

VLR 3.17.99
NPRM draft

NPS Form 10-900
(Rev. 10-90)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

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

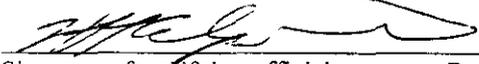
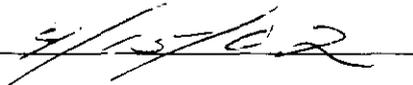
historic name Breckinridge Mill Complex (Boundary Increase)
other names/site number #011-0187, includes Miller's house #011-0299

2. Location

street & number 7850 Breckinridge Mill Road not for publication
city or town Fincastle vicinity
state Virginia code VA county Botetourt code 023 Zip 24090

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this 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 meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

 
Signature of certifying official _____ Date _____
Virginia Department of Historic Resources
State or Federal agency and bureau

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

Signature of commenting or other official _____ Date _____
State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that this property is: _____ other (explain): _____
 entered in the National Register
 See continuation sheet.
 determined eligible for the National Register
 See continuation sheet. _____ Signature of Keeper
 determined not eligible for the National Register
 removed from the National Register Date of Action _____

7. Description

Architectural Classification (Enter categories from instructions)

___ Late Victorian - Queen Anne _____

Materials (Enter categories from instructions)

foundation ___ Limestone _____
roof ___ Seamed Metal _____
walls ___ Wood Frame _____
 ___ Aluminum Siding Additions _____
other ___ Wrap-around Wood Porch with Stone and Brick Pier Foundation _____
 ___ Ornamental Capped Brick Chimneys _____

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

The Breckinridge Mill amendment adds the Howell house and approximately 10 acres of land to the original nomination which includes the mill and an agricultural outbuilding immediately north of the mill. Breckinridge Mill and the outbuilding (within a half-acre tract) were listed in the Virginia Landmarks Register and the National Register of Historic Places in 1980. The proposed boundaries extend approximately 900 feet north from the Howell house (miller's house) on the east side of route 600 to the North Fork of Catawba Creek. The east boundary approximately parallels route 600 about 200 feet to the east of the road right of way. The southwest boundary runs northwest 200 feet to route 600, immediately behind h of the Howell house.

The Howell house is a ca. 1900 two-story modified Queen Anne frame structure with a T-plan and gabled roof. A wrap-around one-story porch shelters the north and east fronts. The porch has turned and bracketed columns on brick piers with stone bases. Spindlework detailing remains on the porch's north face and a spindle balustrade remains on the westernmost end of the porch. Windows have six-over-six sash. Ornamental capped brick chimneys rise from the ridge centered on the east wing and from the gable of the west wing. An original one-story polygonal bay is at the southwest corner of the west wing.

The north elevation faces Breckinridge Mill, approximately 200 feet distant. The east elevation faces Catawba Creek approximately 450 feet to the east. The south elevation faces modern farm sheds which are outside the proposed amended boundaries. The west elevation is less than ten feet from rout 600.

Exterior alterations to the house include the removal of an octagonal turret on the north elevation, a feature shown in old photographs. The house has additions on the south side and the exterior has been clad in aluminum siding. The interior retains original woodwork on the first floor including three decorative turned spool mantelpieces that echo the spindlework porch detailing.

U. S. Department of the Interior
National Park Service

Breckinridge Mill Complex
7850 Breckinridge Mill Road, Fincastle, Virginia

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.
- 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 _____
- Industry _____
- Politics/Government _____

Period of Significance 1822-1915 _____

Significant Dates 1822 _____
1900 _____
1915 _____

Significant Person (Complete if Criterion B is marked above)

James Breckinridge _____

Cultural Affiliation _____

Architect/Builder _____

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

The boundaries of Breckinridge Mill are being expanded to include the Howell house, a ca. 1900 frame dwelling that served as the miller's residence from the time it was completed until its builder, Abraham Thomas Howell, died in 1933, the same year the mill sustained significant flood damage. Howell purchased what was then called Catawba Mills between 1893 and 1896. The 16.7-acre tract was originally owned by the Breckinridge family for whom the mill was built in 1822. An increase in property value in 1900 indicates that Howell's residence was standing by that time. Around 1915 Howell's son, Clifton utilized his training as an electrical engineer to generate electricity at the mill to service lights and fans in the house, reportedly making it "the first home in the county to have electricity." (Howell Collection: Abner Howell Family History, 1-2) Abraham Thomas Howell served on the board of directors of the Bank of Fincastle and on the board of deacons of Fincastle Baptist Church.

