

The Evolution of Christ Church's Campus

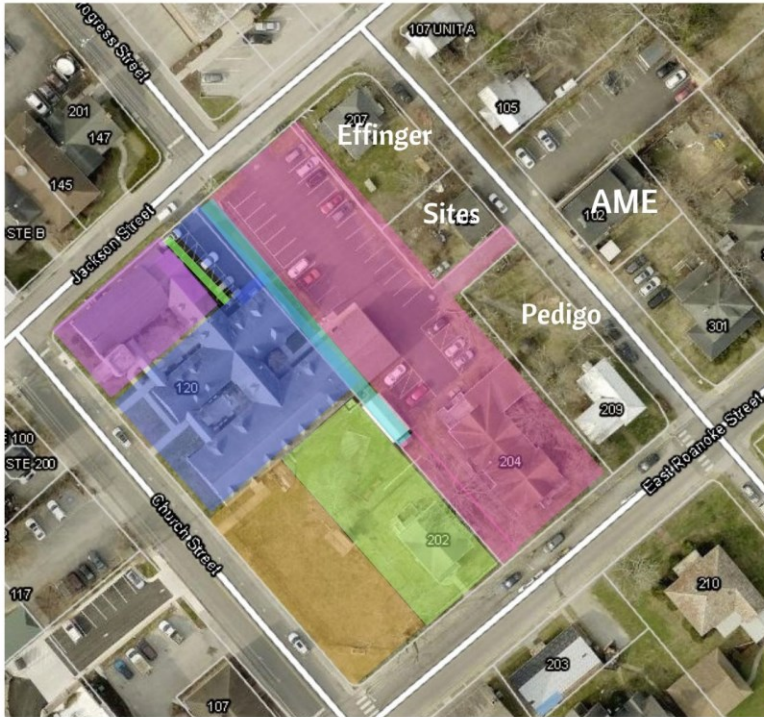
OUR NEIGHBORHOOD

WITHIN
BLACKSBURG'S
16-SQUARES



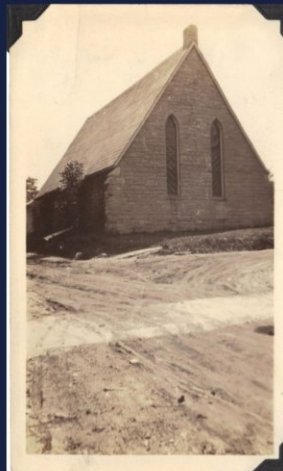
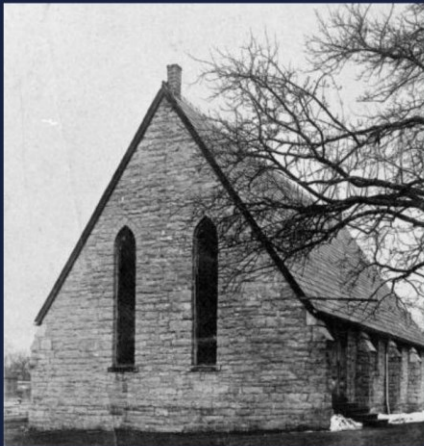
The Block!

- Total 1.54 Acres
- Green Space ~ .32 Ac
- Roof Cover ~ .43 Ac
- Paved ~ .36 Ac
- 2 Residence (.14 & .26 Ac); 1 Cottage (shed)
- Parking Spaces -36
- All Contributing Structures of Town's Historic District



Land Acquisitions

- 1874 - Church (100x58')
- 1875 - 6' Strip
- 1921 - Lybrook Home
- 1955 - Lybrook Row
- 1963 - Castleman House
- 1964 - Gitt Cottage
- 1968 - McGhee House



Church Built by 1875 & Consecrated on
September 25, 1887

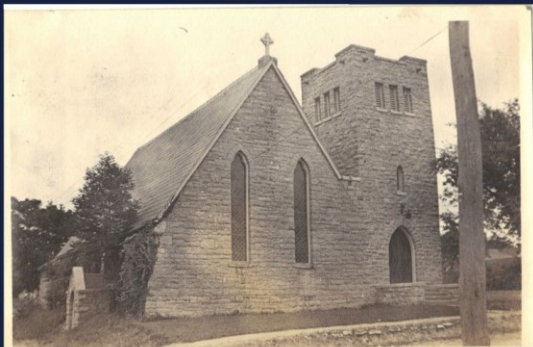
Photos before 1933



In 1921 the church acquired the antebellum brick house owned by John and Mary Lybrook, and renovated it into the parish hall.

