

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

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
14	0	buildings
0	0	sites
3	0	structures
0	0	objects
17	0	Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

Category

Subcategory

- DOMESTIC single dwelling
- DOMESTIC secondary structure
- AGRICULTURE animal facility
- AGRICULTURE storage
- AGRICULTURE processing
- AGRICULTURE agricultural outbuilding
- INDUSTRY energy facility (windmill)

Current Functions

(Enter categories from instructions)

Category

Subcategory

- DOMESTIC single dwelling
- DOMESTIC secondary structure
- AGRICULTURE storage
- AGRICULTURE processing
- AGRICULTURE agricultural outbuilding

7. Description

Architectural Classification

(Enter categories from instructions)

Greek Revival

Materials

(Enter categories from instructions)

- foundation Brick
- walls Brick
- roof Metal
- other Wood

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.)

- X A Property is associated with events that have made a significant contribution to the broad patterns of our history.
X 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.)

Property is:

- 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 fifty years.

Areas of Significance

(Enter categories from instructions)

AGRICULTURE

SOCIAL HISTORY

Period of Significance

Ca. 1800-1949

Significant Dates

Ca. 1854

1895

1937

Significant Person

(Complete if Criterion B is marked above)

Hotinger, Rice

Hotinger, Sara Lantz

Cultural Affiliation

N/A

Architect/Builder

unknown

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

(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:

10. Geographical Data

Acreage of Property approximately 133 acres

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	17	633370	4192720	3	17	633490 4192010
2	17	633780	4192400	4	17	633890 4191530

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 J. Daniel Pezzoni
organization Landmark Preservation Associates date May 24, 1999
street & number 6 Houston St. telephone (540) 464-5315
city or town Lexington state VA zip code 24450

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 Pioneer Farms Inc., c/o Mr. and Mrs. Norvell A. Lapsley
street & number 199 Fredericksburg Rd. telephone (540) 463-2996
city or town Lexington state VA zip code 24450

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.

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Mountain View Farm
Rockbridge Co., Va.

NARRATIVE DESCRIPTION

Summary and Setting

The Mountain View Farm nominated parcel encompasses approximately 133 acres of pasture, cropland, and woodland in west-central Rockbridge County, Virginia. The farm is watered by Gilmer Creek, a tributary of Kerrs Creek, the Maury River, and ultimately the James River. The parcel's lowest elevation, located along Gilmer Creek at the parcel's southern end, lies at approximately 1,150 feet above sea level. The highest elevation, located at the crest of a wooded hillside that occupies the northern part of the parcel, lies at approximately 1,500 feet above sea level. Beyond the northern tip of the parcel rises Hogback Mountain, one of Rockbridge County's most visible encircling mountains. Also visible from the farm, to the southwest, are the twin peaks of Little and Big House Mountain. The parcel is reached by a gravel lane from Fredericksburg Road (SR 623) and it is bounded on its south side by Interstate 64. The south-facing Mountain View house occupies a high terrace overlooking Gilmer Creek. The two-story brick dwelling, built about 1854, is characterized by a metal-sheathed hip roof (unless otherwise noted, all roofs are metal-sheathed), a story-and-a-half gabled kitchen and servant's wing, and one-story front and back porches. The two-room-deep center-passage-plan interior is detailed in the Greek Revival style and contains a number of distinctive decorative, structural, and functional features. Surrounding the house are fifteen outbuildings and structures, loosely grouped into a domestic complex and two agricultural complexes. The domestic complex includes a two-story frame springhouse/wash house, located within a few feet of the house; a frame meathouse; and a one-room brick building that probably served as a secondary dwelling. The northerly group of farm buildings is dominated by a double-crib log barn with early cowshed extensions. The easterly group of farm buildings features a large multi-use frame barn with an unusual interior silo; a slatted corncrib with side and central wagon bays; and a large granary.

Inventory

1. House. Ca. 1854. Contributing building.
2. Springhouse/wash house. Ca. 1902. Contributing building.
3. Secondary dwelling. Ca. 1854. Contributing building.
4. Meat house/root cellar. Early/mid-19th c. Contributing building.
5. Woodshed. Ca. 1940. Contributing building.
6. Machinery shed. Ca. 1940. Contributing building.
7. Log barn. Early/mid-19th c. Contributing building.
8. Scales house. Mid/late 19th c. Contributing building.
9. Machinery shed. Ca. 1940. Contributing building.
10. Windmill tower and well. 1931. Contributing structure.

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Mountain View Farm
Rockbridge Co., Va.

Description (continued)

11. Large barn. 1915. Contributing building.
12. Corncrib/wagon shelter. Mid-19th c. Contributing building.
13. Granary. Mid-19th c. Contributing building.
14. Sheep barn. Mid-19th c. Contributing building.
15. Blacksmith shop/machinery shed. Ca. 1919. Contributing building.
16. Springhouse. 1940s; 1950. Contributing structure.
17. Pumphouse. 1940s. Contributing structure.

House Exterior

The Mountain View house and its wing are constructed of four-, five-, and six-course American-bond brickwork with closer bricks at the corners. Pencilling survives in sheltered areas such as under the porches, where there are also traces of dates and other inscriptions written in lead pencil. Door and window openings are framed in wood with thick walnut window sills and door thresholds. The windows are hung with six-over-six sashes, except for the two windows in the kitchen wing gable, which are six-light casements. Most of the windows are hung with their historic louvered wood shutters, and their frames incorporate beaded and quarter-round moldings.

