

**ARCHITECTURAL EVALUATION  
I-81 CORRIDOR IMPROVEMENT STUDY  
OF THE CANDIDATE BUILD ALTERNATIVES,  
TIER 2 I-77/I-81 OVERLAP  
WYTHE COUNTY AND  
TOWN OF WYTHEVILLE, VIRGINIA**  
VDOT PROJECT NO. 0077-098-104, P100, UPC: 51441  
VDHR FILE # 2001-0626

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**NCR-0114**

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## ABSTRACT

The Virginia Department of Transportation (VDOT) has commissioned a historic architecture evaluation as part of the I-81 Corridor Improvement Study of the Candidate Build Alternatives (Tier 2, I-77/I-81 Overlap) in Wythe County and the Town of Wytheville, Virginia. The study area for the proposed improvements extends from Wytheville to Fort Chiswell and will involve a separation of the two roads.

Coastal Carolina Research (CCR), a wholly owned subsidiary of Commonwealth Cultural Resources Group, conducted the study for Vanasse Hangen Brustlin, Inc. (VHB), the firm retained by VDOT to prepare the transportation study for this project. The report covers the evaluation of four potentially eligible resources, delineation of boundaries for two properties previously determined eligible for the National Register of Historic Places (NRHP), and confirmation of boundaries for three NRHP-listed properties. The Area of Potential Effects (APE) includes an approximately nine-mile section of I-81 and I-77. In addition, an approximately 2.5-mile-long section of I-81, extending west of the current APE was surveyed based on preliminary design plans that were subsequently modified.

The study was undertaken in compliance with Section 106 of the National Historic Preservation Act of 1966; the Advisory Council on Historic Preservation's regulations for compliance with Section 106, codified as 36 CFR Part 800; and Section 4(f) of the Department of Transportation Act. The scope of the investigations was consistent with the Secretary of the Interior's *Standards and Guidelines for Archaeology and Historic Preservation*, and the report was prepared in accordance with VDHR's "Guidelines for Preparing Identification and Evaluation Reports for Submission Pursuant to Sections 106 and 110, National Historic Preservation Act, Environmental Impact Reports of State Agencies, Virginia Appropriation Act, 1992 Session Amendments" (VDHR 2001).

The Keesling Log House (VDHR #098-5051), Locust Hill (VDHR #098-5129), and the Sanders Farm (VDHR #098-5168) are recommended as eligible for the NRHP. The Wytheville Knitting Mill (139-5037) is recommended not eligible for the NRHP. Three previously recorded resources including Fort Chiswell Mansion (VDHR #098-0005), St. John's Church and Cemetery (VDHR # 098-0018), the McGavock Cemetery (VDHR # 098-0022) are listed on the NRHP, and their boundaries were confirmed with VDHR. Two previously recorded resources, the William Huffard House (VDHR # 139-0014) and Ingleside (139-0022), had been determined eligible for the NRHP by VDHR, and their current NRHP-boundaries were depicted.

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**INTRODUCTION**

The Virginia Department of Transportation (VDOT) has commissioned a historic architecture study as part of the I-81 Corridor Improvement Study of the Candidate Build Alternatives (Tier 2, I-77/I-81 Overlap) in Wythe County and the Town of Wytheville, Virginia (Figure 1). The study area for the proposed improvements extends from Wytheville to Fort Chiswell and will involve a separation of the two roads (Figure 2).

Coastal Carolina Research (CCR), a wholly owned subsidiary of Commonwealth Cultural Resources Group, conducted the study for Vanasse Hangen Brustlin, Inc. (VHB), the firm retained by VDOT to prepare the transportation study for this project. The report covers the following tasks:

- **Map Boundaries of Listed Properties**—CCR mapped on detailed aerial photographs, the existing NRHP boundaries for Fort Chiswell Mansion (098-0005), McGavock Cemetery (098-0022), and St John’s Church and Cemetery (098-0018).
- **Define Boundaries of Eligible Properties**—CCR mapped the previously defined NRHP-boundaries for two properties previously determined eligible for the NRHP: the William Huffard House (139-0014) and Ingleside (139-0022).
- **Evaluation of Potentially Eligible Resources**—CCR conducted further study for conclusively establishing the eligibility for the NRHP of four resources previously identified within the APE for the proposed project. CCR prepared Intensive Survey Form in the DSS; photo-documented each of the resources; recommended, justified, and mapped proposed National Register boundaries, if recommended eligible, for the Keesling Log House (098-5051), Locust Hill (098-5129), the Sanders Farm (098-5168), and the Wytheville Knitting Mill (139-5037).

The study was undertaken in compliance with Section 106 of the National Historic Preservation Act of 1966; the Advisory Council on Historic Preservation's regulations for compliance with Section 106, codified as 36 CFR Part 800; and Section 4(f) of the Department of Transportation Act. The scope of the investigations was consistent with the Secretary of the Interior’s *Standards and Guidelines for Archaeology*

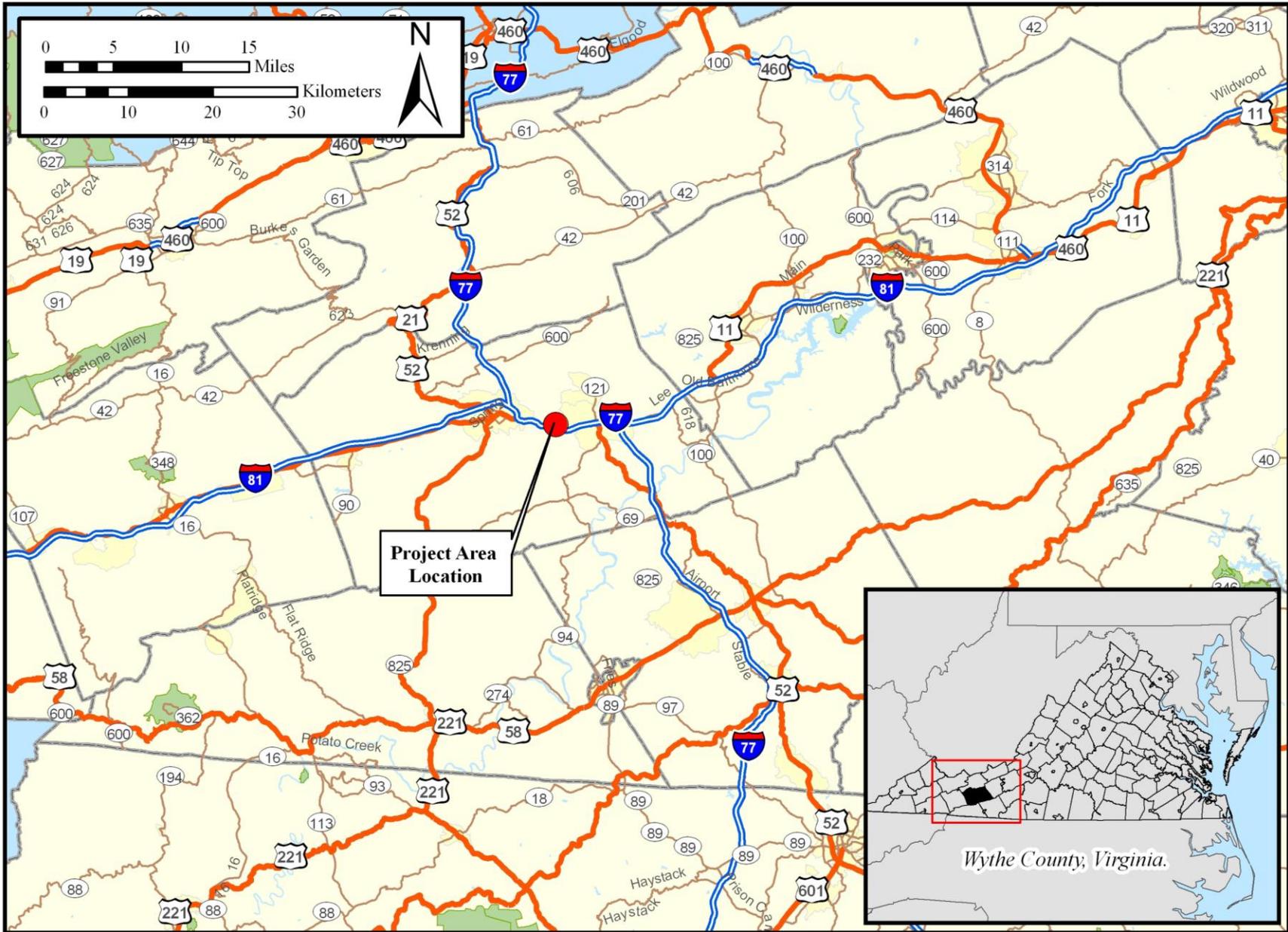


Figure 1: General Location of the Project Area.

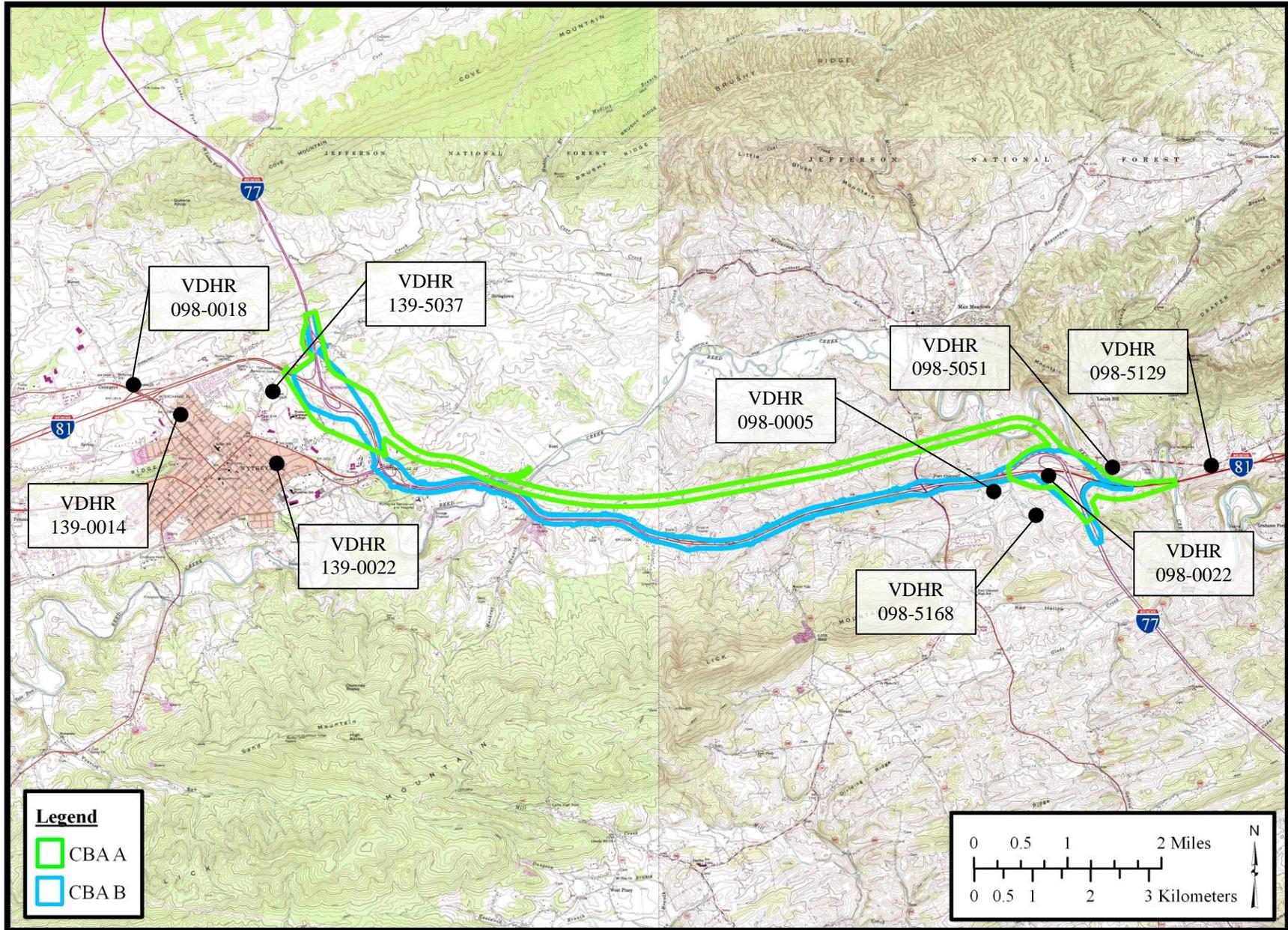


Figure 2: Project Area Showing Construction Build Alternatives (CBA), Interchanges, and Resource Locations on the Wytheville, VA (1991) and Max Meadows, VA (1985) USGS Topographic Quadrangles.

*and Historic Preservation*, and the report was prepared in accordance with VDHR’s “Guidelines for Preparing Identification and Evaluation Reports for Submission Pursuant to Sections 106 and 110, National Historic Preservation Act, Environmental Impact Reports of State Agencies, Virginia Appropriation Act, 1992 Session Amendments” (VDHR 2001).

