

United States Department of the Interior
National Park Service

LISTED ON:
VLR 12/17/2009
NRHP 03/23/2010

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Western State Hospital (Boundary Increase 2009)
other names/site number VDHR ID #132-0009, Western State Hospital Dairy Barn

2. Location

street & number 301 Greenville Avenue not for publication N/A
city or town Staunton vicinity N/A
state Virginia code VA county Staunton (Independent City) code 790 zip code 24401

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property x meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide x locally. (See continuation sheet for additional comments.)

[Signature] 2/3/2010
Signature of certifying official Date
Virginia Department of Historic Resources
State or Federal Agency or Tribal government

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register
 See continuation sheet.
- determined eligible for the National Register
 See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing	
<u> 2 </u>	<u> 0 </u>	buildings
<u> 0 </u>	<u> 0 </u>	sites
<u> 1 </u>	<u> 0 </u>	structures
<u> 0 </u>	<u> 0 </u>	objects
<u> 3 </u>	<u> 0 </u>	Total

Number of contributing resources previously listed in the National Register N/A

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: AGRICULTURE Sub: Animal Facility

Current Functions (Enter categories from instructions)

Cat: VACANT/NOT IN USE Sub: _____

7. Description

Architectural Classification (Enter categories from instructions)

 LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS

 OTHER: Agricultural Vernacular

Materials (Enter categories from instructions)

foundation CONCRETE

roof METAL

walls CONCRETE; STUCCO

other WOOD: Windows and Trim; METAL: Tin. Cupolas

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
B Property is associated with the lives of persons significant in our past.
X C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
B removed from its original location.
C a birthplace or a grave.
D a cemetery.
E a reconstructed building, object, or structure.
F a commemorative property.
G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

ARCHITECTURE

Period of Significance 1930 - 1952

Significant Dates 1930; 1946

Significant Person (Complete if Criterion B is marked above) N/A

Cultural Affiliation N/A

Architect/Builder Commonwealth of Virginia

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

- preliminary determination of individual listing (36 CFR 67) has been requested.
previously listed in the National Register
previously determined eligible by the National Register
designated a National Historic Landmark
recorded by Historic American Buildings Survey #
recorded by Historic American Engineering Record #

Primary Location of Additional Data

- X State Historic Preservation Office
Other State agency
Federal agency
Local government
University
Other

Name of repository: Virginia Department of Historic Resources, Richmond, Virginia.

10. Geographical Data

Acreage of Property 1.75 Acres

UTM References (Place additional UTM references on a continuation sheet)

Table with 4 columns: Zone, Easting, Northing. Values: 1 17/669322/4223309, 2, 3, 4

X See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Beth Scripps, Research Historian
organization Frazier Associates date September 2, 2009
street & number 213 N. Augusta Street telephone 540-886-6230
city or town Staunton state VA zip code 24401

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Village Development, LLC
street & number 116 E. Franklin Street telephone 804-321-2471
city or town Richmond state VA zip code 23222

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

Estimated Burden Statement: Public reporting burden for this form is estimated to average 36 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**Western State Hospital
(Boundary Increase 2009)
City of Staunton, Virginia**

Section 7 Page 1

Summary Description

The proposed boundary increase for the Western State Hospital consists of 1.75 acres containing the dairy barn (contributing) and milk house (contributing) that supported dairy operations for the hospital patients as part of a large subsistence farming operation located south of the main hospital complex. The road that historically connected the dairy barn to the residential portion of the complex is used to connect these additional resources to the existing district and is a contributing structure. The buildings are a 1927-30 dairy barn, renovated in 1952; and a 1946 one-story milk house. The one-story vernacular agricultural dairy barn is built of poured concrete and frame construction with a gambrel roof and 25 bays. The interior spaces are intact and the holes in the floor for placement of the stanchions are still visible. The vernacular milk house, located across the road from the barn, is constructed of concrete block and has an asphalt shingle-covered side gable roof. The road has an asphalt surface.