The house, though modified since its construction, is an important component of the mill complex, being a part of this historic scene for a century. The present owner intends to protect the complex with a preservation easement and thus has requested that the Howell house be officially included as a contributing structure in the register boundaries.

U. S. Department of the Interior
National Park Service

Breckinridge Mill Complex
7850 Breckinridge Mill Road, Fincastle, Virginia

9. Major Bibliographical References

Bibliography

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

Botetourt County Circuit Court, Fincastle, Virginia
Deed Book 60
Land Books 1895, 1896, 1897, 1900, 1901, 1905

Howell Collection
Undated manuscript records
Virginia Room, Roanoke Public Library

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

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

Name of repository: _____

10. Geographical Data

Acreege of Property __ approximately 3.8598 acres _____

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

Zone Easting	Northing	Zone Easting	Northing
1	17	2	596260
3	4150540	4	

____ See continuation sheet.

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

*See attachment "A" for legal description along with Plat Map

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

The boundaries of the Breckinridge Mill have been expanded to include the Howell house, the former miller's residence, an important architectural and historic component of this mill complex.

U. S. Department of the Interior
National Park Service

Breckinridge Mill Complex
7850 Breckinridge Mill Road, Fincastle, Virginia

11. Form Prepared By

name/title: Calder Loth (Jean McRae updated and revised, April 2002)

Organization: Virginia Department of Historic Resources date 1 - 7 - 1999

street & number: 2801 Kensington Avenue telephone 804 - 367 - 2323

city or town Richmond state VA zip code 23221

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Attachment "A" and Plat Map

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

Daleville and Oriskany Quads

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Photograph One: View from North, Showing House

Photograph Two: View from South, Showing House and Mill

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 Mr. Fred Taylor

street & number 7850 Breckinridge Mill Road phone 540 - 473 - 3395

city or town Fincastle state VA zip code 24090

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.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127, and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

ATTACHMENT A

Beginning at a point in the centerline of a bridge carrying route 600, now also known as Breckinridge Mill Road, over the North Fork of Catawba Creek, said point being on the west line of that 87.829 acre tract originally conveyed to Frederick E. Taylor, Jr., by deed of partition dated 26 August 1977 and recorded in the Office of the Clerk of the Circuit Court of Botetourt County, Virginia in Deed Book 240, page 106, and being at the northeast corner of that 1.2474 acre tract conveyed as Parcel 1 to said Taylor by deed dated 29 October 1984 and recorded in said Clerk's Office in Deed Book 299, page 448 and also as shown on a plat by Charles R. McMurry, C.L.S. dated 28 July 1984 with additions made on 19 August 1984, entitled "Survey for Ed Harris and Fred Taylor" and recorded in said Clerk's Office in Plat Book 11, page 18, whereon said point is denoted as "H" and shown as lying 3.99 feet from a masonry nail set about 1 foot south of the south center bannister post and 28 inches east of the west edge of the bridge floor,

Thence along the centerline of said route 600 the following courses and distances: S5°19'45"E 19.16 feet; 253.28 feet along an 18°24'36" curve concave northeast with a radius of 311.22 feet and a chord of S28°38'33"E 246.34 feet; S51°57'24"E 67.69 feet; 99.93 feet on a 33°27'36" curve concave southwest with a radius of 171.24 feet and a chord of S35°14'21"E 98.51 feet; S18°31'18"E 42.15 feet; 112.14 feet along a 10°39'47" curve concave northeast with a radius of 537.33 feet and a chord of S24°30'01"E 111.93 feet; S30°28'44"E 40.62 feet; 105.78 feet along a 26°50'46" curve concave southwest with a radius of 213.42 feet and a chord of S16°16'48"E 104.70 feet; S2°04'52"E 31.12 feet; S4°50'35"W 49.65 feet; S11°23'48"W 47.87 feet; S16°12'40"W 52.94 feet; S24°37'47"W 170.36 feet;

Thence leaving said Route 600 and proceeding perpendicular and radial to same S65°22'13"E 150.00 feet to a point;

