

## Virginia Department of Historic Resources PIF Resource Information Sheet

This information sheet is designed to provide the Virginia Department of Historic Resources with the necessary data to be able to evaluate the significance of the property for possible listing in the Virginia Landmarks Register and the National Register of Historic Places. This is not a formal nomination, but a necessary step in determining whether or not the property could be considered eligible for listing. Please take the time to fill in as many fields as possible. A greater number of completed fields will result in a more timely and accurate assessment. Staff assistance is available to answer any questions you have in regards to this form.

<b>General Property Information</b>	For Staff Use Only DHR ID #: 085-0206
Property Name(s): <u>Hiram Clem Farm</u>	
Property Date(s): <u>1875</u> X Circa <input type="checkbox"/> Pre <input type="checkbox"/> Post      Open to the Public? <input type="checkbox"/> Yes X No	
Property Address: <u>291 Belgravia Rd.</u> City: <u>Edinburg</u> Zip: <u>22824</u>	
County or Ind. City: <u>Shenandoah</u> USGS Quad(s): <u>Edinburg, VA and Conicville, VA</u>	

### Physical Character of General Surroundings

Acreage: 109.981      Setting (choose one):  City  Urban  Town  Suburban X Rural  Transportation Corridor

Site Description Notes/Notable Landscape Features: **The farm lies along both sides of Rt. 707 (Belgravia Rd.) south of Rt. 614 (South Middle Rd.). The house is on axis with a fine, fenced, 400-foot-long allee with trees on either side of a gravel drive. The farm buildings are aligned behind the house in a continuation of the entrance drive on the south side of the house. The house and outbuildings occupy 3.6 acres, with the farm occupying the balance of the property. The land is gently rolling and is planted in corn. The area around the house has large trees and shrubs and is enclosed within a wooden white picket fence.**

Secondary Resource Description (Briefly describe any other structures (or archaeological sites) that may contribute to the significance of the property: **A line of six farm structures is to the rear of the house: 1) an old, frame, two-story utility or shop building with a front-gable roof, brick chimney, and a vehicle bay on the right (contributing); 2) a modern, three-bay carport and equipment shed (non-contributing); 3) on the south side of the drive, an old, frame shed-roof, two-vehicle garage (contributing); 4) in the field behind the garage, a modern animal shelter (non-contributing); 5) some distance behind the north-side outbuildings, an old, frame granary with matched siding, a side-gable roof, stone foundation, and sliding front door (contributing); 6) at the rear of the lane, a large modern, gable-roof pole barn, built on the foundation of an earlier barn from which a portion of the ramp survives (non-contributing).**

Ownership Category:    Private    Public-Local    Public-State    Public-Federal

### Individual Resource Information

What was the historical use of this resource? Examples include: Dwelling, Grist Mill, Bridge, Store, Tobacco Barn, etc...

Dwelling and farm

What is the current use? (if other than the historical use) Dwelling and farm

Architectural style or elements of styles: Vernacular I-house with integral wing

Architect, builder, or original owner: Hiram C. Clem, owner

# of stories 2 Condition: Excellent Good Fair Deteriorated Poor Ruins Rebuilt Renovated

Are there any known threats to this property? No

### Resource Component Information

Please answer the following questions regarding the individual components of the resource. If the component does not exist, answer "n/a." If you feel uncomfortable in answering the question, please leave the space blank. Photographs of the features can also help our staff identify specific feature components. Usually, priority is given to describing features on the primary (front) facade of the structure.

**Foundation:** Describe the foundation that supports the structure. Examples include piers, continuous brick, poured concrete.  
Continuous dressed-rubble limestone

**Structure:** Describe the primary structural component of the resource. Include primary material used. Examples include log, frame (sawn lumber), and brick. Also include the treatment, such as a particular brick bond or type of framing, if known.  
Frame

**Walls:** Describe the exterior wall covering such as beaded weatherboard or asbestos shingles.  
Plain wood weatherboard siding, except for bay windows, which are wood fishscale shingles

**Windows:** Describe the number, material, and form of the primary windows. This includes the number of panes per sash, what the sashes are made of, and how the sashes operate (are they hinged or do they slide vertically) Have the windows been replaced?  
Original double-hung wood sash 2/2-light windows throughout, except in attic, which has Gothic arch sash with colored glass

**Porch:** Briefly describe the primary (front) porch. List the primary material, shape of the porch roof, and other defining details.  
Wood frame two-story porch handsomely ornamented. The first story is five bays; the second story is three full bays edged by two half-bays. There is a concave roof between the stories; the top story has a shed roof. Arches mark each bay, with half arches at the ends on the second story, plus a full arched return at each end.. The second story has a decorative railing, as well as a modillion cornice.

**Roof:** Describe the roof, listing the shape and the covering material.  
The roof is "I"-gabled. The main roof is in asphalt-asbestos shingles; the porch and window have standing-seam metal roofs.

**Chimney(s):** List the number of chimneys and the materials used. Include the brick bond pattern if possible.  
There are three plain, interior brick chimneys, two in the main block, one in the rear ell.