Detailed Description

The Western State Hospital dairy barn is located near the southwest boundary of the complex. The historic access road connects the barn to the rest of the complex and extends northeast from the barn, then due north to connect to the road network of the more densely developed portion of the complex. A secondary road extends from the west elevation northwest, then north, behind the physicians' residences to the southwest perimeter of the current historic district.

The dairy barn was constructed between 1927-1930 in the Bungalow style and retains much of its integrity, despite a renovation of the building in 1952.¹ The poured concrete and frame 25-bay barn is oriented on a north-south axis and is approximately 260 feet long by 36 feet wide. It has a standing-seam metal gambrel roof with a one-bay cross-gambrel entrance porch on the east and an enclosed cross-gambrel projection on the west elevation. A loading dock with canopy-covered entry, constructed in 1952, is located on the south elevation and a wide, double-door entry is on the north elevation. The gambrel ends are coated in rough stucco and contain louvered vents and an arched multi-pane window in addition to the entrance doors. Character-defining features of the exterior include three-over-six hopper-style windows, exposed rafter ends that punctuate the eaves along its length, and cupola-style roof vents capped by cow-accented weathervanes. A pair of silos on the east elevation, evident in historic images, is no longer extant.

The 9,680-square-foot interior retains the integrity of the barn spaces with a sliding barn door between two areas and offices and refrigerated coolers for dairy product storage, likely added in 1952. Holes in the painted concrete floors are indicative of the stanchion attachment locations. Interior bearing walls are constructed of concrete block and partition walls of gypsum board. Plumbing and electrical fixtures are exposed and conduit is surface-mounted.

An adjacent one-story, two-bay concrete block milk house was built in 1946.² It measures 25 feet by 16 feet and has an asphalt shingle-clad, side-gabled roof and a metal six-light window with a hopper opening that is oriented horizontally within the two middle panes. Aluminum gutters are attached to the eaves and empty into downspouts at the corner of the building. A glazed area to either side of the offset door has been filled in with vertical boards and corrugated fiberglass panels. This 400-square-foot building was most recently used for storage.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**Western State Hospital
(Boundary Increase 2009)
City of Staunton, Virginia**

Section 8 Page 2

Summary Statement of Significance

Located in the City of Staunton, Virginia, the Western State Hospital was listed in the Virginia Landmarks Register and the National Register of Historic Places in 1969 with boundary increases made in 2006 and 2007. The 2009 boundary increase includes a dairy barn and milk house that are locally significant to the district under Criterion C for Architecture. The barn's vernacular style incorporates a gambrel roof, Bungalow details, and picturesque cupolas with cow motif weathervanes. It represents the ideal of farming and honest labor as a mental health treatment modality. The district expansion's period of significance commences with the barn's completed construction in 1930 and continues through 1952 when it was renovated. The concrete block milk house, built in 1946 and located across the road from the barn, is a contributing resource to the expanded district. Both the dairy barn and the milk house are connected to the residential part of the complex by the historic roadway, a contributing structure. The agricultural operations of the hospital provided employment for nearly half the hospital's patients. The dairy barn and its accompanying milk house are the only extant buildings that represent the hospital's institutionalized subsistence farming operations that provided up to 66,000 gallons of milk per year for patients.³ Since 1981, the barn and milk house have been used for storage.

Historical Background

During the twentieth century the land holdings of Western State Hospital increased from 288 acres to 3,000 acres before reverting to the 82 acres transferred into the private ownership of Village Development Associates, LLC in 2005.⁴ Without this proposed expansion there is no representative building that directly relates to the significant agricultural operations of the hospital. Completed in 1930, the dairy/cow barn is the only surviving barn on the former hospital property.