The current study was conducted in May 2010, with Loretta Lautzenheiser as the principal investigator and project manager. Bill Hall conducted the historic research, and Debra McClane served as the architectural historian. VHB and Dennis Gosser prepared the graphics. Debra McClane updated the DSS forms, and Lindsay Flood prepared the photographs and DSS packets.

## **Background Research**

CCR researchers examined the architectural site files at the Virginia Department of Historic Resources (VDHR). Researchers conducted further study at VDHR, Richmond; the Library of Virginia, Richmond; the Virginia Historical Society, Richmond; the Wythe-Grayson Regional Library, Wytheville; the library of CCR in Tarboro, North Carolina; and the Clerk of Circuit Court office in Wytheville. When possible, they located owners and residents of the resources within the study area and interviewed them to collect information concerning the construction dates and history of the resources.

## **Field Methods**

Resources were assessed against the criteria of eligibility for the NRHP in order to determine their potential for eligibility. These criteria require that the quality of significance in American history, architecture, culture, and archaeology should be present in buildings, structures, objects, sites, or districts that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and that the buildings, structures, objects, sites, or districts:

- A. are associated with events that have made a significant contribution to the broad patterns of our history;
- B. are associated with the lives of persons significant in our past;
- C. embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. have yielded, or may be likely to yield, information important in prehistory or history (Federal Register 1981).

## **Acknowledgements**

CCR is grateful to Mike and Kendall Lancaster of Locust Hill; Adam Musick of the Sanders Farm; Francis Emerson, director of the Town of Wytheville Museums; Sidney Kitts, site manager for the Huffard House/Willowbrook Farm; Cecil and

Seawillow Jackson, of the Huffard House/Willowbrook Farm; and Nina K. Taylor of the Graham/Crockett family.

Marc Wagner, Quatro Hubbard, and Dominic Bascone of VDHR provided mapping for the NRHP-boundary of the Fort Chiswell Mansion; their assistance is greatly appreciated. Mary Ellen Hodges of VDOT conducted additional research and VDHR coordination to allow accurate depiction of the northern NRHP boundary for Fort Chiswell Mansion.

## RESULTS OF THE EVALUATIONS

### Introduction

As part of the I-81 Corridor Improvement Study of the Existing Alignment (Tier 2, I-77/I-81 Overlap) in Wythe County and the Town of Wytheville, Virginia (see Figure 1), an architectural survey was conducted. The survey identified both previously and newly recorded resources in the APE for the separation of the two Interstate Highways. The study area for the proposed improvements extends from Wytheville to Fort Chiswell (see Figure 2). Within the APE, three properties are listed on the NRHP (Fort Chiswell Mansion [098-0005], McGavock Cemetery [098-0022], and St John's Church and Cemetery [098-0018]); two properties have been determined eligible for the NRHP (the William Huffard House [139-0014] and Ingleside [139-0022]); and four resources were recommended as potentially eligible for the NRHP (the Sanders Farm [098-5168], Keesling Log House [098-5051], Locust Hill [098-5129] and Wytheville Knitting Mill [139-5037]).

The project included confirmation or redefinition of boundaries for the listed properties, delineation of previously defined boundaries for the eligible properties, and recommendations regarding eligibility for the four potentially eligible resources. The results of the study are detailed below.

### Boundaries of Listed Properties

***VDHR INVENTORY NO: 098-0005***

***RESOURCE NAME AND ADDRESS: FORT CHISWELL MANSION, ROUTE 11  
DATE(S): 1839-1840***

***DESCRIPTION:*** The house is located 1 mile east of Fort Chiswell on U.S. 11 and I-81. It has historically been used as a farm dwelling and was once the centerpiece of the 5000 acre farm. It is of brick construction and was built by James Johnson for Stephen and Joseph McGavock. It has three and a half stories, a stone foundation, Carpenter locks, and very fine woodwork details. It has Flemish bond brick on the front and American bond on all other facades. Many of the details show a blend of Roman Revival and Greek Revival forms. An example is the 2-story diastyle portico composed of two provincial Greek Doric columns supporting a pediment without an architrave or frieze (Figure 3). The one-story Italianate bracketed porches on the front and west walls appear to be early additions. The porch on the front façade has been recently removed. The house has step-gable ends with slightly projecting end chimneys. On the attic part of each gable is a large, semi-circular arched window. The rear of the house has a two-story ell and frame gallery. Attached to the house's east side at the basement level is a one-story brick kitchen with a large fireplace. Beyond the kitchen is a brick smokehouse. The interior has a central hall plan with two uneven-sized rooms on each side. Nearly all the door and window trim has Greek Revival-style architraves with turned corner blocks. The house is generally in a good state of preservation (Fishburne and Loth 1971).



Figure 3: Fort Chiswell Mansion (VDHR# 098-0005).

Fort Chiswell Mansion is the finest house of its period in the county. It was built near the site of old Fort Chiswell, a landmark of southwestern Virginia. The gate posts are from the original Fort Chiswell, which stood across the highway on a hill. James McGavock first owned the land in 1776. His house, which stood within the boundaries of the fort, was destroyed by fire in 1901. Capt. John Montgomery, Revolutionary War Officer and founder of Montgomery County, was killed on the Fort Chiswell Plantation (Fisheburne and Loth 1971). After a complex history of ownership, the mansion and a 5-acre house lot were purchased in 2002 by Chris Disibbio, who has been restoring the house (Berrier 2009). The outbuildings that were extant in 2001 (Stewart et al. 2008) were on adjacent parcels and have been demolished, leaving only the house.

**NRHP-BOUNDARY.** Fort Chiswell Mansion (VDHR #098-0005) was listed on the Virginia Landmarks Register in March 1971 and on the NRHP in May 1971. The NRHP nomination states that the listed property is 75 acres in size. Prior to the present study the only documentation on file at VDHR depicting the NRHP boundary of the historic property was a copy of the USGS topographic quadrangle map included in the nomination form. Given the scale of that map (1:24,000), the boundaries were not rendered very precisely. Of particular concern to VDOT was the relationship between the northern edge of the NRHP boundary, the existing I-81, and the existing frontage road (Factory Outlet Drive).

Over the course of several months in 2010, CCR and VDOT staff conducted research and coordinated with VDHR National Register and Archives staff to better define the NRHP boundaries of the Fort Chiswell Mansion. The existing VDOT right-of-way line on the north side of the property is depicted in a plat of the S. Arvella Brown Estate prepared in 2002 (Figure 4). A set of highway plans (Figures 5, 6, and 7), on file at VDOT and dating from 1965, indicates that the existing VDOT right of way line has been in place since at least the mid-1960s and, thus, pre-dates the 1971 NRHP nomination. Based on these findings, VDHR National Register and Archives staff concurred in October 2010 that the northern NRHP boundary of the Fort Chiswell Mansion property should follow the VDOT right-of-way line at the frontage road and should not include either the frontage road or the highway right of way. This northern boundary is depicted on a modern aerial photograph of the property in Figure 8. The remainder of the boundary for the historic property drawn in Figure 8 is depicted as was provided to CCR by VDHR National Register and Archives staff in the early summer of 2010. The complete boundary encloses an area of approximately 55 acres.

**VDHR INVENTORY NO: 098-0022**

**RESOURCE NAME AND ADDRESS: MCGAVOCK FAMILY CEMETERY, I-81**

**DATE(S): 19<sup>TH</sup> CENTURY**

**DESCRIPTION:** The cemetery is located at the eastern terminus of Factory Outlet Road, a service road on the south side of I-81. It is set on a hill above the McGavock family mansion at Fort Chiswell. It contains a small collection of about 15 skillfully carved, well-preserved gravemarkers (Figure 9), which are Germanic in style and are attributed to Laurence Krone, the most important of the Southwest Virginia stone carvers. The Germanic stones are all sandstone slabs with rounded shoulders and a three-quarter

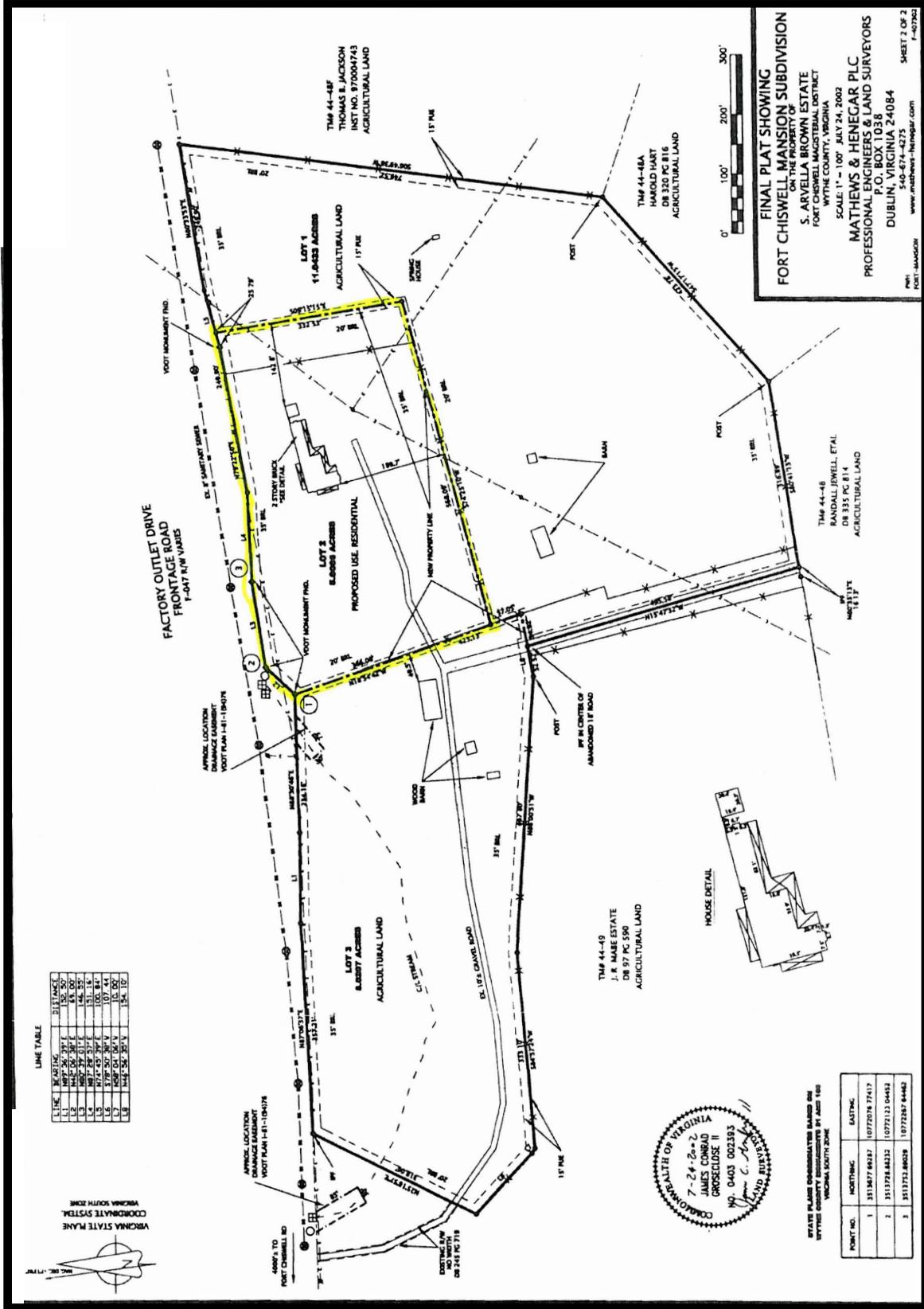


Figure 4: 2002 Plat Showing the Existing VDOT Right-Of-Way Line on the North Side of the Fort Chiswell Mansion NRHP Boundary.