Thence proceeding along a line parallel to the centerline of said Route 600 and 150 feet from same, the following courses and distances: N24°37'47"E 181.40 feet; N16°12'40"E 70.28 feet; N11°23'48"E 62.78 feet; N4°50'35"E 67.30 feet; N2°04'52"W 40.20 feet; 180.12 feet along a 15°45'56" curve concave southwest with a radius of 363.42 feet and a chord of N16°16'49"W 178.29 feet; N30°28'44"W 40.62 feet; 80.83 feet along a 14°47'33" curve concave northeast with a radius of 387.33 feet and a chord of N24°30'01"W 80.69 feet; N18°31'18"W 42.15 feet; 187.46 feet along a 17°50'10" curve concave southwest with a radius of 321.24 feet and a chord of N35°14'21"W 184.81 feet; N51°57'24"W 67.69 feet; 128.31 feet more or less along a 35°32'21" curve concave northeast with a radius of 161.22 feet and a chord of N29°09'21"W 124.95 feet more or less to a point in the center of the said North Fork of Catawba Creek;

And thence with the center of said North Fork of Catawba Creek along a projected course of N86°57'59"W 151.64 feet to the beginning;

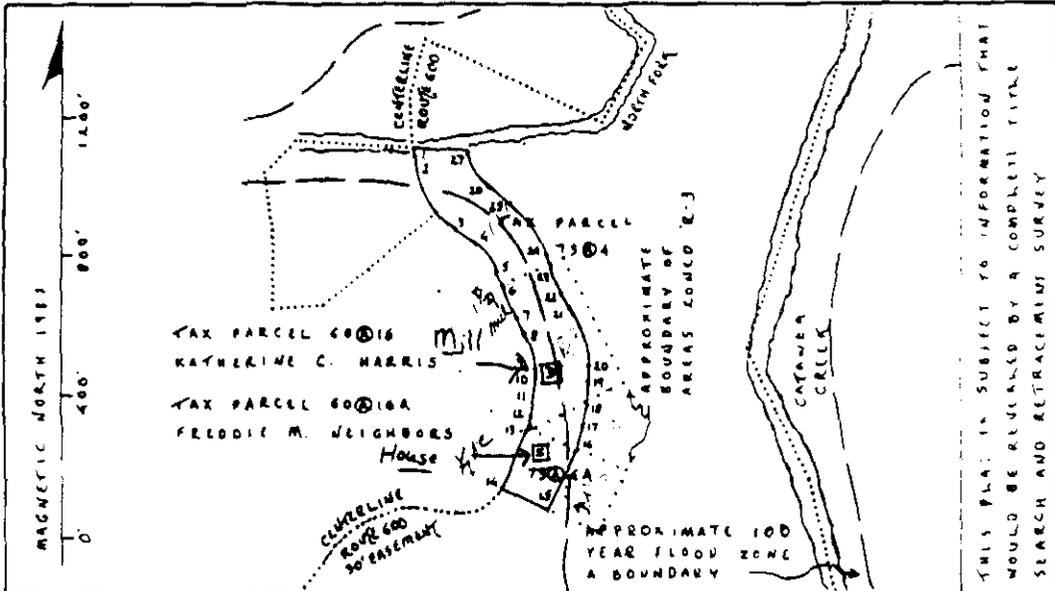
Containing 3.8598 acres more or less;

And being all of that property bounded on the north by the North Fork of Catawba Creek, on the west by the centerline of Route 600, on the east by a line parallel with and 150 feet from said centerline, and on the south by a line 1092.69 feet from the intersection of the centerline of Route 600 with the North Fork of Catawba Creek as measured along said centerline and thence along a line perpendicular or radial to same and 150 feet in distance;

And being a portion of the property conveyed to the said Frederick E. Taylor by deed dated 26 August 1977 and recorded in Deed Book 240, page 106, and a portion of same reconveyed to the said Taylor by deed dated 27 March 1992 and recorded in Deed Book 408, page 102 in the said Clerk's Office.

Plat Map

☐ → R3 Zoned



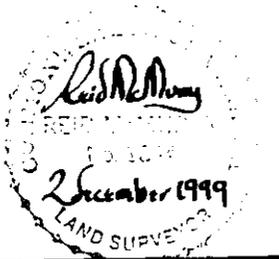
THIS PLAT IS SUBJECT TO INFORMATION THAT WOULD BE REVEALED BY A COMPLETE TITLE SEARCH AND RETRACING SURVEY