At the beginning of the twentieth century, the hospital complex included 268 acres of farmland with plantings of hay and wheat and grape, apple, and peach orchards. The Annual Report for that year requested an additional 300 acres.⁵ As the number of patients undergoing treatment increased from 1,065 in 1906 to 1,624 in 1917, the need for additional land did as well.⁶ By the 1917 Annual Report, the hospital had 600 acres under cultivation and asked for an additional 200 acres.⁷

The first mention of the new cow barn appears in the 1924-1925 Annual Report in which an appropriation of \$6,000 is requested for the building.⁸ The appropriation was granted and the barn was under construction by 1927.⁹ During this time, additional acreage was being added to the hospital land holdings, which now totaled over 1,000 acres. The number of patients likewise had increased to 2,100 by 1927.¹⁰

The 1930 Annual Report states the cow barn has been "completed, equipped, and occupied." The capacity of the new barn is recorded as 104 cows with ten lying-in (birthing) stalls. Dr. DeJarnette, who was superintendent of the hospital, remarks that the "great fire hazard of the old barn" has been eliminated.¹¹

With a patient census of 2,400 in 1930, the hospital was consuming approximately 66,000 gallons of milk and canning 45,000 gallons of fruits and vegetables for annual use.¹² Nearly half of the patients were employed by the hospital, many in this subsistence agriculture. In that year's annual report, Dr. DeJarnette stated "selected employment continues to be our best remedial agent" and that "many admissions today are the products of self-indulgence and idleness."¹³ These statements echo the belief of the hospital's first superintendent Dr. Francis Stripling (1840-1874) in mental hygiene (medicine/social reform/prevention) and show a continuity of thought through the tenure of Dr. DeJarnette (1905-1943), spanning over a century.

Additional farmland continued to be acquired by the hospital with eventual landholdings of 3,000 acres and an equal number of patients by the 1950s.¹⁴ A new hospital complex was constructed near the intersection of I-81 and Richmond Road and operated concurrently with the old site.¹⁵ An additional barn (c. 1950s) associated with the hospital's expanded agricultural pursuits is located on the site of the Museum of American Frontier Culture, across Richmond Road from the new hospital complex. This newer barn lacks the level of architectural detail and originality of the 1930 barn and has been recently remodeled to serve as support space for the museum. Other barns found within the City of Staunton, such as

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**Western State Hospital
(Boundary Increase 2009)
City of Staunton, Virginia**

Section 8 Page 3

those associated with Cobble Hill Farm and the farms located on Bell's Lane supported much smaller farming operations and, therefore, lack the scale of the nominated structure. Only the barn at Cobble Hill (132-5013) is more sophisticated than the Western State Hospital barn, as it was designed by local architect, Sam Collins of the T. J. Collins and Son firm located in Staunton, Virginia.

By the 1970s, community-based treatment and social integration replaced the earlier treatment modalities. The patient count dropped by two-thirds and the old hospital site, with its aging buildings was abandoned in favor of the new site. The Virginia Department of Corrections took over the old hospital site in 1981¹⁶ and used the barn for storage. The Staunton Correctional Center closed in 2002, and the property was transferred to Village Development Associates, LLC in 2005. The City of Staunton continued to use the building for storage until recently.

Endnotes

1. Western State Hospital Records, Western State Hospital (new site), Staunton, Virginia.
2. Ibid.
3. Ibid.
4. Western State Hospital (Boundary Increase 2006) National Register Nomination archived files. Frazier Associates, Staunton, VA.
5. Ibid.
6. Ibid.
7. Ibid.
8. Western State Hospital Records, Western State Hospital (new site), Staunton, Virginia.
9. Ibid.
10. Ibid.
11. Ibid.
12. Western State Hospital (Boundary Increase 2006) National Register Nomination archived files. Frazier Associates, Staunton, VA.
13. Western State Hospital Records, Western State Hospital (new site), Staunton, Virginia.
14. Western State Hospital (Boundary Increase 2006) National Register Nomination archived files. Frazier Associates, Staunton, VA.
15. Ibid.
16. Ibid.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**Western State Hospital
(Boundary Increase 2009)
City of Staunton, Virginia**

Section 9 Page 4

Major Bibliographical References

Sanborn Fire Insurance Company Maps, Historic Staunton Foundation, Staunton, Virginia.