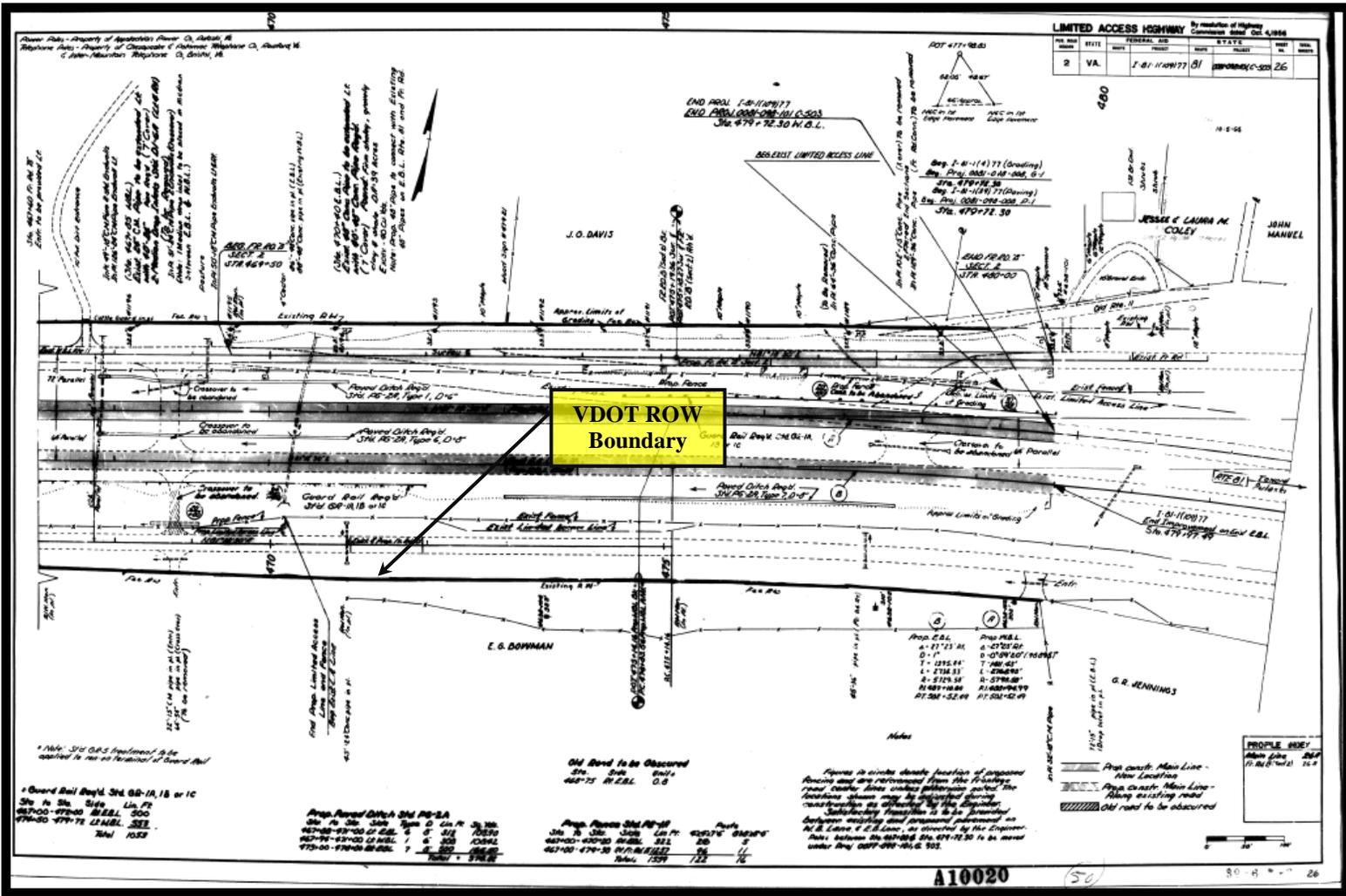


Figure 7: Easternmost Portion of the 1965 VDOT Highway Plan Showing the Existing Right-Of-Way.

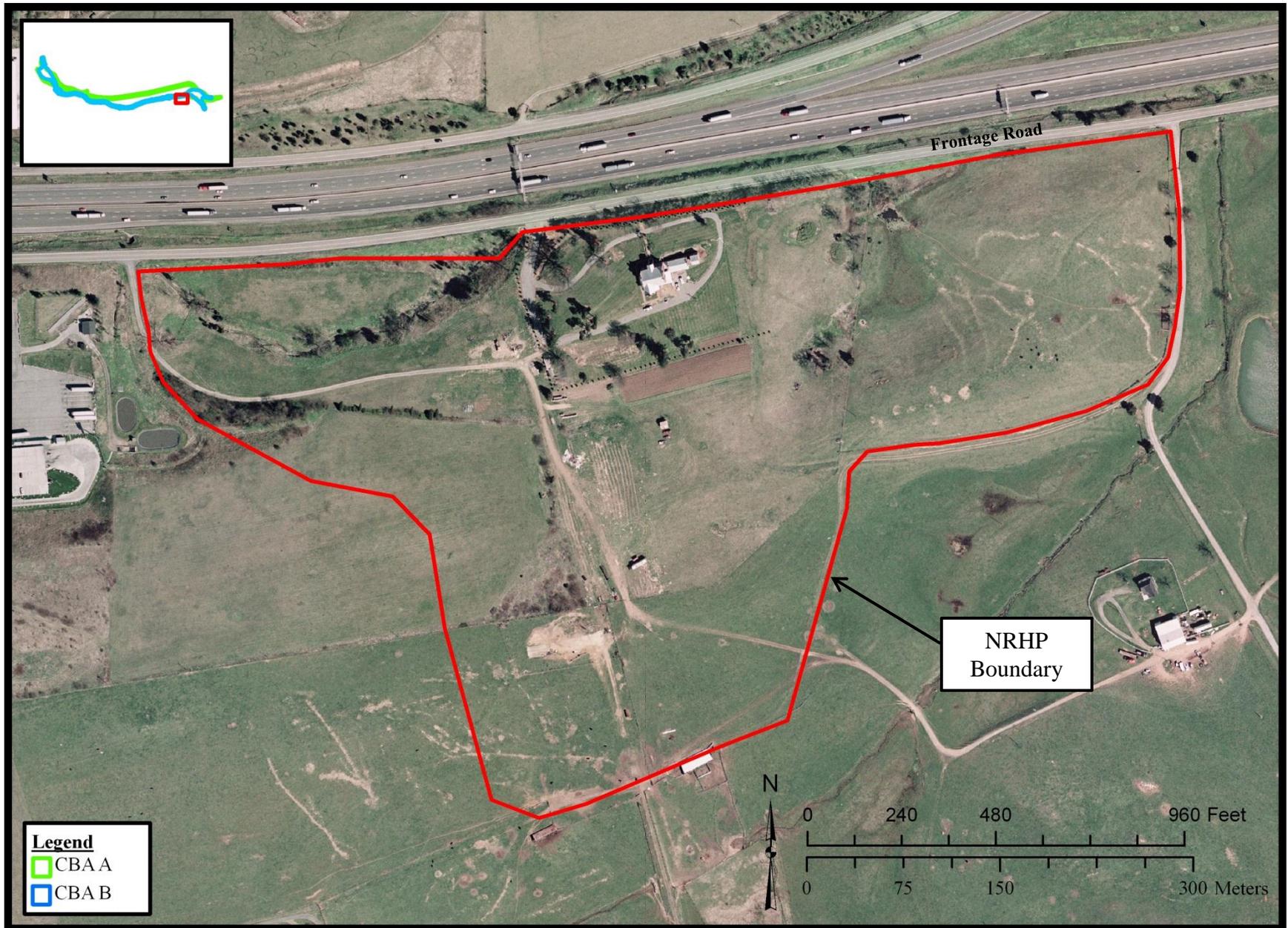


Figure 8: NRHP Boundary for the Fort Chiswell Mansion (VDHR #098-0005) as Defined by VDHR.



Figure 9: NRHP-Listed McGavock Cemetery (VDHR #098-0022).

disc at the top center. The stones are double-sided, with a design on the reverse, and a different design framing an inscription on the obverse. The reverse designs all include engaged colonettes linked at the top to pinwheels connected by a reeded ribbon band. Extending into the upper lobe may be a tulip, fern, or sunflower. Most of the stones have footstones, which are decorated like the headstones, but the inscriptions are restricted to the initials of the deceased. The death dates on the stones range from 1812 to the late 1830s, but the uniformity of the designs suggests that they were all made to order at one time before 1840. The cemetery also contains several unique nineteenth-century monuments to other members of the McGavock family. They include two large marble obelisks topped by shrouded urns, a square pier with a shrouded urn, and a marble arch with shrouded urns. The cemetery is surrounded by an iron fence with cylindrical pales and intermittent urn-capped cylindrical posts (Virginia Historic Landmarks Commission Staff 1979).

This cemetery is noted for its rich collection of nineteenth century funerary art, including an important group of Germanic-style stones, the only ones of their type located in a family burying ground. The stones are attributed to Laurence Krone, the best of the region's Germanic carvers, and the only one to be identified by name. The McGavock family cemetery is also significant for its association with a prominent Southwest Virginia pioneer family. The McGavock family continued to bury its members under elaborate monuments there throughout the nineteenth century, and the cemetery remains in use today. The cemetery was listed on the NRHP in 1979 (Virginia Historic Landmarks Commission Staff 1979).

***BOUNDARY JUSTIFICATION:*** The original NRHP boundary was defined as that delineated on the USGS Max Meadows Quadrangle (Figure 10).

***VDHR INVENTORY NO: 098-0018***

***RESOURCE NAME AND ADDRESS: ST. JOHN'S CHURCH AND CEMETERY,  
CORNER N 4<sup>TH</sup> ST AND HOLSTON ROAD***

***DATE(S): 1854***

***DESCRIPTION:*** The St. John's Lutheran Church and Cemetery is located on US Route 21 north of Wytheville. The current church, which replaced the original 1800 building, was constructed in 1854 (Figure 11). The white frame church measures 55 by 45 feet and is covered in plain weatherboards. The church is set on a high, coursed limestone basement. The plan was originally a single auditorium room with a deep gallery at the south end reached by a winder stair (now enclosed). In 1899 the plan was changed when a vestibule was created under a portion of the gallery (Virginia Historic Landmarks Commission Staff 1977).

The cemetery is as significant as the church with its collection of nineteenth and twentieth century markers, particularly a notable group of about 30 early-nineteenth century, German-style markers (Figure 12). Most were carved by Laurence Krone who also carved many of the stones in the McGavock Cemetery (Virginia Historic Landmarks Commission Staff (1977)).



Figure 10: NRHP Boundary for McGavock Family Cemetery (VDHR #098-0022) as Shown on a 2003 Aerial Photograph.



Figure 11: St. John's Church (VDHR #098-0018).



Figure 12: St. John's Church Cemetery (VDHR #098-0018).

**BOUNDARY JUSTIFICATION:** St John's Church and Cemetery is located along Route 21 at the junction with Holston Road. The lot containing the church and cemetery is defined as the NRHP-boundary (Figure 13).

### **Boundaries of Eligible Properties**

**VDHR INVENTORY NO: 139-0014**

**RESOURCE NAME AND ADDRESS: WILLIAM HUFFARD  
HOUSE/WILLOWBROOK FARM, 1125 TAZEWELL STREET**

**DATE(S): 1850**

**DESCRIPTION:** The Hufford House/Willowbrook Farm was originally determined eligible for the NRHP in 2002. At that time the 10-acre farm contained a ca. 1850 Greek Revival house and log smokehouse, a springhouse that had been reconstructed, two barns—one of which was thought to be contemporary with the house, and a ca. 1803 log house that had been reconstructed on the tract (Figure 14). Also on the tract is a well preserved 1926 service station (Parker 2001).

Since that time, the owners, Cecil and Seawillow Jackson have entered into an agreement with the town Wytheville to convey the property to the town as an educational farm museum, The Willowbrook/Jackson/Umbarger Homestead Museum and the Great Lakes to Florida Highway Transportation Museum. The original tract has been divided into four tracts (Figure 15) to be conveyed in five year increments (Francis Emerson, personal communication 2010). In addition to the division of the property, a number of buildings have been moved and reconstructed or created on the site. The initial conveyance of land occurred in 2005 with the transfer of the northwestern tract containing the two barns. A deteriorated corn crib was removed, and a restroom and sheds have been constructed. Parcel 2, the southern most, is to be transferred this year (2010). This tract contains the service station, paths, sections of the drainage, and a working ram pump house. Parcel 3, to be transferred in 2015 contains a double pen log barn or corn crib that was relocated from Atkins in Smyth County (Figure 16), a loom house that was created from salvaged logs, a children's playhouse, also created from salvaged logs, and a re-created corn crib (Figure 17). The final parcel to be conveyed is Parcel 4 which contains the main house, the period smoke house, and the reconstructed log house. The log house dates to 1803 and was the original Henry Umbarger homeplace (Mrs. Jackson is an Umbarger, descended from Henry Umbarger).

The Homestead Museum has received a VDOT enhancement grant to restore the 1926 service station as a museum and interpretive center on the history of the Interstate.

**BOUNDARY JUSTIFICATION:** The State Review Board defined the boundary of the Hufford House/Willowbrook Farm in 2002 as shown on Figure 18.