<p>1 POINT IN CENTERLINE OF BRIDGE OVER NORTH FORK OF CATAWBA CREEK S. 99° 58' 57" E 57' 59" FROM NAIL SET ABOUT 1' SOUTH OF SOUTH CENTER BANISTER POST AND 28' EAST OF WEST EDGE OF BRIDGE FLOOR, THENCE ALONG CENTER LINE OF ROUTE 600:</p> <p>1-2 S 05° 19' 45" E 19.16' L: 253.28' D: 18° 24' 36" R: 311.22' C: 246.14' S 28° 38' 33" E</p> <p>3-4 S 51° 57' 24" E 67.64' L: 99.93' D: 53° 27' 36" R: 171.24' C: 98.51' S 53° 14' 21" E</p> <p>5-6 S 18° 31' 18" E 42.15'</p>	<p>6-7 L: 112.14' D: 10° 39' 47" R: 537.33' C: 111.95' S 14° 30' 01" E</p> <p>7-8 S 30° 17' 44" E 40.62' 8-9 L: 105.78' D: 26° 50' 46" R: 213.42' C: 104.70' S 16° 16' 48" E</p> <p>9-10 S 02° 04' 52" E 31.12' 10-11 S 04° 50' 35" W 49.65' 11-12 S 11° 23' 48" W 47.87' 12-13 S 16° 12' 40" W 52.94' 13-14 S 24° 37' 47" W 170.36' THENCE LEAVING ROUTE 600</p> <p>14-15 S 65° 22' 13" E 150.00' THENCE PARALLEL TO R 600</p> <p>15-16 N 24° 37' 47" E 181.40' 16-17 N 16° 12' 40" E 70.18' 17-18 N 11° 23' 48" E 62.78' 18-19 N 04° 50' 35" E 67.30' 19-20 N 02° 04' 52" W 40.20'</p>	<p>20-21 L: 180.12' D: 15° 45' 56" R: 363.42' C: 178.29' N 16° 16' 49" W</p> <p>21-22 N 30° 17' 44" W 40.62' 22-23 L: 80.83' D: 14° 47' 33" R: 387.33' C: 80.69' N 14° 50' 01" W</p> <p>23-24 N 18° 31' 18" W 42.15' 24-25 L: 107.46' D: 17° 50' 10" R: 321.24' C: 184.81' N 35° 14' 21" W</p> <p>25-26 N 51° 57' 24" W 67.64' 26-27 L: 128.31' D: 35° 32' 21" R: 161.22' C: 124.95' N 29° 09' 21" W</p> <p>THENCE WITH CREEK</p> <p>27-1 N 86° 57' 59" W 151.64'</p>
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AREA 3.8598 ACRES

THIS PLAT IS DRAWN FROM RECORDS AND IS NOT BASED ON A CURRENT FIELD SURVEY. LINES 1 THROUGH 14 FROM 1982 FIELD SURVEY OF ADJOINING PROPERTY, LINES 14 THROUGH 27 ARE COMPUTED ONLY; OUTSIDE LINES TO WEST AND SOUTH FROM SAID 1982 SURVEY (PLAT BOOK 9 PAGE 18), REMAINING OUTSIDE LINES TRACED FROM SURVEY IN PLAT BOOK 9 PAGE 131; TAX PARCEL 73@4A PLOTTED FROM SURVEY RECORDED IN DEED BOOK 255 PAGE 37, MATCHED TO CURVE ALIGNMENT ONLY AND MAY SHIFT SOMEWHAT IF MONUMENTS CALLED FOR FIELD LOCATED, MILL BUILDING FROM 1982 FIELD TIES, HOUSE TRACED FROM PLAT BOOK 9 PAGE 131; CREEKS TRACED FROM PLAT BOOK 9 PAGE 131; FLOOD ZONE BOUNDARIES TRACED FROM FLOOD INSURANCE RATE MAP S100180100A EFFECTIVE 15 JUNE 1978 ACCORDING TO MATCH ON CREEK ALIGNMENT (ROAD ALIGNMENT MOVES 100 YEAR FLOOD ZONE WEST); ZONING BOUNDARIES TRACED FROM RECORDING APPLICATION.