1903 Photo

Church in blue; Lybrook House in pink; Lybrook Row in orange



Bell Tower was completed in 1934, funded mostly with Col. William Mayo Brodie (1880-1932) memorial gifts, dedicated in 1938.





The New Parish House was finished in 1945 after the Lybrook Home was removed. Lybrook Row tenement is still standing.



Parish House and office expansion in blue



Lybrook Row Tenement was built about the time that Virginia Agricultural and Mechanical College (became VT) was established, 1872. It was off-campus affordable housing.



CORNER STONE LAYING—Ceremony for laying of corner stone for \$200,000 educational building for Christ Episcopal Church in Blacksburg was held Sunday morning, June 13. Rector is Rev. Claud McCauley (left) and Rt. Rev. William H. Marmion (right), bishop of the Diocese of Southwest Virginia, holding towel over stone.

The Lybrook Row was razed before the Education Wing was completed in 1972.

Commons was extended & Education Wing expansion.



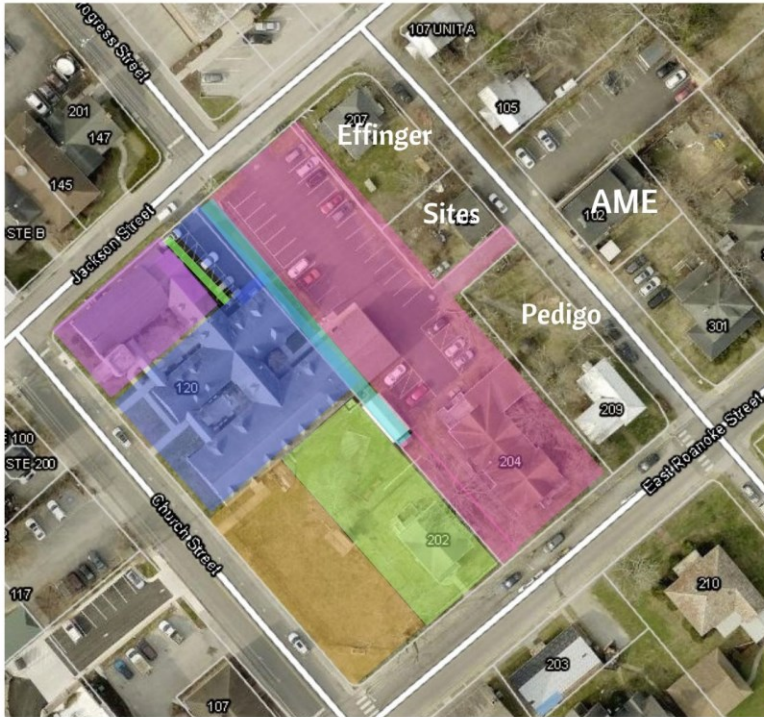
The Parish Hall 1990



**The Memorial Garden
2000**



The Labyrinth 2009



Present Day Campus

- 1874 - Church (100x58')
- 1875 - 6' Strip
- 1921 - Lybrook Home
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- 1963 - Castleman House
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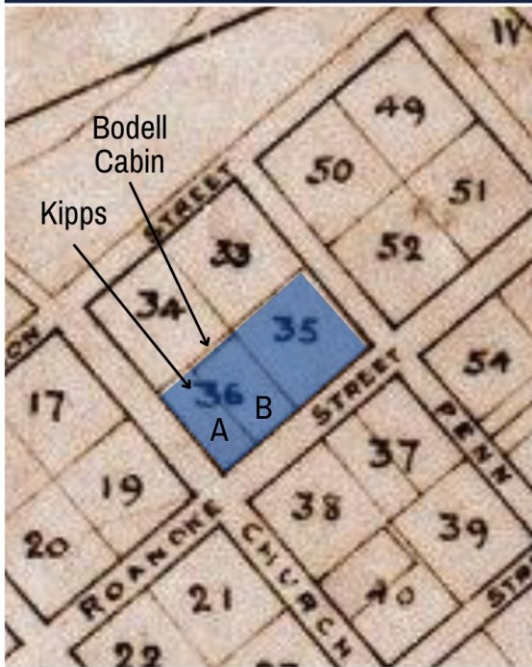
Understanding the block's development through deeds since 1798.