**Architectural Description of Individual Resource:** *(Please describe architectural patterns, types, features, additions, remodelings, or other alterations. A sketch of the current floor plan would be appreciated)*

**Exterior:** The Hiram Clem House is believed to have been built in the 1870s, based on earlier evaluations and present analysis of ornament and overall design. It is an example of a form common in the area—an I-house with integral rear wing. The basement, foundation, and house

form indicate that it was constructed all at the same time. The rear wing, with two-story side porch terminated by small rooms at the ends, is a typical design of the period. The prominent side bay windows in the front I portion are typical of later nineteenth-century construction, as are the two-over-two-light double-hung wood sash used in windows throughout the house. The fanciful porch design with arched ornament is seen in the area from about 1870. The intricate gable ornament is also typical of the post-Civil War era, while the cusps on the front gable arches are reminiscent of the Gothic Revival, as are the pointed Gothic arches of the attic windows.

The house is 39 feet wide. The front (west) façade of the two-and-a-half-story frame house is three bays wide and features a decorative two-story porch. The central entrance has a two-leaf door with arch-head sash in each part. The second-floor central door to the porch is a single door with rectangular lights. Windows flank the doorways on each floor. They are original two-over-two-light double-hung wood sash, as are the windows throughout the house. Original two-panel wood shutters are found throughout the house, except at the bay windows.

In the front gable is a Gothic pointed- arch window with three panes of colored glass in the pointed upper section of the arch, each pane in a different color, with two rectangular panes below. The same Gothic arch window is repeated in each gable.

The walls are in plain wood weatherboards. The gable walls and side bay-window walls are wood shingled, with both fish-scale and hexagonal butts.

The distinctive ornamented two-story front porch and gable above is the most remarkable feature of the house. The 33-foot-wide porch is in five bays by one bay ten feet deep on the first floor. There are square posts ornamented at the top and arched frames between, with a rounded pendant at the top of the arch. The smaller second-floor porch is also in five bays, but architecturally the end bays are actually half-bays, with only half of an arched frame. The roof between the two sections is concave, covered in standing-seam metal. The second floor porch has a complex geometrical railing. There is no railing on the first floor, although there may originally have been one, as in another nearby porch of this type of design.

The porch and house cornices are in small, spaced brackets under a molded upper section. The house cornice makes a partial return across the side gables of the house. The right-side front I section has a prominent bay window, as does the left side, with two-over-two-light, double-hung wood sash without shutters. The second floor has two windows and one Gothic-arched window in the gable.

The right side of the rear wing has a two-story, three-bay porch terminated by a small room at each end, with one small window in each, one-over-one-light. Doors lead to the porch from the central hall, dining room, and kitchen. The kitchen has a sash door. On the second floor, a door opens to the porch from the upstairs center hall, as well as a sash door from the rear hall. The porch railings are in ornamental sawn-work. The posts are square, with small arched trim at the top.

The house's bracketed cornice continues around this side and the remainder of the house. The end of the rear wing has a plain gable without ornament except for a Gothic window. The first and second floors have one window each, and the kitchen has a rear door. Also in the rear are covered steps to the basement.

The left side of the house is flush from front to rear, in two stories and three bays, including a prominent bay window and two windows farther back. There are four windows on the second floor and a Gothic gable window. The siding and shingled and ornamented gable and bay window are similar to the right side.

**Interior:** The front I section of the house has a central hall leading back to the side porch. There is a fine Victorian stair with a short return to the second floor. It has a large square ornamented newel and molded round balusters. The side of the stair is vertically paneled. The rear porch door is in four panels. An unusual feature is a storage cabinet on the right side of the hall near the rear. The floor is in original wide 5" boards, repaired and refinished. To the right side of the hall is a study or family room with a fireplace with mantel and hearth. It has simple pilaster sides, a plain shelf, and chevron stripes in the frieze. There are modern antique-style Dutch tiles around the firebox; the hearth is of brick. The window and door trim is typical of the house with molded pilaster trim and unusual corner blocks with molded edges and cross-cut (horizontal and vertical) lines in the center. The walls and ceilings are plastered; there is no cornice.

To the left of the center hall is the living room. It has beaded board wainscoting and modern wallpaper. The fireplace has a molded mantel shelf with turned pilaster sides, an ornamented and paneled frieze, and a brick hearth.

Behind the living room is the dining room. It has vertical board wainscoting, modern wallpaper, and no fireplace.

Behind the dining room is the kitchen, and between the two is an enclosed stairway leading up to the second floor and down to the basement. The kitchen is modern, with built-in cabinets and appliances and a central island. There is vertical board wainscoting and doors both to the side porch and to the rear. A new lavatory is in the side porch termination.

The second floor has a central hall with bedrooms on both sides of the front I section. The center hall has a rear door to the side porch and also opens to a narrow rear hall.

In the wing is a modern bath and at the rear of the house a bedroom with a small bath in the porch termination. The bedroom also has a door to an enclosed attic stair.

The attic is unfinished and notable only for its Gothic windows.

The basement is reached by stairs from the kitchen and by an outside door at the rear of the house. It is full-height throughout, and there is evidence in the foundations that it has been lowered to its present level from what was probably a partial full-height basement. It extends under the left side of the house from front to rear. There is no basement under the right side of the house.

