

## District background

The Highland Springs Historic District is located along Nine Mile Road, about 4 miles east of Richmond. The 60-block district comprises 1,400 properties including the Nine Mile Road commercial corridor and surrounding residential properties.

Development of the residential area began in 1890 with the purchase of a large tract of farmland by Edmund S. Read and the construction of an electric trolley line from Richmond to Seven Pines National Cemetery. The majority of the houses are single-family dwellings dating from the end of World War I to the mid-20th century. The homes represent a variety of residential architectural styles.

The district also includes commercial and community buildings, a water tower, seven undeveloped park preserves and Bonanza Springs, one of many local springs that inspired the community's name.

Recognizing the area's unique history and intact architectural character, Henrico County sought listing of the Highland Springs Historic District in the Virginia Landmarks Register and the National Register of Historic Places. The district was added to the state and national registers in December 2017 and May 2018, respectively.



*The art deco Henrico Theatre was listed individually on the National Register of Historic Places in 2005.*



*The Edmund S. Read House, at 5 West Nine Mile Road, was built in 1896 in the Tudor revival style by the founder of Highland Springs.*

**HENRICO COUNTY  
DEPARTMENT OF  
COMMUNITY REVITALIZATION**  
(804) 501-4757



**DIVISION OF RECREATION & PARKS -  
HISTORIC PRESERVATION**  
(804) 501-5805

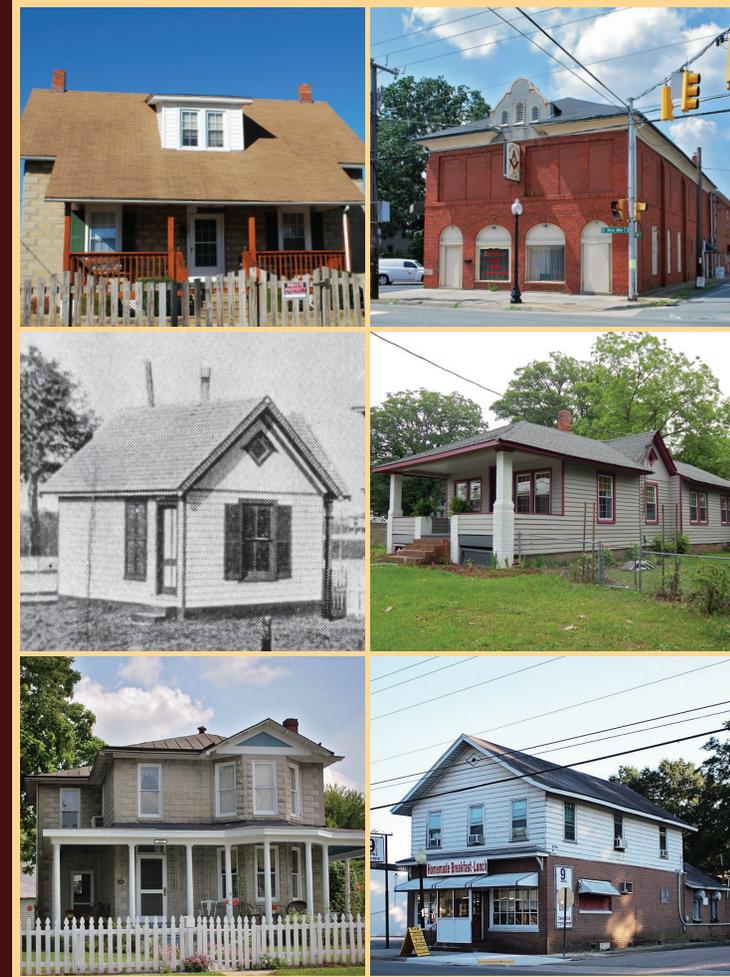


*HistoricHighlandSprings.com*



**HENRICO COUNTY  
VIRGINIA**

# HIGHLAND SPRINGS HISTORIC DISTRICT



## 🌿 Tax benefits, Enterprise Zone opportunities and more

Property owners can receive federal and state tax credits totaling up to 45 percent of a project's cost for the rehabilitation of historic buildings that are designated as contributing resources to the historic district.

Owners of income-producing properties are eligible for both 20 percent federal and 25 percent state income-tax credits on eligible building rehabilitation expenses. Homeowners are eligible for a 25 percent state income-tax credit for qualifying rehabilitation costs. Information on tax credits is available at [dhr.virginia.gov/tax-credits](http://dhr.virginia.gov/tax-credits).

Much of the business district along Nine Mile Road in Highland Springs is located within the County's Enterprise Zone, where businesses are eligible for state and local grants to cover a portion of building improvements. More information is available at [henrico.us/revit/enterprise-zone](http://henrico.us/revit/enterprise-zone).