Deeds

Lots 33 and 34

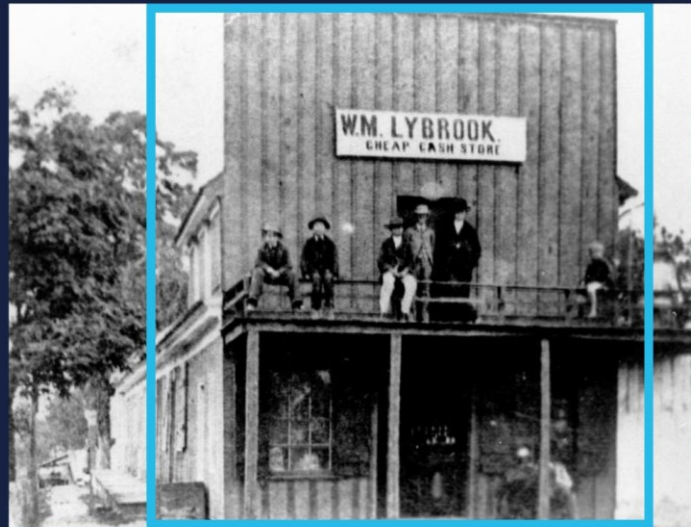
- John Surface bought the whole block in 1821 from Town of Blacksburg
- William Young (b. 1800, blacksmith) lived on the property in 1850, near Andy Camper, a tanner (Penn and Jackson).
- 1874 John Lybrook deeds 100x58' lot to Christ Church, noting the blacksmith & granary.
- How John Lybrook assumed deed of #34 & 33 is still a mystery. He may have inherited from his father, Paulser.



Deed History

Lots 35 and 36

- In 1821, John Surface buys the whole block: Lots 33-36.
- 1829 - Ann Burk bought #35 from Surface.
- 1832 - Ann Burk sells #36 to Elizabeth Bodell & Jacob Kipps, including a house (36 A).
- John Lybrook buys #35 & 36 from Kipps' estate in 1863. (How the Kipps obtained the deed to #35 is not clear.)
- 1891 Lybrook Row deed mentions the "Old Kipps home" (#36 A) and "Bodell Cabin" (#36 B).



The Old Kipps' Home was incorporated into Lybrook Row at the corner of Church & Roanoke. The Bodell Cabin was to the right of this building.

1832 - David & Elizabeth Bodell Kipps bought this property. The home was on the NE corner of Church & Roanoke

1891 - Mention of the Bodell cabin near Roanoke Street and bounding the Lybrook Row property.

1910 - Virginia M and Ed Bodell lived next to Wm M. & Ida C Lybrook .

1912 - Virginia M and Ed Bodell sell to William M. Lybrook .

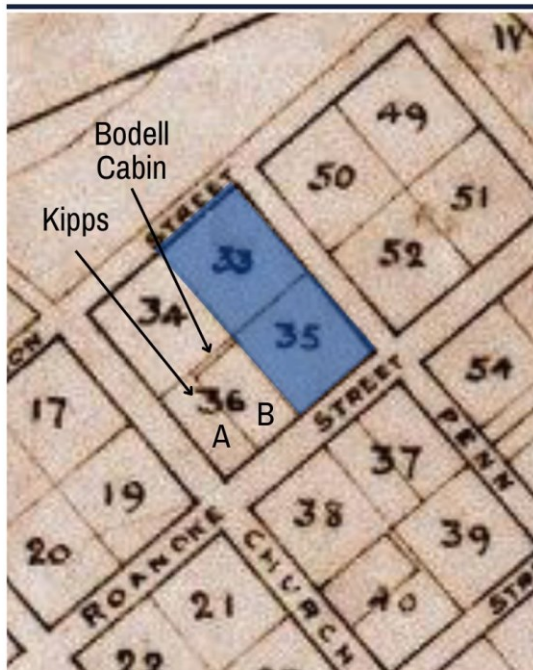
1923 - Samuel Lybrook sells property to WW Argabrite .

