



COMMONWEALTH of VIRGINIA

Department of Historic Resources

Stefanie K. Taillon
Secretary of Natural
and Historic Resources

2801 Kensington Avenue, Richmond, Virginia 23221

Julie V. Langan
Director

April 17, 2025

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www.dhr.virginia.gov

Re: Shipman Historic District, Nelson County

Dear Property Owner:

The Department of Historic Resources (DHR), Virginia's historic preservation office, is considering nomination of the above-referenced Historic District (**boundary enclosed**) to the National Register of Historic Places and the Virginia Landmarks Register. The national and state registers are the official lists of places in Virginia recognized as having architectural, archaeological, or historical significance at the local, state, or national level. Over 500 other districts in the Commonwealth share this honorary status which, used as an educational tool, allow us to better understand our shared history.

The Virginia Landmarks Register and the National Register of Historic Places programs are designed to provide multiple opportunities for public participation, including the right of private property owners to state their support for, or objection to, listing in the registers. On **Monday, May 12, 2025**, staff of DHR will host a **public information hearing** beginning at **2:00 pm** in the **Shipman Community Center** located at **22 Nelson Avenue, Shipman, VA 22971**. The purpose of the meeting is to present and explain the nomination process and results of historic district designation, to hear public comment, and to answer questions. DHR will forward the comments to the State Review Board, the Board of Historic Resources, and the agency director.

At a meeting to be held on **Thursday, June 12, 2025**, in Radcliff Hall of **Longwood University**, located at **310 Buffalo Street, Farmville, VA 23909**, the Boards will consider the district for recommendation to the National Register of Historic Places and for inclusion in the Virginia Landmarks Register. Please consult the meeting agenda on our website at www.dhr.virginia.gov/boards/ for your topic of interest and public comment, posted thirty days prior to the meeting. You are welcome to attend this meeting but are not required to do so. Results of the joint Board meeting will appear on our website, www.dhr.virginia.gov, within ten business days following the meeting.

Enclosed is additional information explaining the register programs and the process by which owners of private property within the proposed historic district may express support for, comment on, or object to listing in the registers. Please be aware that for an objection to a nomination, you must submit to us a written letter that is attested and notarized by a notary public at least 7 business days prior to the joint Board meeting date listed above, in order for your objection to be considered with the nomination at this meeting.

If you have questions or need additional information before the joint Board meeting, please contact Mr. Michael Pulice in the **Western Region Preservation Office** at michael.pulice@dhr.virginia.gov or (540) 387-5443.

Sincerely,

Jolene L. U. Smith
Director, Division of Resource Information and Register

Enclosures

Western Region Office
962 Kime Lane
Salem, VA 24153
Tel: (540) 387-5443
Fax: (540) 387-5446

Northern Region Office
5357 Main Street
PO Box 519
Stephens City, VA 22655
Tel: (540) 868-7029
Fax: (540) 868-7033

Eastern Region Office
2801 Kensington Avenue
Richmond, VA 23221
Tel: (804) 367-2323
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Shipman Historic District, Nelson County, DHR File No. 062-5312


The village of Shipman is located in south-central Nelson County, around the convergence of James River Road (State Route 56) and the rail line. Comprising approximately 100 acres, the Shipman Historic District is a cohesive collection of residential, commercial, and institutional buildings. Surrounded by heavily wooded areas, the district's layout follows the area's rolling topography of the Commonwealth's Piedmont region. The community was established in 1859, when the Nelson Station depot was erected along the recently completed Orange & Alexandria Railroad line to Lynchburg. Development occurred organically along the rail line and down James River Road. A formal plat was never established, and the village was not officially incorporated as a town. The community remains a census-designated place with no official boundaries. The earliest extant buildings in the district date to ca. 1875. The Davis Cemetery, established in 1867, is located towards the west end of the district, north of James River Road. Although most primary resources in the district are houses, there are a variety of other resource types, including several stores, two former hotels, a post office, three churches, two schools, two service stations, and a cold storage warehouse. The resources are generally simple, vernacular forms with some influences from styles such as Folk Victorian, Queen Anne, and Colonial Revival. Of the 73 primary resources, 68 are contributing to the historic district, which retains overall integrity of location, setting, design, materials, workmanship, feeling, and association.