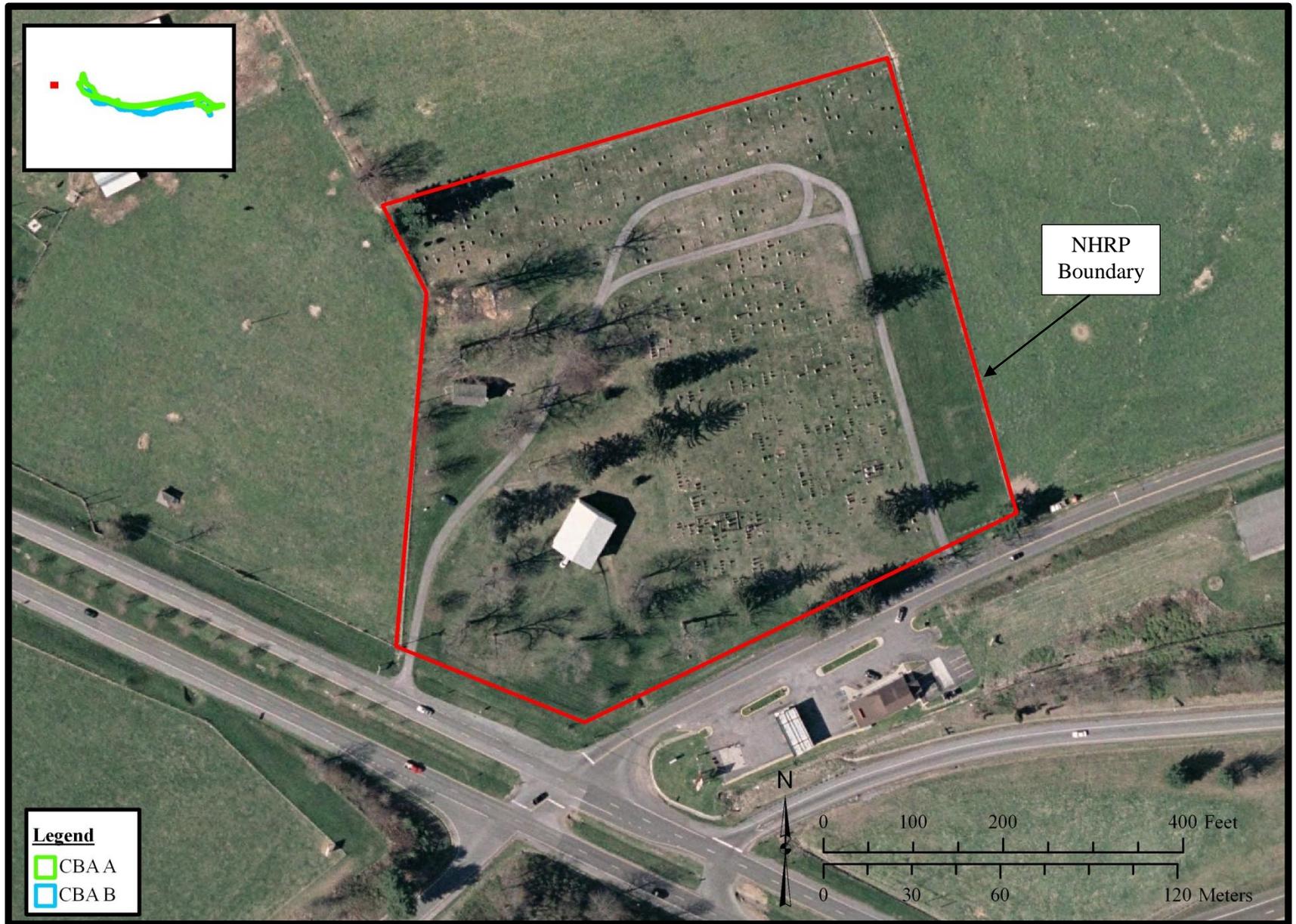


Figure 13: NRHP Boundary for the St. John's Church and Cemetery (VDHR #098-0018) as Shown on a 2003 Aerial Photograph.



Figure 14: William Huffard House/Willowbrook Farm (VDHR #139-0014).

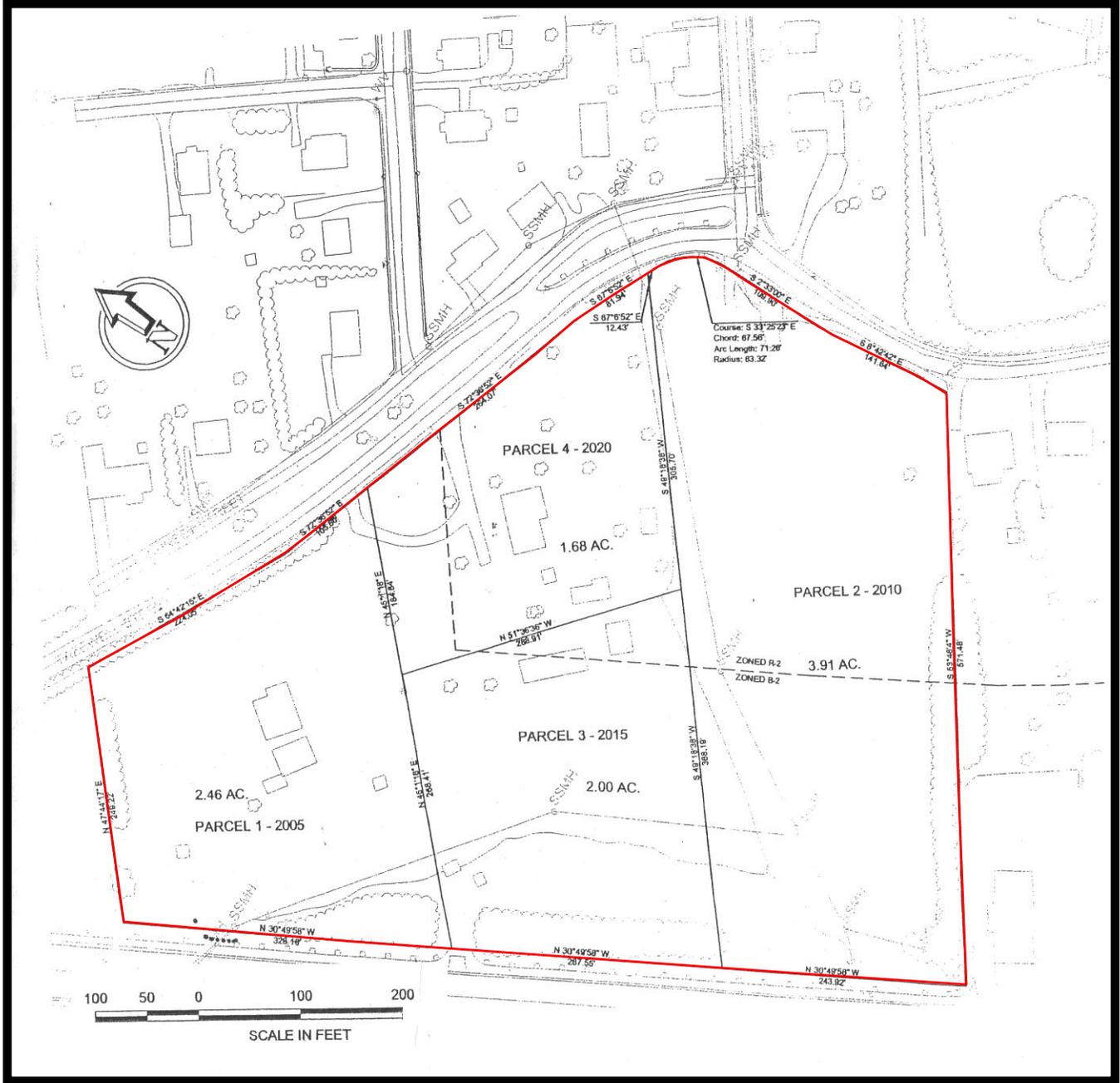


Figure 15: Huffard House/ Willowbrook Farm Tax Map Showing Four Parcels. The William Huffard House is Located in Parcel 4. NRHP Boundary Shown in Red.



Figure 16: Open Log Barn or Corn Crib on Willowbrook Farm (VDHR #139-0014).



Figure 17: Log Buildings on Willowbrook Farm (VDHR #139-0014).



Figure 18: VDHR Approved Boundary for the Huffard House/Willowbrook Farm (VDHR #139-0014) as Shown on a 2003 Aerial Photograph.

**VDHR INVENTORY NO: 139-0022**

**RESOURCE NAME AND ADDRESS: INGLESIDE, 645 WITHERS ROAD**

**DATE(S): 1874**

**DESCRIPTION:** Ingleside was constructed in 1874 by Joseph Caldwell, but is more closely associated with Robert E. Withers. The large two-story brick house has a hip roof and a one-story porch that wraps around three sides of the house (Figure 19). The house was purchased in 1889 by R. E. Withers upon his return to Wytheville after serving as U.S. Consul to Hong Kong (Smith 2005). Withers had been educated as a doctor, served as a major in the Confederate Army, served in the US Congress and as Lt. Governor of Virginia. Recorded in 1972 (Chitwood 1972), the house was determined eligible for the NRHP in 1993. Also on the property is a kitchen house that was expanded in 1935 to serve as a guest house.

**BOUNDARY JUSTIFICATION:** The house is located on a lot bounded by Withers Road in the front and 9<sup>th</sup> Street on the west side. The NRHP-boundary is the current 4.19 acre lot (Figure 20).

### **Evaluations of Potentially Eligible Resources**

**VDHR RESOURCE NUMBER: 098-5051**

**RESOURCE NAME AND ADDRESS: KEESLING LOG HOUSE, SOUTH SIDE OF EAST LEE HIGHWAY**

**DATE(S): ca. 1790**

**DESCRIPTION:** The Keesling Log House is located north of East Lee Highway and about one-quarter mile east of Route 675. Interstate 81 is located south of the resource site. The house and its associated outbuildings are heavily overgrown with vegetation. Large mature trees are located around the house. The outbuildings are located south and northeast of the house.

This one-and-a-half-story log house is covered by a side-facing gable roof of pressed metal shingles and is constructed of hewn logs with V-notches and whitewashed chinking between them (Figures 21 and 22); limestone rocks were used as part of this chinking. A fine limestone chimney is located on the west exterior end of the house and a more modern brick chimney flue is located on the exterior east end. The front and rear walls of the house are exposed log, but the end elevations have been clad with vertical board siding. The end bays hold two window openings on each floor level, but the façade holds windows only on the first-floor level. Floor joists from the upper floor project through the exterior wall.

The house reflects a dogtrot plan with the western two bays appearing to be oldest section constructed. The central dogtrot passage has been enclosed and an additional two bays added on the east end. The two bays of each building section consist of an entrance with a batten door and a window opening. A single batten door accesses the center passage on the south side. Although the logs and chinking of the house appear largely intact, there are large areas of the front and rear elevations where the logs have collapsed. A cellar level was noted, but the space was not accessed during survey.



Figure 19: Ingleside (VDHR #139-0022).



Figure 20: VDHR Approved Boundary for Ingleside Property (VDHR #139-0022) as Shown on a 2003 Aerial Photograph.



Figure 21: Keesling Log House, East End (VDHR # 098-5051).



Figure 22: Keesling Log House, Chinking Detail (VDHR # 098-5051)

The interior of the house features a center hall created by the enclosure of the dogtrot passage with door openings into the single rooms on either side of the passage. The rooms have exposed log walls and wooden flooring. Some wood framing is intact in the eastern room, indicating that wallboard may have been installed there at one time. A dislodged wooden mantelpiece was leaning on the east wall at the time of survey (Figure 23). It features square column supports and a wide opening that is spanned by a single board. A shelf mantel is located above. The fireplace opening has been modified and appears to have been a wide, stone opening similar to the west end fireplace. The opening has been filled in with stone, creating a flush wall. The fireplace in the western room features an intact wooden mantelpiece with square column supports and a wide architrave that is detailed with horizontal fluting. There are two rooms on the upper level of the house. The log walls have been whitewashed and the exposed roof rafters extend to an exposed plate at the top of the wall.

Outbuildings associated with this dwelling include an animal pen, a shed-roofed stable and hay barn, and a side-passage corncrib. All of these resources are of frame construction, clad with vertical board siding, and covered by metal-clad roofs. They appear to date from the early- to mid-twentieth century. Like the main dwelling, these resources are heavily overgrown with vegetation.

***HISTORIC BACKGROUND:*** Conrod Keesling (aka Conrad) is the earliest owner identified in Wythe County deeds of the property (WCCCC 1818: WB 2:245-246). Conrod Keesling was born in about 1762 in Maxatawny, Berks County, Pennsylvania, became resident in Montgomery, Virginia between 1785 and 1788, and was a tax-paying resident in Wythe County, Virginia by 1793. Keesling surveyed the 50-acre parcel on Reed Creek in 1809 (Wythe County Survey Book 2:215) and formally received the land in a grant from John Tyler, Sr., governor of Virginia (December 1808-January 1811) in 1810 (Virginia State Land Office Grants 61:204-205).

Conrod Keesling died in about 1818 and was buried on the family farm cemetery in Max Meadows, Virginia. Keesling left his “plantation lying on Reedy [sic] Creek” to his wife Rebecca Ann [Kegley] Keesling, and upon her death, to his children (WCCCC 1818: WB 2:245-246). The will, however, was contested and not settled until 1841, after Rebecca’s death in 1840.

George Keesling was born in 1801 in Wythe County, Virginia and was the son of Conrad Keesling and Rebecca Ann [Kegley] Keesling. It is unclear when George Keesling took control of the property, but, as noted above, the will of Conrad Keesling was not formally settled until 1841. The 1860 Wythe County Census lists the 59-year-old George Keesling as the property’s head of household. In 1876, George Keesling’s will (WCCC WB 12:471-472) leaves the plantation to his wife, Matilda, provided “she remains my widow,” and to his children after her death. George Keesling died on July 2, 1876.

Matilda [Cassell] Keesling was born July 8, 1802 and was the second wife of George Keesling. His first wife, Anna Cassell, was Matilda’s older sister, and, died



Figure 23: Keesling Log House, Interior East Wall Mantelpiece (VDHR #098-5051).

sometime before 1860. Matilda Keesling died on May 4, 1887, at which point ownership of the property passed to Robert F. Keesling, the son of George Keesling. Robert F. Keesling was born in about 1848 according to the 1860 Wythe County census (Ancestry.com 2010).