PLAT SHOWING PROPOSED HISTORIC CONSERVATION EASEMENT
 OF TAX PARCELS 73@4 AND 73@4A
 IN THE FINECASTLE DISTRICT OF BOTETOWNT COUNTY VIRGINIA
 OWNER OF RECORD FREDERICK C. TAYLOR, JR.
 DEED BOOK 240 PAGE 106
 DEED BOOK 408 PAGE 102

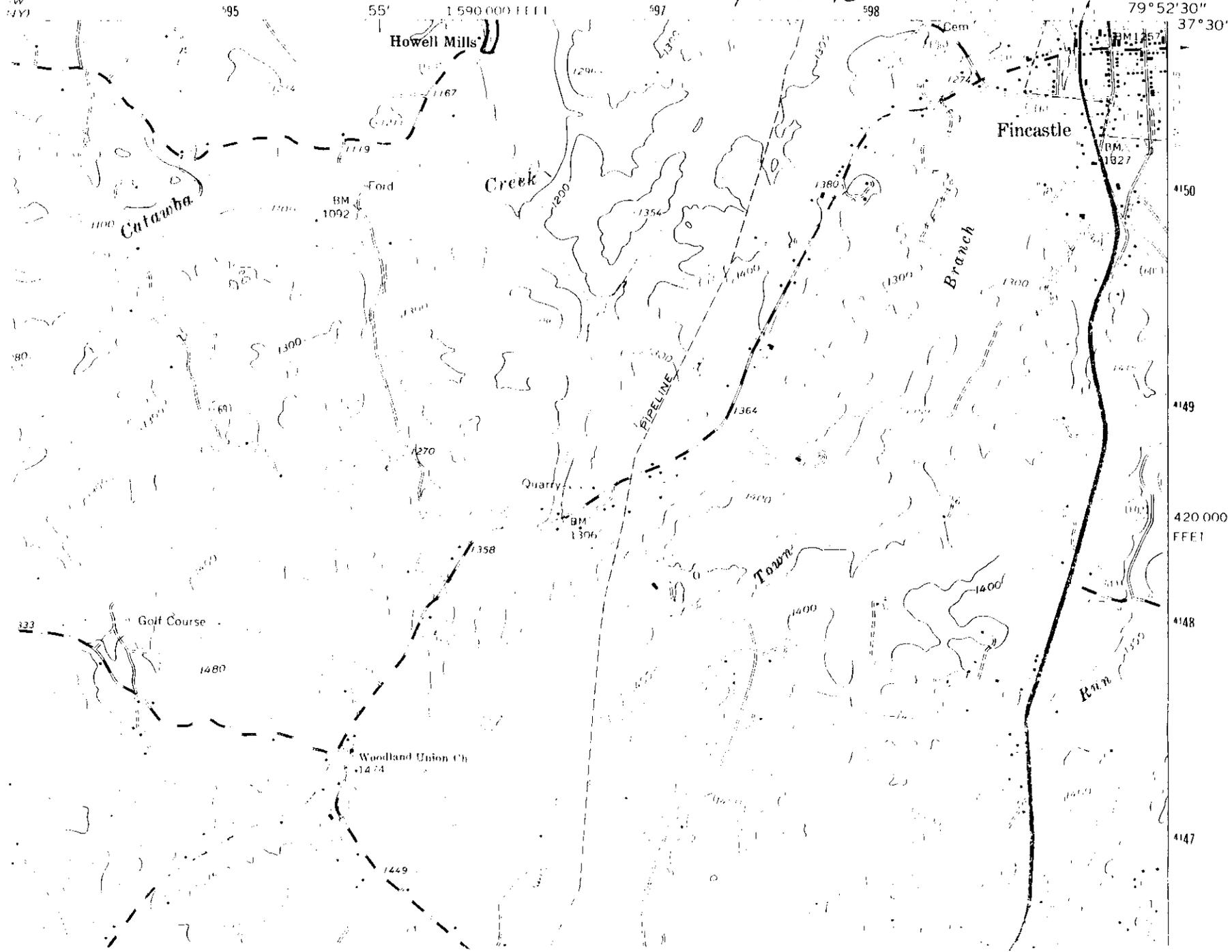


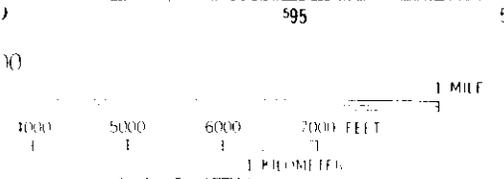
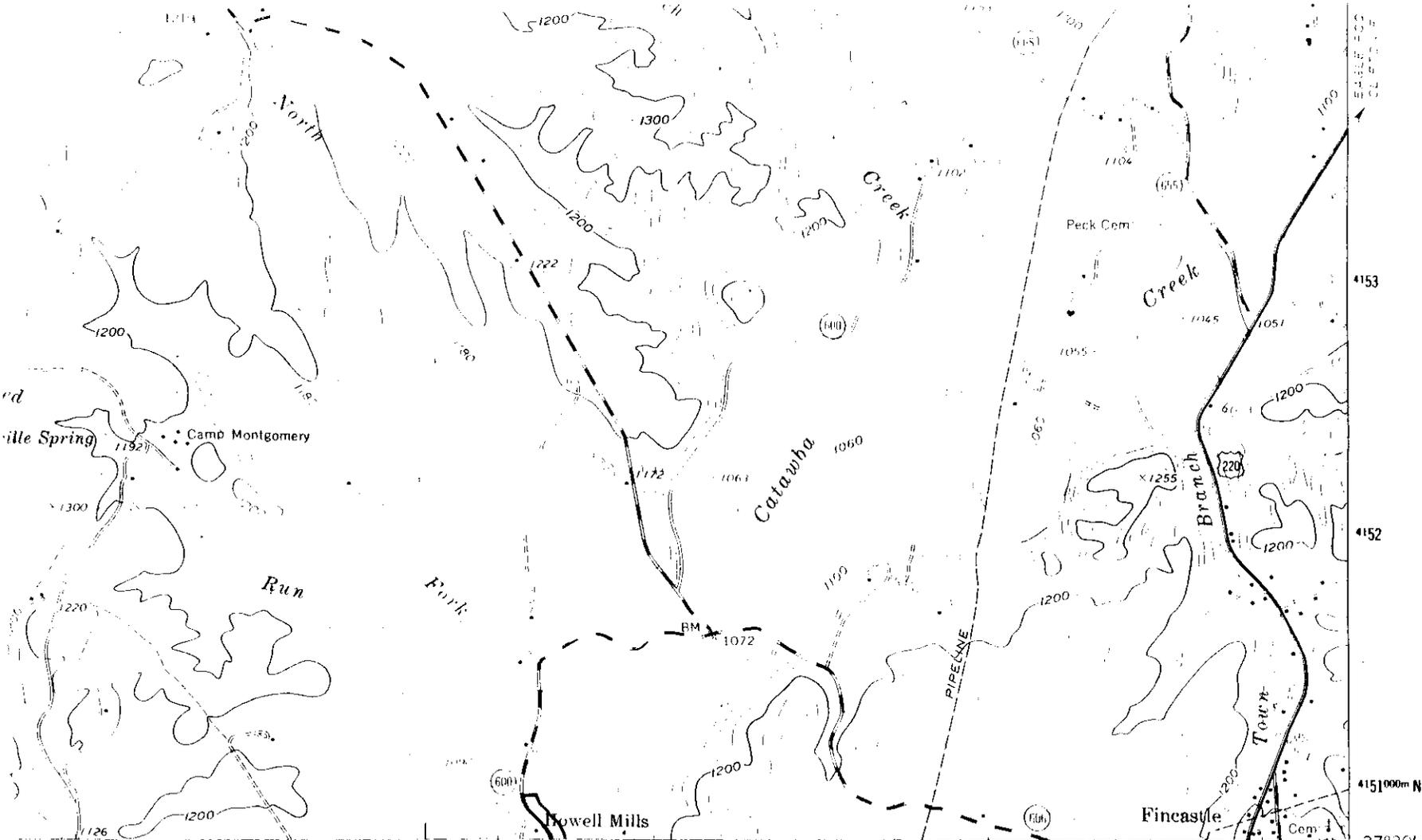
PREPARED BY REID MCMURRY, DALEVILLE VIRGINIA 24063
 SCALE: 1"=400'
 8 DECEMBER 1999

UNIVERSITY OF VIRGINIA
GEOLOGICAL RESOURCES
DATE GEOLOGIST

BLEDNOR MILL
DALEVILLE QUADRANGLE
VIRGINIA
7.5 MINUTE SERIES (TOPOGRAPHIC)
UTM 17590260/4150540

5059 III SE
(SALISBURY)





BRECKENBRIDGE MILL
 BUTTOUT COURT /
 VIRGINIA
 UTM 17596260 / 4150540

ROAD CLASSIFICATION

Heavy duty	—————	Light-duty
Medium duty	- - - - -	Unimproved dirt
() U. S. Route	() State Route	

ORISKANY, VA.
 SW/4 EAGLE ROCK 15' QUADRANGLE
 N3730—W7952.5/7.5

1962

AMS 5059 III SW SERIES V834

MAP ACCURACY STANDARDS
 VEY, WASHINGTON 25. D. C.
 SYMBOLS IS AVAILABLE ON REQUEST