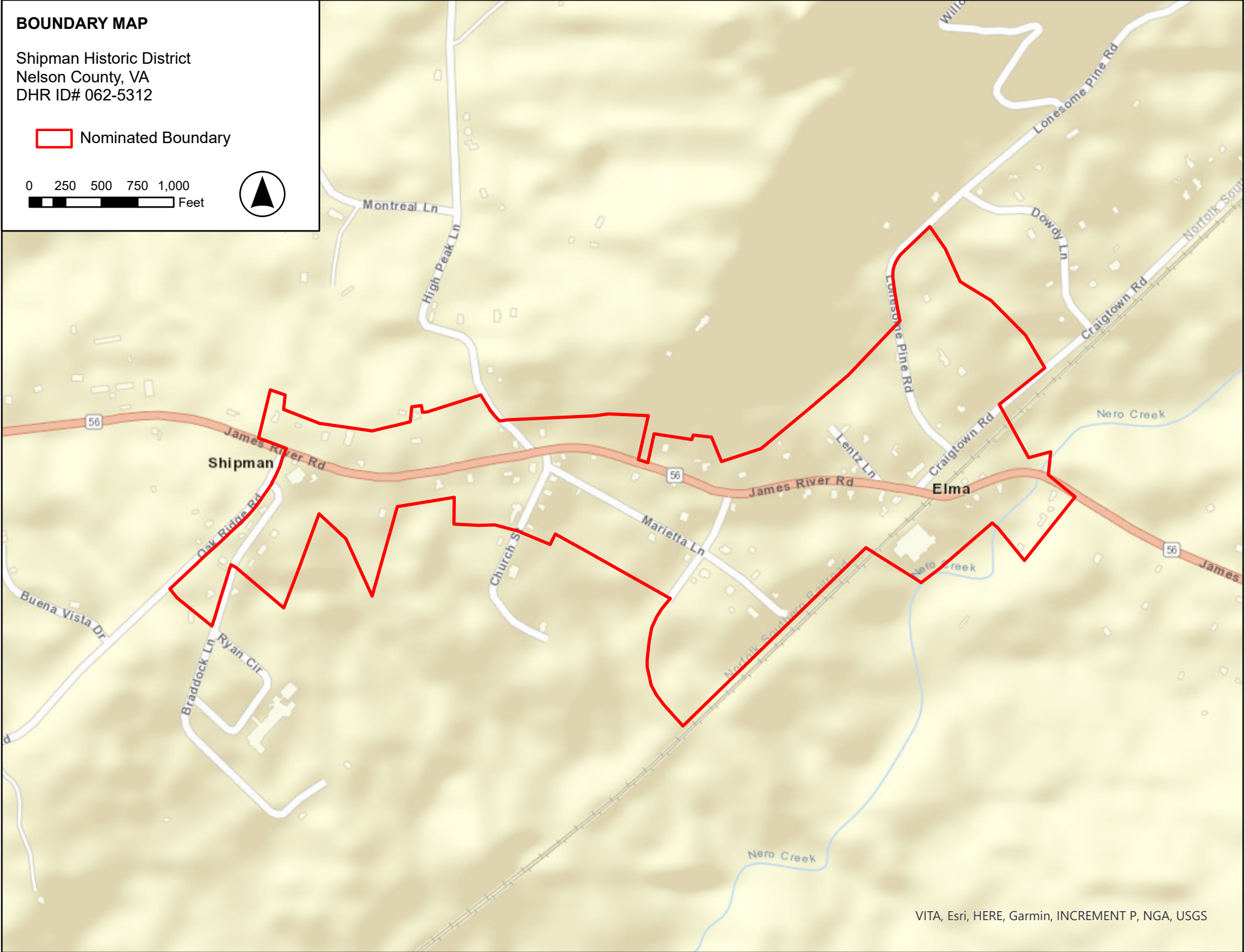
The Shipman Historic District is eligible for listing on the National Register under Criterion A with significance on the local level in the area of Commerce as a village that formed in the mid-19th century around the railroad depot to serve as a transportation hub for the shipment of cash crops and other goods to and from the surrounding rural area. This role fostered the establishment of stores, hotels, a cold storage warehouse, and other businesses around the depot that led to the development of the village as a commercial center to provide goods and services to local residents as well as those coming to town to ship their goods and crops or travelling through as rail passengers. The district is also eligible for listing under Criterion A with significance on the local level in the area of Community Planning and Development as a cohesive collection of residential, commercial, and institutional buildings that, as physical structures, embody the activities of a community that developed informally from the mid-19th through the mid-20th century to have its own unique identity. Located at the strategic intersection of James River Road and the railroad, the village organically evolved over the years from a depot known as "Nelson Station" to a community comprised of the full complement of building types that provided for the commercial, educational, religious, and domestic needs of its residents and those of the surrounding rural area. The period of significance begins in 1867, the date of the earliest grave in the Davis Cemetery, and ends in 1967, when the Southern Railway Depot closed, and commercial activity associated with the railroad ceased. The ca. 1929 construction of the Shipman Cold Storage Warehouse is listed as a significant date as this facility greatly expanded the capacity of Shipman to serve as a transportation hub for the shipment of cash crops by rail.