In 1888, Robert F. Keesling and his wife Julia A. Keesling deeded 5/8 of the property to John F. Fink and 3/8 of the property to Malvina E. [Keesling] Fink (WCCCC 1888: DB 35:123), the daughter of Robert F. Keesling and the wife of David V. Fink.

David V. Fink inherited Malvina E. Fink's 3/8 share and was deeded the remaining 5/8 share from his paternal uncle, John F. Fink in May, 1921 (WCCCC 1921: WB 23:88). By will, the property was devised to the children of David V. Fink upon his death. John F. Fink died sometime between 1917 and 1921.

Following the death of David V. Fink, the property was inherited by his children (WCCCC 1921: WB 23:88). In 1971, the heirs of David V. Fink partitioned the property by deed and John W. Fink, the oldest son of David V. Fink, retained sole ownership of the tracts on which the house is located (WCCCC 1971: DB 212:488-492). In February, 1975, John W. Fink sold the 12.9-acre portion on which the house is located (Tract 1) to Don Q. Fink and Ann Vaden Fink (WCCCC 1975: DB 238:16-17).

***RECOMMENDATIONS FOR NRHP ELIGIBILITY:*** The Keesling Log House is an example of a late-eighteenth century dogtrot dwelling. The house, which has been abandoned for many years, retains much of its original material, and although some areas of the structure have failed, retains its historical form. The building appears to have been built in phases with the western two bays being the earliest constructed. The fine limestone chimney on the west end of the house adds to the historical significance of the building. The outbuildings located on the property postdate the dwelling and do not contribute to the significance of the property.

The Keesling Log House is recommended as eligible for listing in the National Register under Criterion C as an example of a late-eighteenth century log dwelling that retains sufficient integrity to reflect its historical appearance. The Keesling Log House as an example of an increasingly uncommon resource and is notable for its use of an enclosed dog trot plan. The integrity of the resource is threatened due to failures in the front and rear walls.

The Keesling Log House is also recommended as eligible under Criterion D for the property's potential to yield information that may be important in the study of late-eighteenth-century farmsteads in the region. Although extensive archaeological survey has not been conducted on the property, the presence of outbuildings indicates that additional resources may have been present on the property dating to the construction date of the log dwelling. The site does not appear to have been disturbed, and archaeological survey may reveal spatial relationships between the dwelling and outbuildings and provide additional information with regard to agricultural patterns. Criterion D may also apply to the Keesling Log House as it pertains to the log construction of the building,

which may provide additional insight into the building techniques used during the period in this region or may provide information that corroborates or amplifies our understanding of log construction.

***BOUNDARY JUSTIFICATION:*** The Keesling house is situated between the former location of Old Rock Road (Lee Highway) along Reed Creek, and the current location of Lee Highway. The site is overgrown, screening it from the current highway, allowing the feel of the original setting of the house along the creek. The current 12.9-acre tax parcel is recommended as the NRHP boundary for the resource (Figure 24).

***VDHR INVENTORY NUMBER:*** 098-5129

***RESOURCE NAME AND ADDRESS:*** LOCUST HILL, 4375 EAST LEE HIGHWAY

***DATE(S):*** c. 1784

***DESCRIPTION:*** This house is also historically known as the Robert Graham Home. Locust Hill is sited on a rise on the south side of East Lee Highway and north of Interstate-81. The farm is located on the south side of Draper Mountain within an area of steeply rolling hills and valleys. Mature trees are scattered throughout the large yard, especially towards Lee Highway, and plantings are also located around the house foundation. The house faces north towards Lee Highway with the outbuildings located west and east of the dwelling. The property, which is fenced on the east, west, and south sides, is accessed by a paved driveway.

The dwelling at Locust Hill is a two-and-a-half-story, five-bay-wide, frame building that is covered by a side-facing gable roof of standing-seam metal, is clad with vinyl siding, and is set on a parged stone foundation (Figure 25). Large brick exterior chimneys are present on the east and west ends of the house. The single-shoulder chimneys are laid in various, alternating American bond patterns (five-course, eight-course, etc.) and exhibit penciled joints (Figure 26). The west end chimney retains its corbelled cap, but the east end chimney appears to have been rebuilt and has a flat cap. At least part of the dwelling is believed to be of log construction (likely the eastern three bays) and the original weatherboard is believed to be present under the vinyl siding, which was installed over 25 years ago.

The façade of the house consists of a centrally located entrance with a single-leaf, six-panel wooden door and a four-light transom above that is flanked by replacement six-over-nine, vinyl-sash windows. The second-floor level holds five window openings. The full-width, one-story front porch, which is covered by a shed roof of standing-seam metal, is supported by chamfered wooden posts set on a raised concrete foundation. A wooden handrail with turned balusters extends between the supports. The east end elevation holds a single one-over-one window on the first-floor level and two small four-pane windows at the attic level. The west end elevation holds single one-over-one windows on both floor levels and four-pane attic windows. A one-story, shed-roofed addition extends across the eastern half of the rear elevation of the dwelling.

The one-story, gable-roofed ell located at the southwest rear of the house is also clad with vinyl siding and is set on a brick and stone foundation. Windows on the ell are

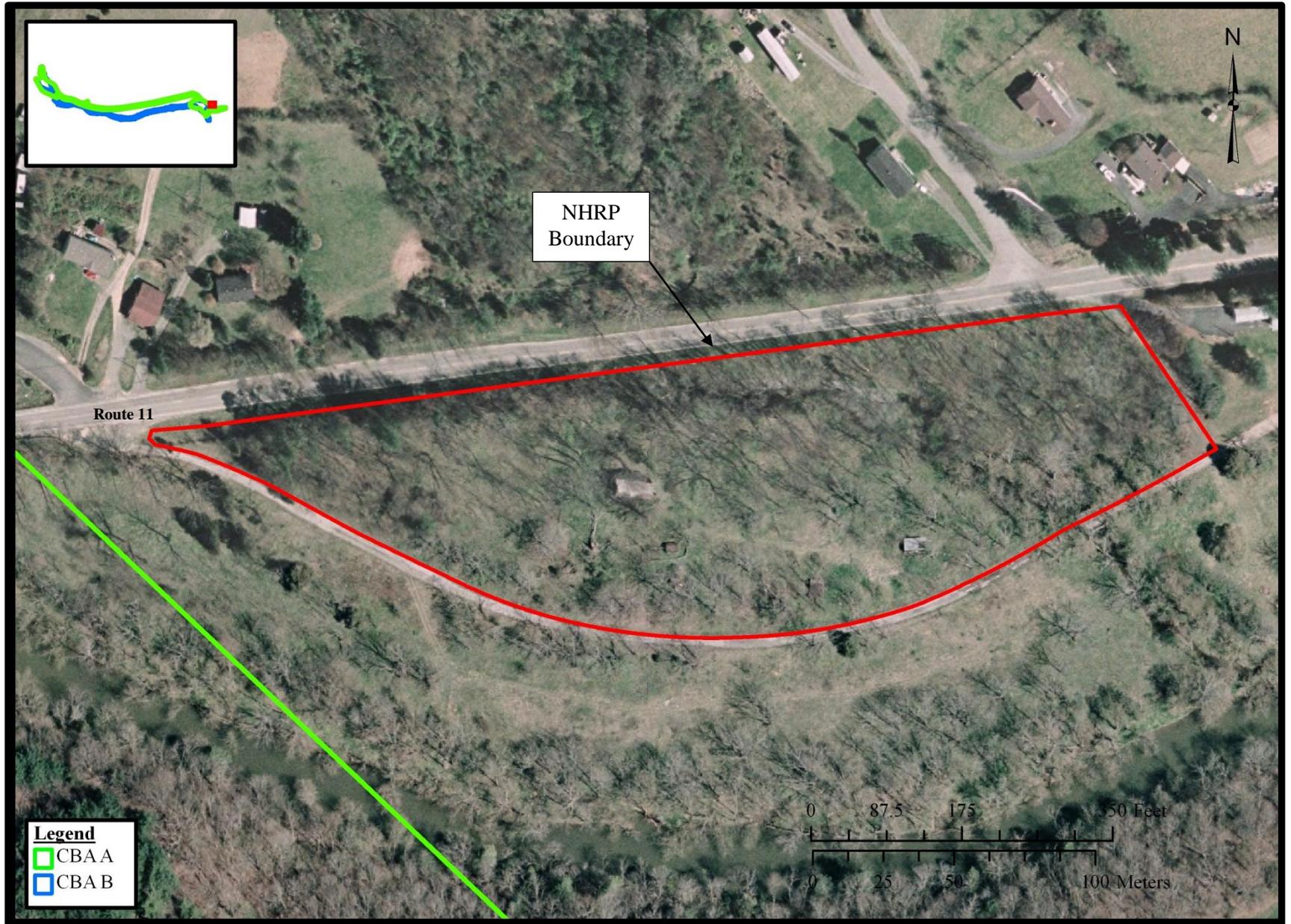


Figure 24: Proposed NRHP Boundary for the Keesling House (VDHR #098-5051) as Shown on a 2003 Aerial Photograph.



Figure 25: Locust Hill (VDHR #098-5129).



Figure 26: Locust Hill (VDHR #098-5129).

one-over-one vinyl sash. A large brick chimney is located on the north end of the ell. A second, one-story, gable-roofed extension is located at the south end of the ell. This addition, which is slightly shorter than the ell, features gable-end returns, vinyl siding, and is set on a concrete foundation. Shed-roofed extensions, which appear originally to have been open porches, have been built on the east side of both rear sections and are presently enclosed with vinyl siding and one-over-one windows. A raised wooden deck is located at the junction of the ell and main dwelling and a secondary entrance is located there.

At present, the interior of the house exhibits a center hall, single-pile plan. The elegant switchback stair, which rises to the attic level, is located on the east side of the hall and features swan's neck handrails with attenuated balusters (Figure 27). Decorative pendent ends are present on the bottom of the turned newel posts on each level. The den located on the east, and the living room located on the west, are accessed from the center hall through openings with molded surrounds. The mantel in the den (on the east end wall) is similar to the living room mantel and features square column supports with tall blocks above; the architrave is detailed with a series of half-round moldings (Figure 28). The shelf is similar to the one in the den. The firebox has been in-filled with tile. Other finishes include plaster walls (many with wallpaper) and wooden floors.

The mantel in the living room (on the west end wall) features projecting square column supports with tall blocks above and a simple recessed panel architrave. A half-round molding is present just above the fireplace opening (now enclosed). The plain, rectangular mantel shelf lacks any molding on the edges. The door and window openings in the living room feature a molded surround with a bolection molding at the center and bull's eyes at the corners. Other details in the room include wall moldings and a molded baseboard.

The rear ell is accessed through a pair of French doors on the south side of the living room. The kitchen is located in the ell and is detailed with linoleum flooring and plaster walls; the unpainted mantel located on the south wall is similar to the mantel in the living room, but has applied decoration on the blocks and architrave. Narrow wall moldings were noted in this room. The kitchen features modern appliances and cabinetry and a built-in cupboard is located west of the fireplace. An opening on the east wall of the kitchen accesses the enclosed porch space, which at present holds a hallway and a bathroom. A door on the south wall of the kitchen accesses the one-story addition that is used as a bedroom. The kitchen chimney is not visible from the bedroom because it has been enclosed by framing.

The second floor of the house features a central hallway with bedrooms to either side. The room on the west side of the house holds a fireplace similar to those in the living room and kitchen. The room is detailed with wooden floors, baseboards, and plaster walls (Figure 29). A small closet is also present. The east side room has been modified by the installation of vertical wooden paneling and acoustic tiles in the ceiling. The room also holds a fireplace obscured by bookcases.

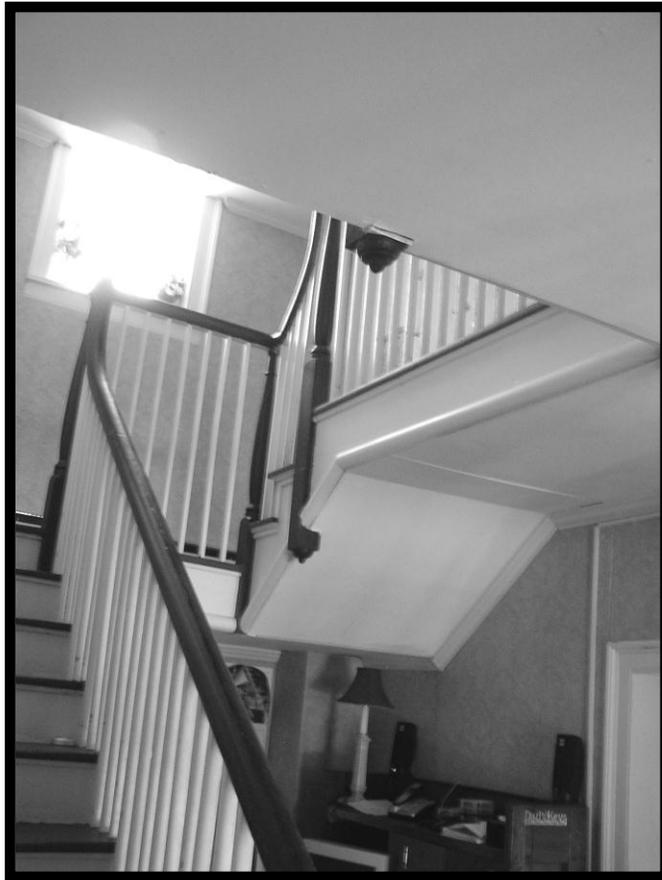


Figure 27: Locust Hill, Switchback Staircase (VDHR #098-5129).