1953 - WW Argabrite sells to Mrs Dorothy J Morgan, Radford.

Castleman House



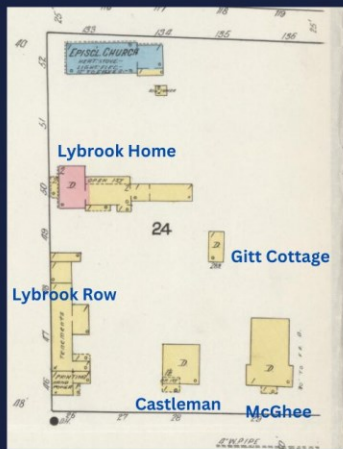
Mrs Dorothy Morgan sells to the Church, 1963. John R. Castleman on the Vestry makes this happen.



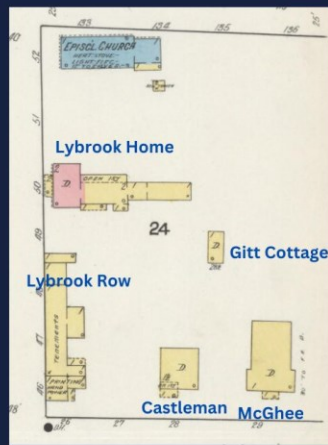
Deed History Lots 33 and 35

- 1821, John Surface buys whole block: Lots 33-36.
- 1829 - Ann Burk bought #35 from Surface.
- 1832 - Elizabeth Bodell & Jacob Kipps obtain #35. (How the Kipps obtained the deed to #35 is a mystery.)
- 1863 - John Lybrook buys #35 from Kipps' estate.
- John Lybrook obtains #33, perhaps inherited.
- 1870 Wood R. (Baptist preacher) & Harriet Gitt buy #35 from John and Mary Lybrook. A house was built but unsure if this was the current structure.
- 1892 - John Lybrook dies leaving his son, William M Lybrook lot #33
- 1905 Charles Gitt sells to Wm M Lybrook with Life Right for Harriet Gitt (Gitt Cottage). The lane was part of this deed.
- 1905-1927 Wm M & Ida C Lybrook own the home on #35 and #33 lot.
- William died on 1925 and property goes into default in 1927, to bankers Ellett & Phlegar.
- 1935 Katrina Rhodes McGhee rented the house
- 1937 Ellett & Phlegar sold to NBB
- 1939 Katrina bought the house, lots #33 & 35
- 1968 Katrina sold to Christ Church

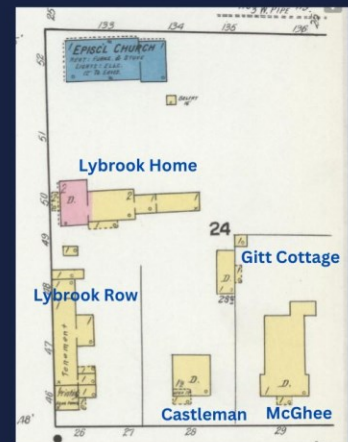
Sanborn Fire Maps for Block - Lots 33-36