BOUNDARY MAP

Shipman Historic District
Nelson County, VA
DHR ID# 062-5312

 Nominated Boundary

0 250 500 750 1,000
 Feet





The National and State Registers in Virginia

A Quick Guide to the National Register of Historic Places and Virginia Landmarks Register

- Established under the National Historic Preservation Act of 1966, the **National Register of Historic Places** is the Nation's official list of historic properties worthy of preservation, administered by the National Park Service, U.S. Department of the Interior. Properties listed in the National Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture.

In 1966, the Virginia General Assembly established the Virginia Historic Landmarks Commission, now the Department of Historic Resources. DHR is the State Historic Preservation Office responsible for nominating properties to the National Register and managing the **Virginia Landmarks Register**, the State's official list of properties important to Virginia's history. The same evaluation criteria and nomination form are used for the National Register of Historic Places and the Virginia Landmarks Register.

■ Key Points

- Listing in the National and State Registers is **honorary**. It recognizes a historic property's importance to its community, the State, and/or the Nation and encourages good stewardship.
- National and State Register listings **do not** place any obligations or restrictions on private property owners. Owners remain free to do what they wish with their property within existing laws and regulations and are not required to restore or maintain a property in particular ways as a result of listing.
- To ensure public participation in the process, property owners and local officials are notified and given the opportunity to comment on proposed nominations. When a nomination is submitted to the National Park Service, another public comment period is published in the Federal Register.

■ Benefits of Register Listing

- Owners of listed properties may qualify for Federal and State Historic Rehabilitation Tax Credits, historic preservation easements, and Federal and State grants for historic preservation when funding is available.
- Federal agencies whose projects affect a listed property must give the Department of Historic Resources an opportunity to comment on the project and its effects on the property.

■ Additional Information

DHR Historic Registers Program:

<https://www.dhr.virginia.gov/programs/historic-registers/>

VLR Online, an online database of State and National Register listings in Virginia:

<https://www.dhr.virginia.gov/historic-registers/>



The National and State Registers in Virginia

Rights of Private Property Owners to Comment or Object to a Nomination for Listing

■ Supporting and/or Commenting on a Nomination

- A private property owner who supports a nomination for listing in the Registers is invited to send a letter of support but is not required to do so for the nomination to proceed. Private property owners are also welcome to comment without formally supporting or objecting to a nomination. Copies of letters of support and/or comment are provided to the Boards for review, along with the nomination to which they refer, and are included with the nomination if it is recommended to proceed to the NRHP.

■ Objecting to a Nomination

- Per 17VAC10-20-200, a private property owner has the right to object to listing in either or both Registers. For a private property being individually nominated, each owner or partial owner may object to listing regardless of the portion that party owns. For a historic district that is being nominated, each owner of private property in the district is counted as one individual regardless of how many properties that party owns or whether the properties contribute to the significance of the district.
- An objection to listing must be provided to DHR in writing a minimum of 7 business days prior to the Board meeting. Letters of objection must be addressed to the State Historic Preservation Officer at the Department of Historic Resources, 2801 Kensington Avenue, Richmond, Virginia 23221.
- When objecting to listing, any owner or partial owner of private property must submit to DHR a written statement that references the subject property by address and/or parcel number and certifies that the party is the sole or partial owner of the private property, as appropriate.
 - For objections to listing in the VLR, the written statement of objection must be attested and notarized by a notary public in order to be counted by DHR in determining whether a majority of private property owners has objected to a nomination.
 - Objection letters concerning NRHP listing are not required to be notarized. Per 28 U.S. Code § 1746, a written objection should state: "I declare (or certify, verify, or state) under penalty of perjury under the laws of the United States of America that the foregoing is true and correct. Executed on (date). (Signature)".
 - A property owner may submit a single written objection to listing in both the VLR and NRHP, but in order for the objection to be applied to the VLR listing, the letter must be notarized.
- If a **majority** (50% + 1) of private property owners object according to the process above, the nomination will not proceed to listing. In such cases, DHR is still required to submit the nomination to the National Park Service for a Determination of Eligibility for the NRHP, per 36 CFR 60.6(n).
- Letters of objection received a minimum of 7 business days prior to the Board meeting will be copied to Board members for review, along with the nomination to which they refer. If the nomination is approved to proceed to the NRHP, all letters of objection will be forwarded to the National Park Service to consider with their review of the nomination, along with any letters of support or comment that DHR has received.
- Letters of objection to listing in the NRHP may be submitted to DHR even after the Board meeting at which the nomination is approved. DHR will forward any letters of objection to the National Park Service. The National Park Service continues to accept letters of objection up to the date of listing in the NRHP. The National Park Service typically concludes review and approval of a nomination within approximately 45 days of receipt of the nomination from DHR.