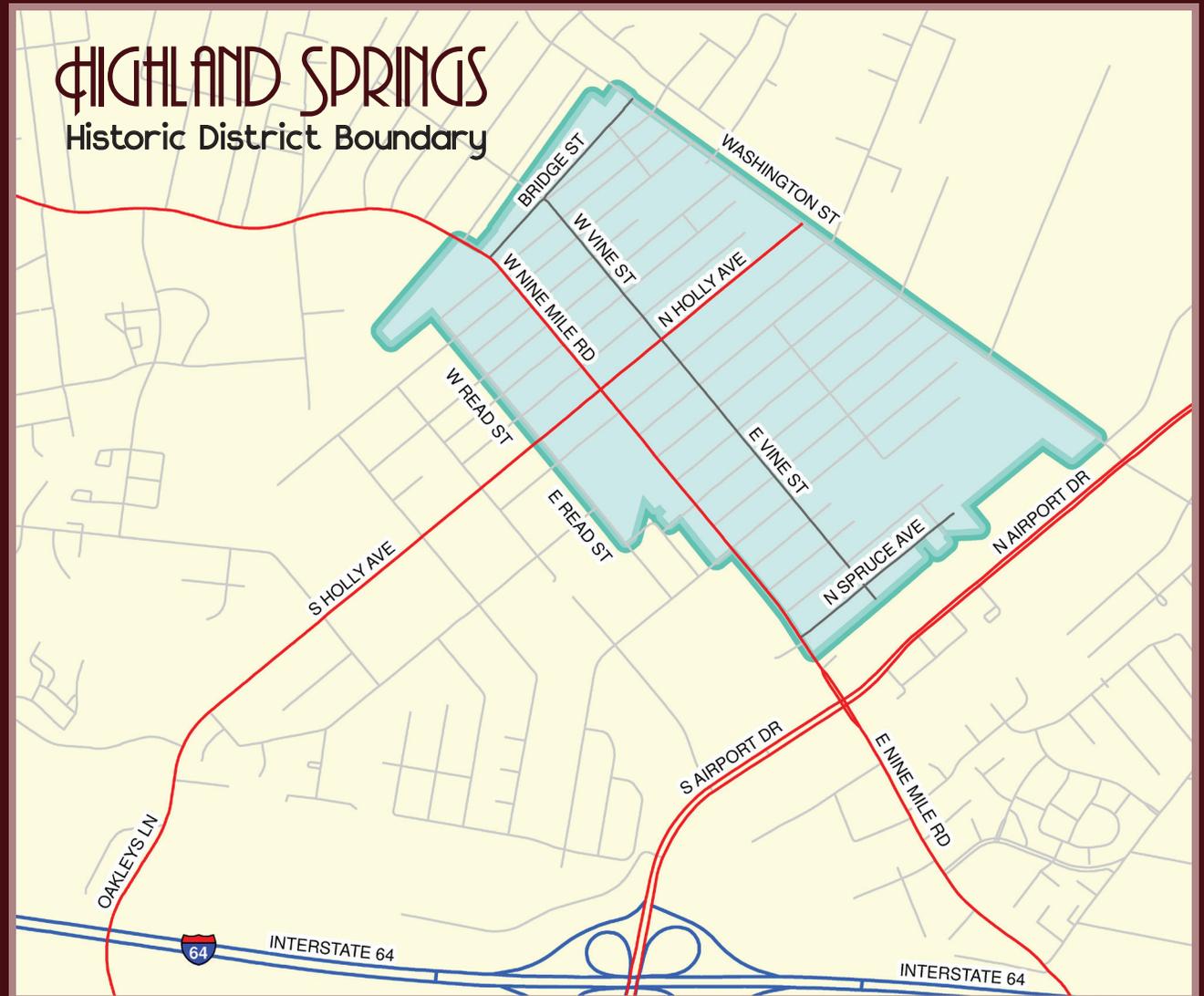
Residential and business properties more than 40 and 26 years old, respectively, may be eligible for partial real-estate tax exemptions for renovations made to buildings. More information is available at [henrico.us/finance/divisions/real-estate-division](http://henrico.us/finance/divisions/real-estate-division).

Additional financial incentives are available through the donation of preservation easements.

More information is available from the Virginia Department of Historic Resources at (804) 367-2323 and [dhr.virginia.gov](http://dhr.virginia.gov).

## 🌿 Other benefits include:

- ❖ Increased public awareness of the district's historic resources and enhanced interest in their preservation.
- ❖ Educational information for local schools, history groups and the public.
- ❖ Opportunities for property owners to receive technical assistance from the Virginia Department of Historic Resources.
- ❖ Property owners may purchase plaques that recognize their buildings' histories. Visit [HistoricHighlandSprings.com](http://HistoricHighlandSprings.com) for more information.



More information is available online at [HistoricHighlandSprings.com](http://HistoricHighlandSprings.com).

- ❖ View additional maps of the district.
- ❖ Look up individual properties and view photos.
- ❖ Learn how to apply for federal and state tax credits.
- ❖ Read the Nomination Report submitted to the National Park Service.
- ❖ Learn more about the history of Highland Springs.
- ❖ Find links to additional resources, including the National Register of Historic Places, the Virginia Department of Historic Resources and Henrico County incentives for business and residential development.