Figure 28: Locust Hill, East Room (Den) Mantle (VDHR #098-5129).



Figure 29: Locust Hill, Second Floor West Room Showing Mantle, Wooden Floors and Baseboards (VDHR #098-5129).

The attic level was inspected during survey and revealed pegged roof joists. No ridge board was present. Small four-pane windows on the end elevations open into this space. A stair leading to the two-room basement is located within the hall on the east side of the kitchen. The room beneath the kitchen space has a worn brick floor and limestone walls. A stone fireplace, now enclosed with brick, is located on the south wall beneath the location of the kitchen fireplace (Figure 30). This room currently is used as a furnace room. Wooden lathe is present on the ceiling, but the plaster has been removed. The second basement room is located to the south, beneath the one-story addition. The walls are clad with a stucco finish and metal three-pane windows are present.

There are six outbuildings associated with this property (Figure 31). East of the house are a modern garage and barn. The c. 1980 garage is constructed of concrete block and displays a gabled roof covered in asphalt shingles. The c. 1910 barn is a two-story barn flanked to each side with a one-story wing. The exterior walls of the barn are clad in vertical-boards, and the gabled roof is covered in standing-seam metal. Southwest of the house are an animal pen and smokehouse. The c. 1782 animal pen is constructed of hewn logs and features a gabled roof clad in corrugated metal. The c. 1782 smokehouse is a two-story structure that is constructed of hewn logs with a small entry on the east elevation and no windows. The roof of the smokehouse is currently covered in corrugated metal. Southeast of the house are a privy and shed. The c. 1920 privy is a wooden frame structure that is clad in vertical-boards with a gabled roof covered in standing-seam metal. The shed is a one-story wooden frame structure built c. 1920. The shed is clad in weatherboard with a gabled roof covered in standing-seam metal.

***HISTORIC BACKGROUND:*** Robert Graham was born in about 1750 in County Down, Northern Ireland. He arrived in Mecklenburg County, North Carolina with his wife Mary Craig in 1774; they moved to Wythe County, Virginia in 1782. Robert Graham and Mary Craig had six or seven children (Hager 1937). Mary Craig died in 1786.

In 1788, Robert Graham was granted 100 acres on Reed Creek by Edmund Randolph, Governor of the Commonwealth of Virginia, where he built a residence that later was known as “The Old Graham Place” (Gray 1903:17). In 1790, Robert Graham married Mary Cowan and they had seven children. Robert Graham died in 1811 and his estate was assigned to his widow Mary Cowan (WCCCC 1812: WB 2:19), who died in 1819.

While in North Carolina, Robert Graham served as a soldier in the Revolutionary War and bought and sold considerable acreage before moving to Virginia in 1782. In Virginia, Robert Graham became a prominent farmer and major landowner within the region. His residence was on the Baltimore Stage Road and may have served as a tavern (Ancestry.com 2010). Of his 13 or 14 children, David (1800-1870; son of Robert Graham and Mary Cowan) accrued a substantial estate and was an early industrial leader, developing an iron forge, iron furnaces, a grist mill, rolling mills, nail works, and a general store (Virginia Historic Landmarks Commission Staff 1984). David Graham built the Graham Mansion (c. 1840; also known as Cedar Run Farm) located in Graham Forge in northern Wythe County.

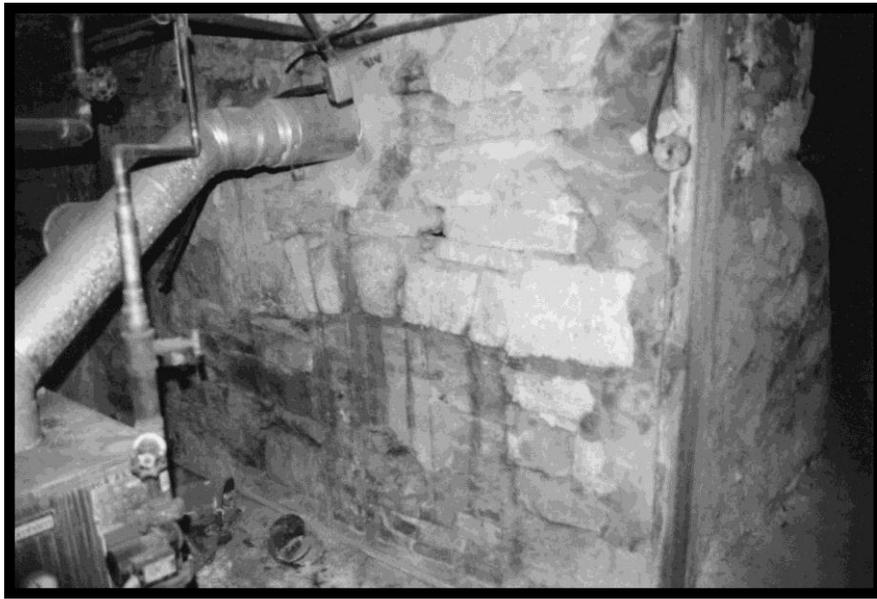


Figure 30: Locust Hill, Bricked-in Fireplace in Basement.



Figure 31: Locust Hill, Outbuildings Showing Recent Storm Damage (VDHR #098-5129).

In 1830, the heirs of Robert Graham and Mary Cowan sold and transferred the property to the heirs of Robert Graham and Mary Craig (WCCCC 1830: DB 11:575-577), one of which was Nancy Agnes Graham. The property passed to Robert G. Crockett, son of Nancy Graham [Crockett] and John Crockett (Nina K. Taylor, personal communication 2010).

John G. Crockett purchased the property from Polly Crockett (widow of Robert G. Crockett), and John A. Lee and Mariah A. [Crockett] Lee in 1871 (WCCCC 1871: DB 24:56-58). Thomas H. Simmerman purchased the property in 1873 from John G. Crockett and Ella W. Crockett (WCCC 1873: DB 24:562).

The property was assigned to J. Elbert Simmerman “by Commissioners in the chancery cause of Ella V. Simmerman vs. Edward Simmerman et al.” in 1890 (WCCCC 1890: DB 40:125), following the death of Thomas H. Simmerman. In March 1928, J. Elbert Simmerman and Fannie May Simmerman sold the property to George B. Simmerman (WCCCC 1928: DB 80:550-551).

In May, 1985, George B. Simmerman, Jr. and Margaret P. Simmerman sold the property to Tracy Weiss (WCCCC 1985: DB 316:486-487). George B. Simmerman, Jr. received the property from his parents, George B. and Margaret P. Simmerman (who held the property as a life estate; WCCCC 1981: DB 284:273-274). Margaret P. Simmerman was included in the May, 1985 deed for the purpose of conveying her life estate right to George B. Simmerman, Jr. In September, 1985, Tracy Weiss sold the property to Michael B. Lancaster (WCCCC 1985: DB 319:344-346).

***RECOMMENDATIONS FOR NRHP ELIGIBILITY:*** Locust Hill is a dwelling that appears to have evolved over several construction phases. The original section of the house appears to have been the eastern three bays, which are believed to be of log construction (Hager 1937). Window and door openings on this part of the house are very deep (at least 12 inches), providing some evidence that the house may be of log (Figure 32). In addition, the western two bays reflect interior detailing that appears to date from the early part of the nineteenth century and are Greek Revival in style. Exterior evidence of a later addition to the west was difficult to determine due to the installation of vinyl siding over the original siding. The rear ell, part of which served as a freestanding summer kitchen, was added to the house in the early twentieth century.

Locust Hill retains good overall integrity. The installation of vinyl siding and the replacement of original windows does detract from the original materials of the house; however, neither alteration significantly alters the form of the façade of the dwelling on which original window pane patterns were retained (six-over-nine). The presence of log construction and pegged joinery in the attic reflects an early construction date and the presence of log outbuildings adds to the historic context of the property.

Locust Hill is recommended as eligible for listing in the National Register under Criterion A for its association with the settlement of this frontier region of Virginia during the late eighteenth century. The Graham farm was located along the stage road



Figure 32: Deep Set Window in East Room (Den).

and served not only as a dwelling, but likely as a tavern as well. The house was added to as the family grew and extant agricultural outbuildings enhance the physical context of the dwelling.

Locust Hill also is eligible under Criterion C as an example of an early eighteenth-century log dwelling that was enlarged to reflect a more typically Georgian-style appearance. At present, the two-and-a-half-story dwelling exhibits a center hall, single-pile plan or a hall-parlor-passage-type plan. The addition of two bays to the west end of the house appears to date from the early nineteenth century. Pegged joinery and the lack of a ridge board in the attic also provide evidence of the early construction date of the dwelling. The front door, which appears to be original, is topped by a simple, four-light transom, which are also typical of the Georgian style but without any elaborate decorative surround. Interior details such as mantels, stair details, and bull's eye motifs at door and window openings also provide clues to the evolution of the house and indicate that the western bays likely date from the early nineteenth century. Locust Hill is a dwelling that represents the evolution of an early frontier log dwelling into a dwelling that reflected the elements from the Georgian and later Greek Revival styles. The building is a reflection of the vernacular adaptation of the styles and is modest in its level of ornamentation.

**BOUNDARY JUSTIFICATION:** The 1.73 acre current tax parcel includes the remaining outbuildings and is recommended as the NRHP boundary (Figure 33).

**VDHR INVENTORY NUMBER:** 098-5168

**RESOURCE NAME AND ADDRESS:** SANDERS FARM, 414 MEADOWBROOK LANE

**DATE(S):** c. 1905

**DESCRIPTION:** The Sanders Farm, located south of I-81, is located on both sides of Meadowbrook Lane in a rural area of open pasture and rolling hills. The house is set on a rise and is accessed by a driveway on the west side of the house that extends to the rear of the house (Figures 34 and 35). Mature trees are planted along the driveway near the house. Foundation plantings also are present. Trees are planted throughout the yard, which surrounds the house and is enclosed by a board fence. The outbuildings associated with the dwelling are located to the east and the south. The expansive views from the dwelling include open farmland on all sides. Farm ponds are located north of the dwelling.

This two-story, Dutch Colonial-style dwelling is covered by a side-facing gambrel roof that is clad with asphalt shingles. The dwelling is clad with aluminum siding and is set on a foundation of rusticated stone. The three-bay façade (north elevation) holds a centrally located entrance that features a single-leaf wooden door with a nine-pane window set above three recessed horizontal panels; the opening is detailed with a multi-light transom and sidelights. The three-sided, projecting bays that flank the entrance hold nine-over-one wood-sash windows. The one-story, two-bay-wide front porch is covered by a low-pitched, front-facing gable roof with a deep pediment that is supported by fluted Doric columns set on a raised foundation. Concrete steps lead up to the porch, which



Figure 33: Proposed NRHP Boundary for Locust Hill (VDHR #098-5129) as Shown on a 2003 Aerial Photograph.



Figure 34: Sanders Farm (VDHR #098-5168).



Figure 35: Sanders Farm (VDHR #098-5168).

also features wooden handrails and balusters between the columns. The upper level of the façade holds three dormers along the lower slope of the gambrel roof. The two end dormers are covered by gable roofs and hold slender, paired six-over-one wood-sash windows. The center dormer is polygonal in shape and holds paired nine-over-six wood-sash windows. An interior brick chimney with corbelled cap is located just east of the center of the roof ridgeline; a second interior chimney, also with a corbelled cap, is located near the west end of the roofline.

The two-bay-deep west elevation holds nine-over-one wood-sash windows that are flanked by louvered shutters. Small round windows are located in the gambrel ends at the attic level. The east side elevation also holds nine-over-one windows and a single one-over-one window in the gambrel end at the attic level. An entrance is located on the east side that is covered by a gable-roofed wing that is open on the south side. The shorter, two-bay, gable-roofed wing that extends east of the covered entrance serves as a garage/workshop area and is also open on the south side. Details on these wings include wooden post and lattice supports, aluminum siding, and short six-over-one windows.

A two-story, hip-roofed addition has been constructed across the rear (south) of the dwelling. A cross-gable is centrally located on the rear of the addition and holds an oval window with a wide decorative surround at the center (see Figure 34). Windows on the two-story addition are small six-pane windows and three-over-one windows. A one-story, hip-roofed porch located on the rear of the addition is enclosed with one-over-one windows and holds a secondary entrance. A one-story, gable-roofed wing projects from the west end of addition and features a pedimented end, rusticated stone foundation, and nine-over-one windows. A gable-roofed bulkhead is located on the west side of the two-story addition. A rounded window bay covered by a pent roof and clad with board-and-batten siding is located at the junction of the rear addition and the main house.