Western State Hospital Records, Western State Hospital (new site), Staunton, Virginia.

Western State Hospital (Boundary Increase 2006) National Register Nomination archived files.
Frazier Associates, Staunton, VA.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**Western State Hospital
(Boundary Increase 2009)
City of Staunton, Virginia**

Section Photographs Page 5

Verbal Boundary Description

The boundary of the Western State Hospital (Boundary Increase 2009) includes the dairy barn, milk house and the historic approach road connecting the agricultural buildings to the main hospital complex as shown on the accompanying scaled map entitled "Western State Hospital (Boundary Increase 2009)."

Boundary Justification

The increase in the boundary of the Western State Hospital district includes the dairy barn and milk house that provided up to 66,000 gallons of milk a year for the patients of the hospital. The road connecting these agricultural buildings to the main complex provides the context for the boundary expansion as it provided the means of milk delivery and also would have been the route of travel for the many patients that were employed in the agricultural operations of the hospital as part of their treatment.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**Western State Hospital
(Boundary Increase 2009)
City of Staunton, Virginia**

Section Photographs Page 6

The following information is common to all photographs:

PROPERTY: Western State Hospital (Boundary Increase 2009)

LOCATION: City of Staunton, Virginia

DHR FILE NO: 132-0009

PHOTOGRAPHER: Beth Scripps, Frazier Associates

ELECTRONIC IMAGES HOUSED: Virginia Department of Historic Resources, Richmond, Virginia

PHOTO 1 of 11: View looking southwest from historic approach road at southern end of main complex
Virginia_City of Staunton_Western_State_Hospital_(Boundary_Increase_2009)_0001

PHOTO 2 of 11: View looking northeast along historic approach road from dairy barn towards main complex
Virginia_City of Staunton_Western_State_Hospital_(Boundary_Increase_2009)_0002

PHOTO 3 of 11: View looking northwest from the dairy barn
Virginia_City of Staunton_Western_State_Hospital_(Boundary_Increase_2009)_0003

PHOTO 4 of 11: Exterior view of dairy barn looking southeast
Virginia_City of Staunton_Western_State_Hospital_(Boundary_Increase_2009)_0004

PHOTO 5 of 11: Exterior view of dairy barn looking southwest
Virginia_City of Staunton_Western_State_Hospital_(Boundary_Increase_2009)_0005

PHOTO 6 of 11: Exterior view of dairy barn looking northeast
Virginia_City of Staunton_Western_State_Hospital_(Boundary_Increase_2009)_0006