The house was thoroughly rehabilitated following its purchase in 2001, with good care taken of the historical features. The only major change was the insertion of new bathrooms. The walls and ceilings were replastered and the floors repaired and refinished. Modern forced-air HVAC was discreetly installed. The partially enclosed side porch was re-opened to its original appearance. New electrical systems and lighting were installed.

**Significance Statement:** Briefly note any significant events, personages, and/or families associated with the property. (Detailed family genealogies are not necessary.) Please list all sources of information. It is not necessary to attach lengthy articles or genealogies to this form. Normally, only information contained on this form is forwarded to the State Review Board.

**The Hiram Clem House, located at 291 Belgravia Rd. (Rt. 707) in Shenandoah County, four miles southwest of the town of Edinburg, Virginia, and near the crossroads settlement of Hamburg, is an exceptionally decorative example of the vernacular Victorian farmhouses that marked the prosperous farms of the northern Shenandoah Valley from the 1870s until the 1890s. Its elaborately ornamented two-story front porch and large front gable adorned with Gothic cusps of sawn wood around a large central arch lend distinction to an otherwise traditional two-story, three-bay, frame I-house with integral wing and two-story side porch.**

**The house is believed to have been constructed in the 1870s. It was presumably built by Hiram C. Clem, a Shenandoah County farmer, and it remained in the Clem family at least until 1915, when it was owned by his son, George Monroe Clem (1872-1925).**

**Hiram Calvin Clem was born in 1836 not far from Edinburg, in Powells Fort (Fort Valley) in eastern Shenandoah County. In 1867, he married Adeline King (1841-1906), with whom he had nine children, of whom George Clem was the second son. Hiram and Adeline Clem died within a month of each other in 1906. Both are buried in the nearby Bethel Lutheran Church Cemetery.**

**Hiram Clem's land adjoined that of several other long-time residents of the Hamburg area. His neighbors included Isaac Bowman and his son, Isaiah Bowman, as well as the Fravel family, from which Isaiah Bowman's wife, Annie, descended. At least a portion of the Clem farm, in fact, had once belonged to the Bowmans and the Fravels. Shenandoah County land records for 1890 note that the Clem property had gained in value the previous year through the acquisition of "Fravel land bought from Annie, Isaiah, Sarah, and William Bowman".**

**The house appears to have been little changed since its construction, except for the addition of necessary amenities such as a modern kitchen and bathrooms.**

**At some point later in the twentieth century, the Clem farm was acquired by John S. and Grace B. Kagey. In 2001, it was purchased from Grace Kagey's heirs by W. Denman Zirkle, a descendant of Isaiah Bowman, who carefully rehabilitated the farm house and continued the farming operations on the property. In 2003, the house and 3.6 acres immediately adjacent to it were purchased by its present owners, William M. Carroll and Sigrid Z. Carroll. Mrs. Carroll is the daughter of W. Denman Zirkle. The remainder of the land is still owned by Mr. Zirkle., who has indicated an interest in donating an easement on his portion of the property to the Virginia Department of Historic Resources.**

**Legal Owner(s) of the Property** (For more than one owner, please use a separate sheet.)

Mr.  Mrs.  W. Denman Zirkle  
 Ms.  Miss  \_\_\_\_\_  
(Name)

12097 South Middle Road Edinburg, VA 22824  
(Address) (City) (State) (Zip Code)

\_\_\_\_\_  
(Email Address) (Daytime telephone including area code)

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
**• • Signature required for processing all applications. • •**

In the event of corporate ownership you must provide the name and title of the appropriate contact person.

Contact person: \_\_\_\_\_

Daytime Telephone: ( ) \_\_\_\_\_

**Applicant Information** (Individual completing form if other than legal owner of property)

Mr.  Mrs.   
 Ms.  Miss  James C. Massey Massey Maxwell Associates  
 Shirley Maxwell  
(Name) (Firm)

P.O. Box 263 Strasburg VA 22657  
(Address) (City) (State) (Zip Code)

masmax@shentel.net 540-465-4566  
(Email Address) (Daytime telephone including area code)

Applicant's Signature: \_\_\_\_\_ Date: 1/6/09

**Notification**

In some circumstances, it may be necessary for the department to confer with or notify local officials of proposed listings of properties within their jurisdiction. In the following space, please provide the contact information for the local County Administrator or City Manager.

Mr.  Mrs.  Dr.  Vince Poling County Manager  
 Miss  Ms.  Hon.  \_\_\_\_\_  
(Name) (Position)

Shenandoah County 800 N. Main St.  
(Locality) (Address)

Woodstock VA 22664 540-465-4566  
(City) (State) (Zip Code) (Daytime telephone including area code)

Please use the following space to explain why you are seeking an evaluation of this property.  
**Owners wish to pursue National Register and Virginia Landmarks designation. Mr. Zirkle has submitted a letter of intent to donate to VDHR an easement on the property, excluding the house portion containing 3.639 acres.**

Would you be interested in the State and/or the Federal Rehabilitation Tax Credits? Yes  No   
 Would you be interested in the easement program? Yes  No