The interior of the house exhibits a center hall, double-pile plan. The wide entrance hall holds the straight run stair on the west side (Figure 36). The treads, handrail, and newel posts of the stair are left unpainted (possibly walnut wood), while the risers and the balusters have been painted white. The stout, square newel post features recessed flutes on each side. Stairs to the basement are located on the backside of the main stair. The hall is detailed with a molded baseboard and finishes include oak flooring and plaster walls. Although chair rails are used in many spaces, there are no wall moldings. Cast iron radiators are present throughout the house.

The front section (north end) of the hall, which also holds entrances into the living room and den, is divided from the south end of the hall by a pair of multi-paned French doors. This modification may have occurred in the late twentieth century when remodeling took place. The hall, which runs the depth of the house, opens onto the enclosed porch (now sunroom) at the south end. The wooden door to the porch holds a single fixed pane window above three recessed horizontal panels. This door opening and others in the hallway feature wide wooden surrounds with slightly convex pilasters and a tall cornice above. Later openings, such as closets, are distinguished by flat surrounds.



Figure 36: Sanders Farm Entrance Hall  
(VDHR #098-5168).

Entering the dwelling from the north, a living room is located on the west side and a room now used as a den is on the east side of the hall. Corner fireplaces are located in each room. The living room fireplace features round, engaged Doric columns that support a rectangular entablature and a shelf mantel (Figure 37). Although the brick on the face of the firebox opening has been painted, the brick hearth is exposed. Other details in the living room include a chair rail, a tall baseboard, oak flooring, and plaster walls. The den exhibits the same details. The fireplace in the den features square Doric pilasters with recessed panels that support a paneled entablature and a deep shelf mantel above that is detailed with a beaded edge. As with the living room fireplace, the brick on the face of the firebox has been painted, but the hearth is exposed.

The dining room is located south of the living room and is accessed via a set of six-panel wooden pocket doors. The dining room also is detailed with oak flooring, a molded baseboard, and chair rail. The west wall holds a three-sided bay window of nine-over-one wood-sash windows. These openings are detailed with convex wooden surrounds with a tall cornice above. The dining room opens into the hall via a 15-pane French door (a replacement) on the east wall, and into the breakfast room on the south. The latter room holds a single window opening in the west wall and is detailed with beaded board wainscoting. The remodeled kitchen is located south of the breakfast room. The enclosed porch, now used as a sunroom, is located on the east side of the kitchen and is also accessible from the center hall. The sunroom features one-over-one windows and a tile-clad floor.

The second floor of the dwelling is accessed via the stairs in the center hall. A bedroom and bath on the west side of the house is accessed from the west side of the stair landing, but is not accessible from the center hall. A small bath is connected to this room.

Three bedrooms are accessed from the center hall. Spaces on this floor are finished with oak flooring and plaster walls; the hallway features a wooden chair rail and several of the door openings also hold operable glass transoms above. Most doors are wooden, six-panel types. Wooden corner wall beads were also noted.

The master bedroom is located on the east side of the hallway and is attached to a former nursery, now used as a dressing room. A corner fireplace is located in the master bedroom and corresponds to the fireplace location in the den on the first floor. The fireplace features engaged round Doric columns that support projecting blocks detailed with a floral motif on the front (Figure 38). The fireplace entablature, which features a raised center panel, is topped by a bolection molding; the mantel shelf is edge with a cyma reversa molding. The bedroom is well lit with windows on the north (from the dormer) and east sides (Figure 39). A small closet is located on the east side of the dormer opening. Finishes include wooden flooring and plaster walls; a wooden baseboard also is present. A doorway in the south wall leads into the small dressing room.



Figure 37: Sanders Farm Living Room Fireplace (VDHR #098-5168).



Figure 38: Master Bedroom Fireplace (VDHR #098-5168).



Figure 39: Sanders Farm Upstairs Master Bedroom with Dormer Window (VDHR #098-5168).

The bedroom located on the west side of the hallway holds another corner fireplace. The fireplace surround features recessed panels detailed with floral and scroll-like motifs set within a bolection mold frame. A molded mantel shelf extends above the fireplace. A smaller bedroom is located in the southwest corner of the second floor. A simple board mantel supported by sawn brackets is present in this room, but the fireplace has been filled.

A set of wooden stairs leads down from the first floor center hallway to the full basement. The basement is used for storage and as a work area and there is a built-in wooden shelf to store canned goods. The basement walls are the stone foundation walls of the house.

Outbuildings on the Sanders Farm are located east and south of the main dwelling. A twentieth-century shed, clad with board-and-batten and covered by a metal-clad gable roof, is located south of the house. A mid-twentieth-century, concrete block shed is located northeast of the dwelling. An early-twentieth-century barn is located on the east side of the outbuilding complex and consists of a tall, gambrel-roofed barn with low gable-roofed feeding and equipment shed wings.

The older outbuildings are located close to the main dwelling. Located very close to the east of the garage wing of the main dwelling is a mid-nineteenth century, log smoke house that rests on a limestone foundation and is banked into the west side of the hill. The logs feature diamond notches with chinking between the logs and are finished with a whitewash (Figure 40). The tall, one-and-a-half-story building is covered by a gable roof clad with standing-seam metal, overhanging eaves, and an extended gable on the west side over the entrance. The gable ends of the building are clad with weatherboard. The interior features a single space on the first-floor level and a loft above. Logs appear to be hand-hewn.

Located east of the smoke house is a mid-nineteenth century secondary dwelling that is banked into the hill on the west side (Figure 41). The dwelling is a single story, but with an above ground basement level due to the slope of the land. The building is covered by a side-facing gable roof of standing-seam metal and is clad with stucco. A double mousetooth cornice is present beneath the roof eave. An entrance (replacement door), now accessed by a concrete block and concrete stoop, is located on the north side of the dwelling. Six-over-six wood-sash windows are located in the two bays east of the entrance (Figure 42). A large exterior, single-shoulder chimney located on the west end is clad with stucco. An interior concrete chimney is located on the south end of the roof ridge line.

The east end elevation holds a pair of wooden doors and a single one-over-one window at the basement level. The rest of the elevation is blank. A shed-roofed addition has been built on the rear (south) side of the dwelling. The addition features a concrete foundation and is clad with weatherboards.



Figure 40: Sanders Farm Smokehouse Exterior (VDHR #098-5168).



Figure 41: Sanders Farm Secondary Dwelling (VDHR #098-5168).



Figure 42: Sanders Farm Secondary Dwelling  
Six-Over-Six Sash Window (VDHR #098-5168).

The interior of the secondary dwelling holds two rooms on the upper floor and two rooms on the lower floor. Entering the dwelling from the north, there is a mantel located on the west wall. The mantel is heavily detailed with fluted pilasters, rope molding, a stepped mantel shelf (Figure 43). Window openings feature molded surrounds. An opening in the east wall leads into the second room on the first floor. A fireplace on the east end wall of the room has been filled in. Details in these spaces include wooden flooring, a simple wooden baseboard, and plaster walls.

The basement-level rooms were previously finished with wallboard. Current restoration work has removed the wallboard, exposing both frame studs and the brick wall beyond. A bricked-in fireplace and a stovepipe flue opening were also exposed on the west wall of the building. The dwelling currently is used for storage.

***HISTORIC BACKGROUND:*** In 1799, Manasses Friel (aka Freel, 1769-1830) acquired the property from George C. Taylor for \$4,000.00 dollars (WCCCC 1799: DB 2:510-512). Manasses Friel owned the property until his death in 1830, when it was transferred, by will, to his daughter Sophia (WCCCC 1830: WB 3:427-428). Sophia Friel inherited the property on which Manasses Friel lived at the time of his death, as well as other properties in Wythe County (WCCCC 1830: WB 3:427-428). Sophia died between 1832 and 12 September 1836 and willed the property to Elizabeth Friel Graham [Tate].

Elizabeth Friel Graham [Tate] (WCCCC 1836: WB 4:353-355) was Sophia Friel's maternal cousin. She was born in 1813 and died in 1849. She married Charles Campbell Tate in 1832. When Elizabeth's mother (Sophia's maternal aunt) died, Elizabeth was placed in the care of Sophia's mother. Sophia's mother died soon afterwards and Elizabeth was placed in Sophia's care (Montgomery 1903).

Charles Campbell Tate, the widower of Elizabeth Friel Graham Tate, was willed the property (WCCCC DB 1869: 23:568-569) by Elizabeth Friel Graham and received it upon her death in 1849. He retained the property until 1869, when he deeded the land to the "Children and Grand Children by his former wife Elizabeth F. Tate..."

In 1871, the heirs of Charles Campbell Tate, partitioned the property, by deed (WCCCC 1871: DB 24:117-118), with John M. Tate, Elizabeth Friel Tate's eldest son, retaining the property. According to Montgomery (1903:286), John Tate's widow (Rebecca C. Tate) was resident on the property in 1903; the property was referred to as Maplewood.

E.H. Sanders and his wife Elizabeth G. Sanders bought the property in 1905 from Rebecca C. Tate, widow of John M. Tate, and their heirs (WCCCC 1905: DB 51: 30-32). The Sanders retained the property for 41 years before selling it to H.C. and Gertrude Honaker in 1946 (WCCCC 1946: DB 117:279-281). Five years later, the Honakers sold the property to E.G. and Maye C. Bowman in 1951 (WCCCC 1951: DB 135:133).

Sometime between April 1951 and July 1952, Maye C. Bowman and E.G. Bowman divorced and Maye C. Bowman sold her interest in the property to E.G.



Figure 43: Sanders Farm Secondary Dwelling Fireplace (VDHR #098-5168).

Bowman (WCCCC 1953: DB 139:102-103). In 1963, E.G Bowman and his wife, Elizabeth H. Bowman, sold the property to E.G. Bowman, Incorporated (WCCCC 1963: DB 178:723). In 1971, E.G. Bowman, Inc. sold the property to Randell L. Jewell, Robert J. Yates, and Artemus B. Jewell (WCCCC 1971: DB 211:476-488). Sometime between 1971 and 2003, the Jewell family conveyed the land to the Jewell Family Limited Partnership. In 2003, the title deed was modified, and the Jewell Family Limited Partnership retained all of the property except for the parcel of land "...upon which the Jewell family home is situate [sic]..." which was retained by Ola Gay Jewell (Wythe County Instrument #030003931).

***RECOMMENDATIONS FOR NRHP ELIGIBILITY:*** The Sanders Farm is representative of a mid-nineteenth to early-twentieth-century farmstead in Southwestern Virginia. The secondary dwelling, which is believed to have been constructed around 1850, may have served as the primary dwelling on the farm, but was later converted for farm use. The main house, constructed around 1905, is a good example of the Dutch Colonial Revival style and exhibits such characteristics of the style as a large gambrel roof, shaped bays, and dormers. The interior reflects a traditional center hall, double-pile plan and details include wooden floors, molded woodwork, and plaster walls. The original openings are notable for their use of convex pilasters. The fireplaces also feature refined surrounds.

The Sanders Farm also consists of a collection of outbuildings that date from the mid-nineteenth to the mid-twentieth century. In addition to the secondary dwelling, there is a mid-nineteenth century smokehouse on the property, which retains its original log construction and has very good integrity. The dairy/springhouse appears to date to the early twentieth century and the large gambrel-roofed barn with attached feeding shed and corncrib also date to the early twentieth century.

Although the main dwelling has been modified by the installation of aluminum siding, the dwelling retains a high level of integrity overall and reflects its historical architectural character. The collection of outbuildings also enhances the setting of the dwelling and expresses the growth of the property over the last one hundred years. The Sanders Farm is recommended as eligible for listing in the National Register under Criterion A for its association with the broad pattern of agricultural development in this area of Wythe County and under Criterion C as a good example of Dutch Colonial Revival style architecture.

***BOUNDARY JUSTIFICATION:*** The recommended NRHP boundary is the 6.79-acre house tract (Figure 44) and an approximately 0.48-acre strip of land containing the barn, which is on an adjacent tract owned by the family. This recommended boundary is bounded by a fence line and, to the east, an unnamed drainage.



Figure 44: Proposed NRHP Boundary for the Sanders Farm (VDHR #098-5168) as Shown on a 2003 Aerial Photograph.

**VDHR INVENTORY NUMBER: 139-5037**

**RESOURCE NAME AND ADDRESS: WYTHEVILLE KNITTING MILL, 555 PEPPERS FERRY ROAD**

**DATE(S):** c. 1939

**DESCRIPTION:** The former Wytheville Knitting Mill is located on the southeast side of Peppers Ferry Road and about one-half mile south of Interstate-81 and north of the town of Wytheville. The property's location was chosen for its access to Lee Highway (Route 11) and major transportation routes. The original factory faces north, and the property is accessed from Peppers Ferry Road by a paved driveway that is flanked by brick piers with brick wall panels. A pedestrian entrance, located south of the vehicular entrance, is marked by similar piers and opens onto a concrete sidewalk. A chain link fence extends between the brick piers and encircles the rest of the property. The street front of the property is open lawn with large mature trees scattered throughout. The edges of the property are also denoted by rows of trees, which provides a buffer between the factory and surrounding properties. Little landscaping has occurred around the factory building; paved roadways abut the building and provide access to loading dock areas. Concrete sidewalks also encircle the building. Large paved parking areas are located on the north and east sides of the factory; a smaller paved parking area is located at the southwest corner of the factory near the late twentieth century addition. The factory is set within an area of commercial and light industrial development within rolling topography. In 1965, a tract of 103 acres of the original factory property was purchased by the County of Wythe and the Town of Wytheville for the establishment of Wytheville Community College, which lies southeast of the factory building. The factory property at present consists of approximately 20 acres.