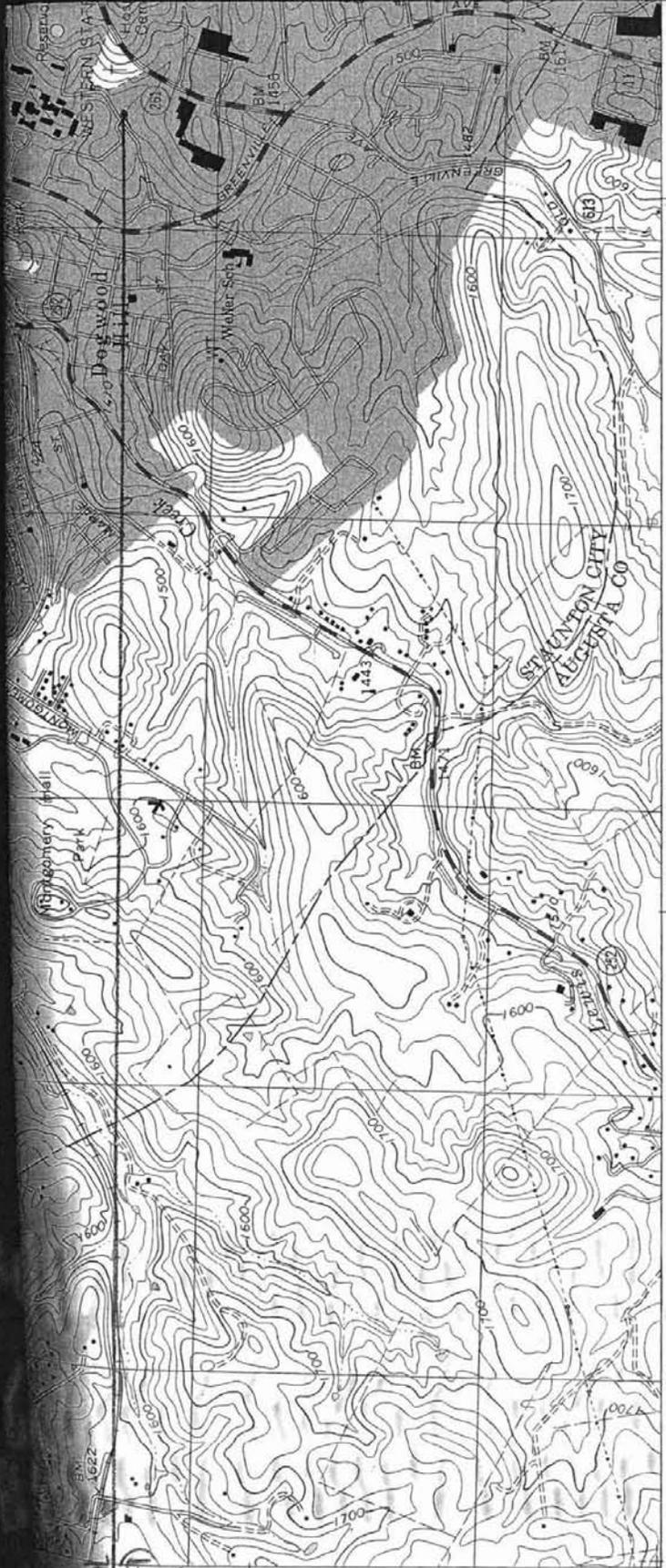
PHOTO 7 of 11: Exterior view of dairy barn looking northeast showing cross gambrel
Virginia_City of Staunton_Western_State_Hospital_(Boundary_Increase_2009)_0007

PHOTO 8 of 11: Interior view of holding room to south of entry
Virginia_City of Staunton_Western_State_Hospital_(Boundary_Increase_2009)_0008

PHOTO 9 of 11: Interior view of refrigerated cooler corridor
Virginia_City of Staunton_Western_State_Hospital_(Boundary_Increase_2009)_0009

PHOTO 10 of 11: Interior detail of typical window, door and wall
Virginia_City of Staunton_Western_State_Hospital_(Boundary_Increase_2009)_0010

PHOTO 11 of 11: Exterior view of milk house looking northeast
Virginia_City of Staunton_Western_State_Hospital_(Boundary_Increase_2009)_0011

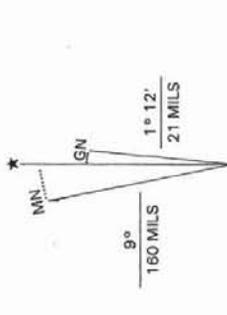
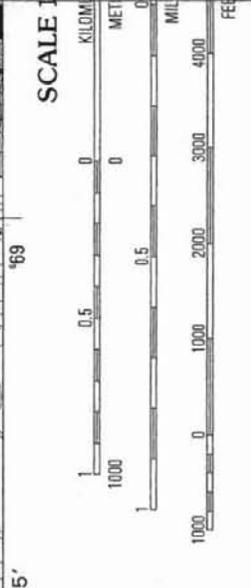


WESTERN STATE HOSPITAL
 BOUNDARY INCREASE 2001
 CITY OF STAUNTON, VA
 TR FILE NO. 132-0069
 NAD 1983 2 052 500
 METERS
 QUAD: STAUNTON, VA