1915



1919

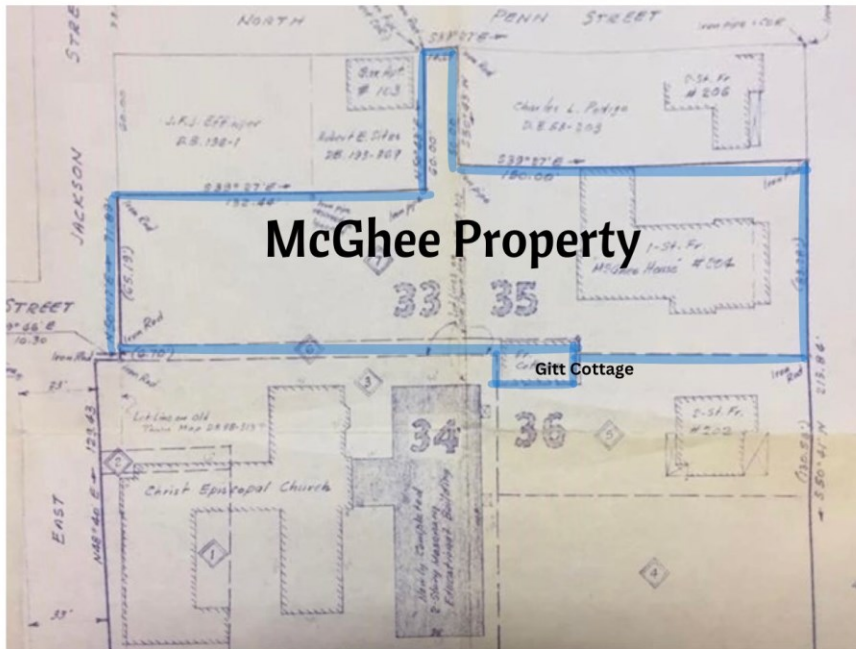


1921

Theory of Additions of House on Lot #35

- 1870, John and Mary Lybrook sold to Gitt Lot 35, 1.2 Ac with buildings.
- 1905, William M and Ida Lybrook purchased the property from Gitt's son. It is likely that the older house was razed and a new house built. The first addition made by 1915 as indicated by the fireplace tile, the two fireplaces built at different times, and features in the attic. The 1915 Sanborn map hints to the addition.
- 1921, Sanborn map the house was enlarged.
- 1925, Wm died, in 1927 the bankers held the deed, and by 1935, Mrs McGhee was living in the house.
- 1937, Mrs McGhee purchases the house
- 1941, takes a second mortgage for \$10K to payback Bessie H. Brodie, possibly for home improvements.
- 1959, she takes second mortgage for \$6,450, possible when the garage added.
- 1968, she sells to the church





Mrs McGhee bought all of Lot 33 and a portion of Lot 35 in 1937. In the 1950s she sold two lots, one to the Effingers and the other to the Sites.

A large building, perhaps another wool storage house, was located on the Effinger and Sites' lots as seen in the 1901 postcard image.

Mrs Katrina Rhodes McGhee

Katrina Nugent Rhodes was born in 1889 in Bolivar, Mississippi. Her grandfather was a judge and owned a newspaper. In the 1890's her father moved his family to Roanoke to start an insurance company.

At the age of 30, she married Stanley McGhee. They divorced in 1930, and Katrina relocated to Blacksburg. There, she operated the Waffle Shop in the Harvey Black house until it was converted into the PD Oakey Funeral Home.

In 1935, she moved into the house on Roanoke Street, which she converted into a boarding house and managed until 1968. Beloved by her community, Katrina passed away on July 31, 1968, just 23 days after selling her house to Christ Church.



Christ Church Use of McGhee House

1968-1997

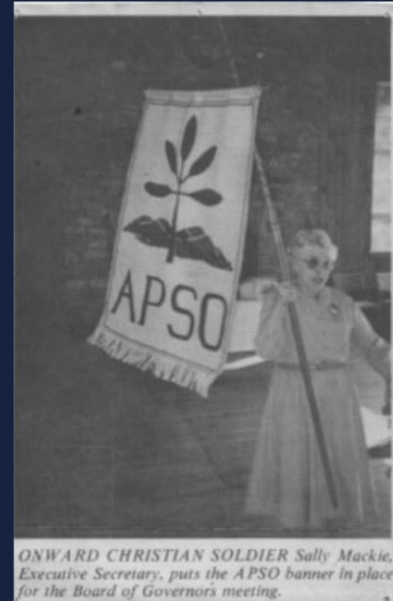
APSO - Appalachian Peoples Service
Organization, Rev. B. Lloyd & Sallie Mackie

1997 - 2019

The House is extensively changed during the
renovation. Canterbury Student Programing and
“Boarding” House

2019 - 2023

Yard Sale Storage



ONWARD CHRISTIAN SOLDIER Sally Mackie, Executive Secretary, puts the APSO banner in place for the Board of Governors meeting.