The tall one-story factory consists of three front-facing gable-roofed wings that are connected at the front and rear by lower and slightly recessed cross-gable-roofed wings or hyphens, which created open courtyards between the building wings. The roofs are clad with asphalt shingles and are detailed with wooden gable-end returns. The exterior brick walls are laid in a pattern consisting of six rows of stretchers separated by a row of Flemish bond and the building rests on a poured concrete foundation. All window and door openings feature brick soldier courses with stylized concrete keystones at the top and concrete sills below (Figure 45). Each front-end gable façade consists of five bays that hold centrally located, double-door entrances flanked by large spans of multi-paned metal industrial windows. Metal carriage lamps affixed to the exterior walls also flank the door openings and large metal vents ducts have been placed in the lunette openings set in the top of the gable ends. The cross-gable sections of the building hold two bays, each of which consists of paired metal industrial windows. The east wing and middle wing entrances have been replaced with flush metal doors, but the west entrance retains its original double, wooden doors with single windows flanked by rectangular sidelights set above a recessed wooden panel. Above the opening, which gave access to the original office section of the factory, is a fixed window of 12 panes with three pane sidelights. The entrance and wooden windows are set within a bay that is defined by a double, soldier course surround with a cast stone keystone above. Similar windows and surrounds are intact at the other entrances.



Figure 45: Wytheville Knitting Mill (VDHR #139-5037).

The east side elevation of the factory is divided into 16 bays by brick pilasters. (The west side elevation of the original section of the factory is now obscured by a mid-twentieth-century addition.) Each bay holds a set of four large multi-paned metal industrial windows that are set above a brick panel and extend up to the overhanging roof eave. Similar windows are present on the interior wall of the end wings, which originally faced into the courtyard areas. Various elements are found on the side elevations including gutter downspouts, vents, and carriage lamps.

The ca. 1950 addition constructed on the south (rear) end of the middle gable-roofed wing extended that section of the factory with additional window bays separated by brick pilasters (Figure 46). A shed-roofed loading dock is located on the east side of the extending wing. At present, a very large metal blower is located near the south end of the roof ridge. Because of the slope of the land, the addition was banked into the hill on the north side allowing for the creation of a lower-level entrance. A tall brick smokestack is centrally located at the south end of the wing (see Figure 46).

Small shed- and gable-roofed, metal clad additions have been constructed on the north and south sides of the building. These small appendages often enclose or protect a secondary entrance or loading dock area. Most glass window panes on the side and rear elevations have been painted, although the original windows remain intact.

Around the mid-twentieth century, a low, one-story, flat-roofed addition was constructed at the southwest corner of the factory. The addition, which is L-shaped in plan, is of brick construction with metal coping on the wall edge. A glass-enclosed, flat-roofed entrance bay projects from the west side of the addition and is accessed by a concrete sidewalk that leads to the entrance from the adjacent parking area.

The only secondary building on the property is a small, frame shed located south of the main factory. The building is covered by an asphalt shingle-clad gable roof with gable-end returns, is sheathed with novelty wood siding, and is set on a concrete block foundation. The shed is accessed from the west side.

Limited interior access was gained during survey. In general, the original wings of the factory feature large, open areas where manufacturing activities occurred. These spaces are detailed with concrete floors and concrete walls either clad with plaster or painted. Open truss ceilings with hanging fluorescent lighting fixtures are present and the walls are punctuated with the large expanses of metal industrial windows. None of the original knitting equipment is intact in the factory since the property was used during the late twentieth century for other industrial purposes. The one-story, L-shaped office wing features a double-loaded corridor with office spaces to either side. Floors are clad with vinyl tiles with vinyl baseboards or are carpeted. The ceilings feature suspended acoustical tiles with inset fluorescent lighting fixtures. Walls are of wallboard or are finished with wood paneling.



Figure 46: Wytheville Knitting Mill Smokestack (VDHR #139-5037).

***HISTORIC BACKGROUND:*** The Wytheville Knitting Mill originally operated as a textile and knitting mill between 1935 and 1974 and was owned by Wyomissing Corporation (RCRA CA Fact Sheet 2009). The predecessor of Wyomissing Corporation, three companies (Textile Machine Works, Berkshire Knitting Mill, and Narrow Fabric Company) collectively known as Wyomissing Industries, was founded around 1892 in Berks County, Pennsylvania and became an industry leader in the manufacture of hosiery machinery, full-fashioned hosiery, and narrow fabrics (Penn State Berks 2010; Reading Eagle [RE], 30 July 1932:5). In 1938, the existing building in Wytheville was constructed and financed by Wyomissing Industries (Sierer 1938:7). The complex was described as being constructed in “two sections, each 72 feet wide and 324 feet long, with a 30-foot courtyard in the middle” (Sierer 1938:1).

In 1981, the Alco Controls Division (formally Alco Valve Company) of Emerson Electric Corporation (later called Emerson Climate Technologies Flow Controls) purchased the property and took over operations at the site. The Alco Valve Company was a pioneer in the control of refrigerant flow and between 1936 and 1941 patented an automatic constant pressure expansion valve for ammonia, which was a “...great step forward in refrigerant flow...[because it]...eliminated the need for constant personal attention on refrigerating systems” (Emerson Climate Control 2010). Alco continued to grow and diversify, largely as a proprietary supplier of refrigerant flow controls to the U.S. Navy and Maritime Commission for surface and subsurface vessels. Emerson Electric Corporation acquired Alco Valve Company in 1967, but did not begin production at the Wytheville facility until the 1970s. Although Alco Valve Company and its successor companies have played a key role in refrigeration valve control, the initial technological developments of the company did not occur in the Wytheville facility. The facility ceased operation in 2001.

The original section of the Wytheville Knitting Mill dates from the mid-1930s and was built as a new industry on the outskirts of Wytheville to provide additional employment opportunities for part-time agricultural workers or those who sought work away from the surrounding farms. Construction began with two wings measuring 72-foot-wide and 324-foot-deep, which created a 30-foot-wide courtyard between the buildings. Hosiery manufacturing was under operation by February 1938; a finishing plant wing was added soon after, which resulted in the three, front-facing gable-roofed wings of the factory and the two open interior courtyards. The courtyards were enclosed with a flat roof in the mid-1970s and converted into interior manufacturing space. In the 1950s, additions were made to the factory including a one-story, L-shaped office wing.

***RECOMMENDATIONS FOR NRHP ELIGIBILITY:*** Although the Wytheville Knitting Mill is associated with the expansion of industrial development in the region and was operated by the nationally known Wyomissing Corporation., the factory building does not possess sufficient architectural or historical importance to qualify for listing in the National Register under Criterion A or C. The building is of common brick and steel construction and is not distinctive in its architecture excepting some Colonial Revival style influence exhibited in the use of gable-end returns, large carriage lamps, and brick detailing around the door and window openings. Perhaps the most innovative feature of

the factory—the interior courtyards, which were intended to provide light and air for the employees—has been obscured by the enclosure of these spaces in the mid-1970s. When originally opened, the factory employed 500 laborers; the factory closed in 1974 and a different industry occupied the space. That industry (Emerson Electric Corporation) occupied the building until 2001, when the factory employed a staff of 32. The building has since been vacant. The Wytheville Knitting Mill is not known to have had a significant impact on the industrial development of the region and, therefore, does not qualify for listing under Criterion A. The factory appears to have been one of many industrial enterprises to be established in this area that was near major transportation routes and provided sufficient labor for the factory operations. The factory, although a part of the larger Wyomissing Textile Industry, does not qualify under Criterion B for its association with any of the owners of the company. Ferdinand Thun and Henry Janssen, founders of the Textile Machine Works, are well-known northern industrialists whose greatest accomplishments appear to have occurred at their original factories in Pennsylvania. The Wytheville Knitting Mill was only one of the many textile factories owned and operated by the company.

## SUMMARY

The current study covers the evaluation of four potentially eligible resources, definition of boundaries for two properties previously determined eligible for the National Register of Historic Places (NRHP), and confirmation or redefinition of boundaries for three NRHP-listed properties. The Keesling Log House (VDHR #098-5051), Locust Hill (VDHR #098-5129), and the Sanders Farm (VDHR #098-5168) are recommended as eligible for the NRHP. The Wytheville Knitting Mill (139-5037) is recommended not eligible for the NRHP. Three resources, including Fort Chiswell Mansion (VDHR #098-0005), St. John’s Church and Cemetery (VDHR # 098-0018), the McGavock Cemetery (VDHR # 098-0022) are listed on the NRHP, and their boundaries were revisited and confirmed or redefined as necessary. Two previously recorded resources, the William Huffard House (VDHR # 139-0014) and Ingleside (139-0022), had been determined eligible for the NRHP by VDHR, and they were revisited and NRHP-boundaries were defined. Table 1 summarizes the resources and the current recommendations.

Table 1: Summary of Recommendations for Architectural Resources Evaluated During the Current Study.

VDHR #	Name	Address	Approximate Date	Quadrangle	Recommendation for NRHP Eligibility
098-0005	Fort Chiswell Mansion	Route 11	c. 1839-1840	Max Meadows	Previously listed on NRHP
098-0022	McGavock Family Cemetery	Route 81	Nineteenth century	Max Meadows	Previously listed on NRHP
098-0018	St. John’s Church and Cemetery	Corner of 4 <sup>th</sup> St. and Holston Rd.	1854	Wytheville	Previously listed on NRHP
139-0014	William Huffard House/Willow brook Farm	1125 Tazewell St.	1850	Wytheville	Previously determined eligible for the NRHP; boundary is 10-acre parcel.
139-0022	Ingleside	645 Withers Rd.	1874	Wytheville	Previously determined eligible for NRHP; boundary is the 3.55-acre house parcel
098-5051	Keesling Log House	South Side of East Lee Hwy.	c. 1790	Max Meadows	Eligible under Criteria C and D; boundary is the 6.0-acre property tract.
098-5129	Locust Hill	4375 East Lee Hwy.	c. 1784	Max Meadows	Eligible under Criteria A and C.; boundary is the current 1.73-acre parcel.
098-5168	Sanders Farm	414 Meadowbrook Ln.	c. 1905	Max Meadows	Eligible under Criteria A and C; boundary includes 6.79-acre house parcel, and portion of adjacent parcel containing barn
139-5037	Wytheville Knitting Mill	555 Peppers Ferry Rd.	c. 1939	Wytheville	Not eligible

The Keesling Log House (VDHR # 098-5051) is an example of a late-eighteenth century dogtrot dwelling. The house, which has been abandoned for many years, retains much of its original material, and although some areas of the structure have failed, retains its historical form. The building appears to have been built in phases with the western two bays being the earliest constructed. The fine limestone chimney on the west end of the house adds to the historical significance of the building. The outbuildings located on the property postdate the dwelling and do not contribute to the significance of the property.

Locust Hill (VDHR # 098-5129) is a dwelling that appears to have evolved over several construction phases. The original eighteenth century section of the house appears to have been the eastern three bays, which are believed to be of log construction. Window and door openings on this part of the house are very deep (at least 12 inches), providing evidence that the house may be of log. In addition, the western two bays reflect interior detailing that appears to date from the early part of the nineteenth century and are Greek Revival in style. Exterior evidence of a later addition to the west was difficult to determine due to the installation of vinyl siding over the original siding. The rear ell, part of which served as a freestanding summer kitchen, was added to the house in the early twentieth century.

Locust Hill retains good overall integrity. The installation of vinyl siding and the replacement of original windows does detract from the original materials of the house; however, neither alteration significantly alters the form of the façade of the dwelling on which original window pane patterns were retained (six-over-nine). The presence of log construction and pegged joinery in the attic reflects an early construction date and the presence of log outbuildings adds to the historic context of the property.

The Sanders Farm (VDHR # 098-5168) is representative of a mid-nineteenth to early-twentieth-century farmstead in Southwestern Virginia. A secondary dwelling, which is believed to have been constructed around 1850, may have served as the primary dwelling on the farm, but was later converted for farm use. The main house, constructed around 1905, is a good example of the Dutch Colonial Revival style and exhibits such characteristics of the style as a large gambrel roof, shaped bays, and dormers. The interior reflects a traditional center hall, double-pile plan and details include wooden floors, molded woodwork, and plaster walls. The original openings are notable for their use of convex pilasters. The fireplaces also feature refined surrounds.

The Sanders Farm also consists of a collection of outbuildings that date from the mid-nineteenth to the mid-twentieth century. In addition to the secondary dwelling, there is a mid-nineteenth century smokehouse on the property, which retains its original log construction and has very good integrity. The dairy/springhouse appears to date to the early twentieth century and the large gambrel-roofed barn with attached feeding shed and corncrib also date to the early twentieth century.

Although the main dwelling has been modified by the installation of aluminum siding, the dwelling retains a high level of integrity overall and reflects its historical architectural character. The collection of outbuildings also enhances the setting of the dwelling and expresses the growth of the property over the past one hundred years.

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