UTM REFERENCE
 1609322/4223309

Produced by the United States Geological Survey
 Topography compiled 1963. Planimetry derived from imagery taken 1998 and other sources. Survey control current as of 1964 North American Datum of 1983 (NAD 83). Projection and 1 000-meter grid: Universal Transverse Mercator, zone 17 2 500-meter ticks: Virginia Coordinate System of 1983 (north zone) North American Datum of 1927 (NAD 27) is shown by dashed corner ticks. The values of the shift between NAD 83 and NAD 27 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software

There may be private inholdings within the boundaries of the National or State reservations shown on this map
 Landmark buildings verified 1964

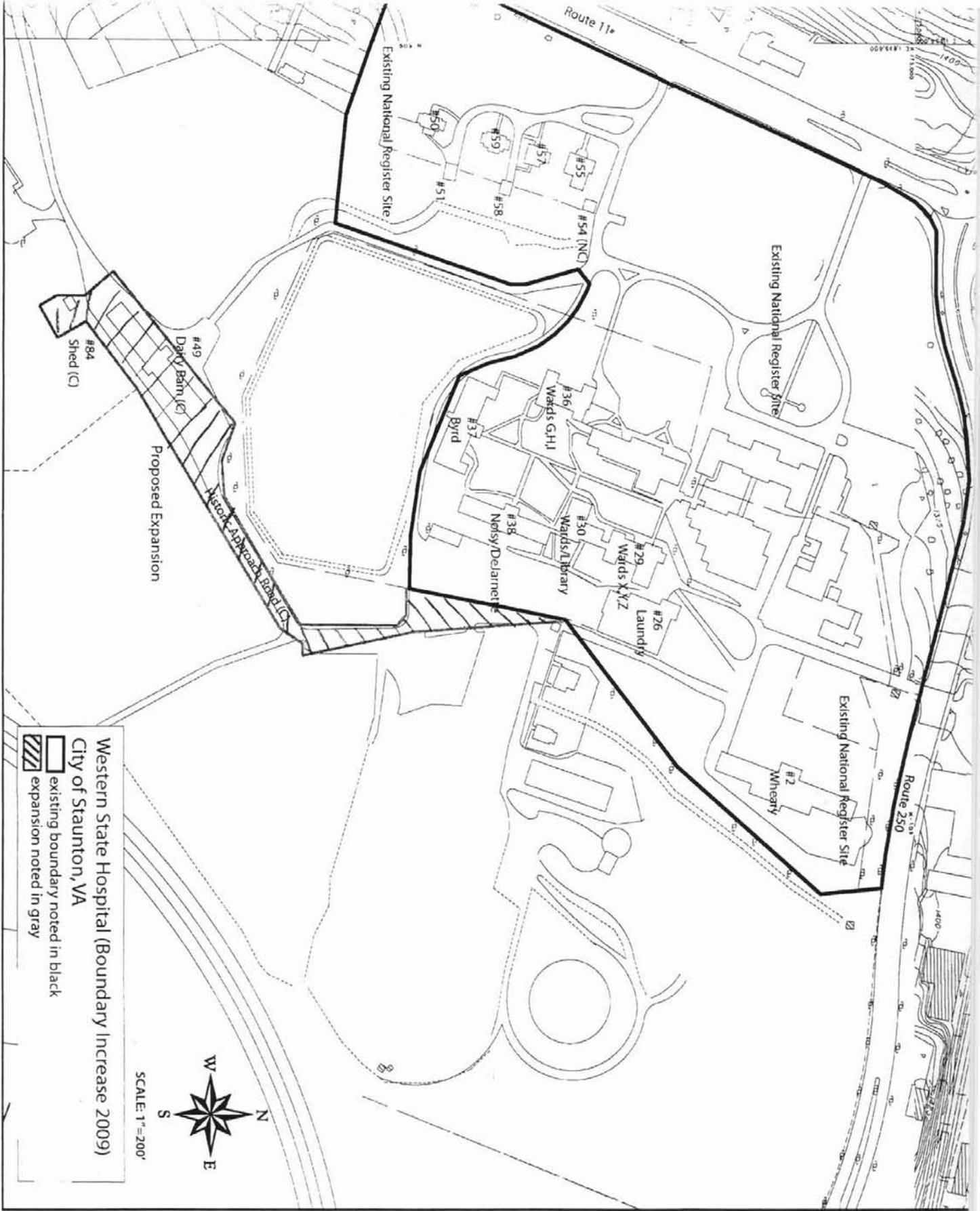


UTM GRID AND 2001 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

CONTOUR INT
 NATIONAL GEODETIC VE
 TO CONVERT FROM FEET TO

THIS MAP COMPLIES WITH NATION
 FOR SALE BY U.S. GEOLOGICAL SURVEY, P
 AND VIRGINIA DIVISION OF MINERAL RESOU
 A FOLDER DESCRIBING TOPOGRAPHIC MAPS





Western State Hospital (Boundary Increase 2009)
 City of Staunton, VA

-  existing boundary noted in black
-  expansion noted in gray



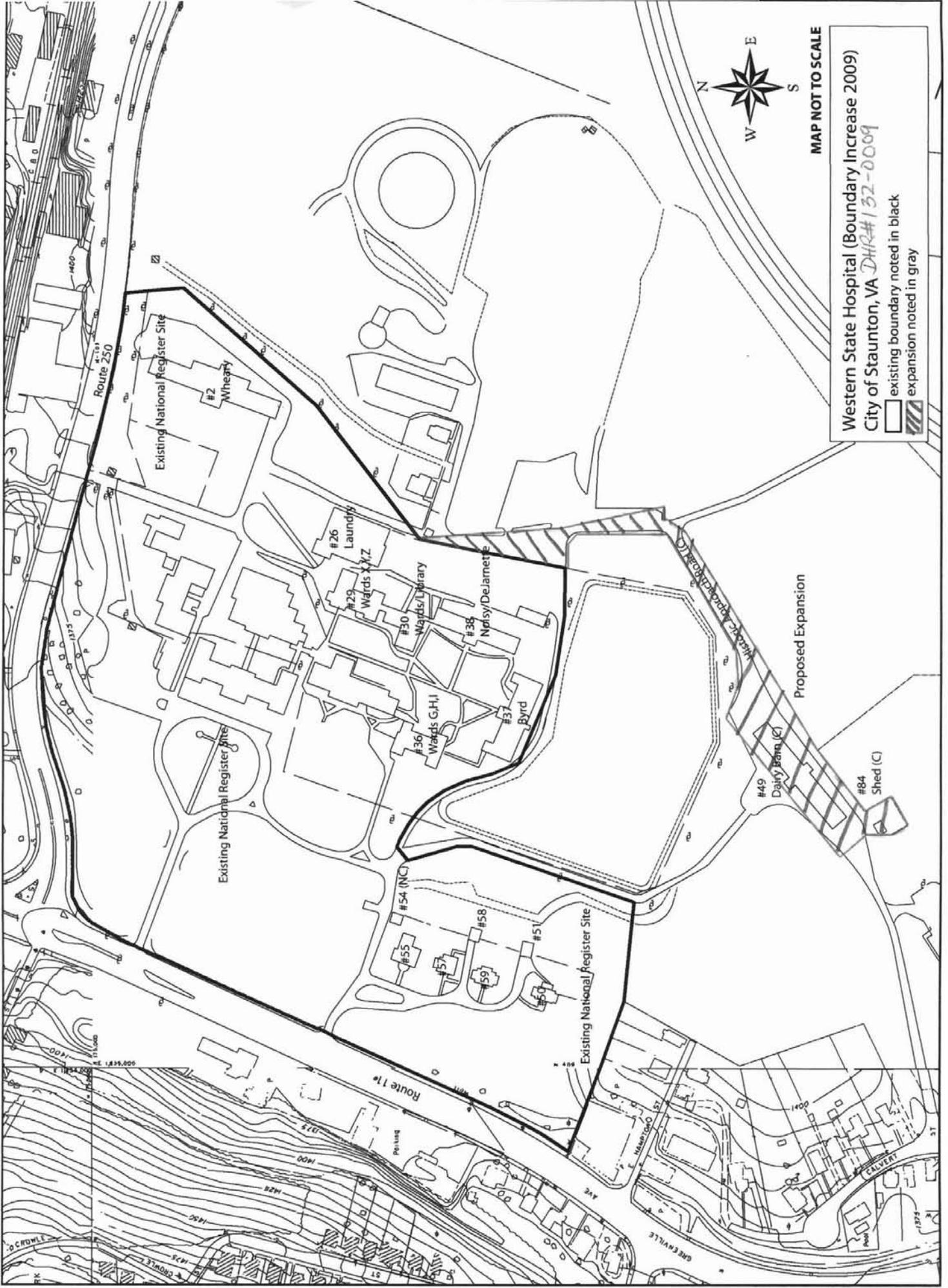


MAP NOT TO SCALE

Western State Hospital (Boundary Increase 2009)

City of Staunton, VA *DHR# 132-0009*

- existing boundary noted in black
- expansion noted in gray





COMMONWEALTH of VIRGINIA

Department of Historic Resources

2801 Kensington Avenue, Richmond, Virginia 23221-0311

January 11, 2010

L. Preston Bryant, Jr.
Secretary of Natural Resources

Kathleen S. Kilpatrick
Director

Tel: (804) 367-2323
Fax: (804) 367-2391
TDD: (804) 367-2386
www.dhr.virginia.gov

Mr. Robin Miller
Village Development LLC
116 East Franklin Street
Richmond, VA 23219

Re: Western State Hospital Boundary Increase, City of Staunton

Dear Mr. Miller:

On Behalf of the Commonwealth of Virginia, it gives me great pleasure to inform you that the Board of Historic Resources has placed the **Western State Hospital Boundary Increase** in the Virginia Landmarks Register. The State Review Board also recommended this property for inclusion on the National Register of Historic Places. Following final staff review, we will forward the nomination to the National Park Service, including my recommendation, along with the Board's, that the resource is eligible for listing in the National Register of Historic Places.

The Virginia Landmarks Register includes historic landmarks, buildings, structures, districts, objects, and sites which are recognized as having historical, architectural, or archaeological significance at a local, state, or national level. The **Western State Hospital Boundary Increase** deserves this official recognition as one of the Commonwealth's historic resources. The responsibility for preserving Virginia's irreplaceable historic resources rests ultimately with interested citizens like you. While registration does not in itself protect the property, we hope this formal recognition will provide encouragement to your continuing efforts to preserve this important part of Virginia's history.

The continuing protection and preservation of registered Virginia landmarks is of immediate concern to this office. We welcome the opportunity to serve, and it is our hope that you will inform us if we can be of assistance to you in providing any technical advice on contemplated alterations or sensitive renovations to properties.

Sincerely,

Kathleen S. Kilpatrick
Director and State Historic Preservation Officer

Administrative Services
10 Courthouse Avenue
Petersburg, VA 23803
Tel: (804) 862-6416
Fax: (804) 862-6196

Capital Region Office
2801 Kensington Ave.
Richmond, VA 23221
Tel: (804) 367-2323
Fax: (804) 367-2391

Tidewater Region Office
14415 Old Courthouse Way, 2nd Floor
Newport News, VA 23608
Tel: (757) 886-2807
Fax: (757) 886-2808

Roanoke Region Office
1030 Penmar Ave., SE
Roanoke, VA 24013
Tel: (540) 857-7585
Fax: (540) 857-7588

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