The front (south) porch stands on stout tapered posts with sawn brackets and irregular chamfering (the latter may be the natural outer surfaces of the tree trunks from which the posts were fashioned). The posts are mortise-and-tenoned and pegged to the porch's plate. The porch shelters an entry with multi-pane sidelights and transom and a four-panel door. Other features include a hip roof, a flush-board ceiling, a poured-concrete floor, and a step made from a large slab of sandstone. The back (north) porch has a hip roof, chamfered posts (much narrower than those on the front), sawn brackets, a flush-board ceiling, and brick pavers.

Extending from the north side of the kitchen wing, and replacing a narrower historic porch, is a modern shed-roofed screened porch with skylights. Mounted on the kitchen wing wall under the porch is a wood towel roller left over from when the previous porch was used for washing. The modern porch reuses the plate from the earlier porch, and it has brick pavers and a wooden lid over a brick beehive cistern buried below grade. The cistern was once supplied by a downspout that angled across the north elevation of the main section of the house (the ghost marks of this pipe are still visible). The spout passed rainwater through a filter at the northeast corner of the main section. This filter, a box-like brick curb originally filled with sand, is now used as a planter. The underground cistern was lined with hydraulic cement in the mid-1960s and it now serves as a reservoir for the household water supply.

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Mountain View Farm
Rockbridge Co., Va.

Description (continued)

Other exterior features include a small nineteenth-century frame addition to the kitchen wing, made into a bathroom/mudroom in the 1940s; a small frame furnace room addition dating to about 1964 on the kitchen wing gable end that was faced with old brick in 1987; and two cinder-block chimneys faced with old and new brick that rise from the interior of the house (the chimneys were rebuilt after a 1982 chimney fire).

House Interior

The interior is characterized by plaster wall and ceiling finishes over brick or lath, wood floors, and beaded baseboards. The styling is plain Greek Revival, occasionally with a vernacular character. Door surrounds are wide and flat with blank corner blocks that are nearly flush with the surrounds. Mantels have conventional pilaster and frieze compositions but with projecting blocks at the ends of the friezes over the pilasters (a Federal-style holdover). The mantels are subtly differentiated from room to room, with cyma, scotia, and quarter-round moldings used in varying combinations as bedmoldings under the mantel shelves. The original mantel in the dining room is missing, replaced by a 1930s brick Craftsman mantel. The first-floor doors are typically four-panel in form, except the doors from the dining room into the kitchen wing and onto the kitchen wing porch, which are six-panel and which may have been salvaged from an earlier house on the property (see Section 8). Pottery and porcelain door knobs are typical.

Contrasting with the relatively conventional features mentioned above are several distinctive details. The most visible of these is the center-passage stair, which has rectangular-section balusters supporting a walnut handrail that terminates in a snake's-head-form disk on top of a tapered obelisk-like newel post. Also unusual are the second-floor doors, which are constructed of tongue-and-groove battens joined together--not by the customary cross-braces--but by metal tie rods inserted through the battens edgewise at the top and bottom of the doors. One of these doors retains graining on both sides that is patterned to create the appearance of four panels with different combed patterns in the "panels" and a knot pattern on the "lock rail." The graining on the room side of the door is darker than that on the passage side--either an intentional variation or a product of differential fading or darkening.

Three of the first-floor rooms have built-in cabinets with combinations of solid and glazed doors. The cabinet in the northeast room is essentially a built-in secretary with a lockable writing surface that drops down to reveal pigeonholes. The presence of this cabinet/secretary suggests the room functioned as an office. The cabinet in the southeast room has glass panes to which were adhered sheets of translucent paper with a pattern of starbursts, a late-nineteenth-century

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**Mountain View Farm
Rockbridge Co., Va.**

Description (continued)

treatment more often seen in sidelights and transoms (the paper was removed in the mid-twentieth century). Several of the cabinet doors have hinged leather straps mounted on their inside faces that function as stops to prevent the doors from swinging into the projections of the adjacent mantels.

The kitchen features a simple pilaster-and-frieze mantel that was heightened to accommodate a modern wood-burning stove insert; flanking original cabinets; modern counters, island, and cabinets constructed from wood cut on the place; and a boxed stair. The stair leads up to a garret room once used as a servant's quarters and now rewalled with paperboard and used for storage. In between the kitchen and dining room is a space that originally contained a pantry, once fitted with original and early-twentieth-century cabinets, and now converted into a bathroom and hallway.

The house has no cellar, only a crawlspace. The crawlspace floor joists are made from logs hewn flat on two sides. In the attic are original sawn rafters, joined with pegs and cut nails, and modern rafters inserted after the 1982 chimney fire. That fire gutted the second-floor southeast room, which was restored to its original appearance afterwards. Other modifications to the interior include the addition of a bathroom at the south end of the second-floor center passage, and a plywood wainscot added to the southwest first-floor room when it was made into a bar and billiard room.

Domestic and Farm Outbuildings

Closest to the main house stands a two-story combination springhouse and wash house of circular-sawn wire-nail construction built about 1902 (the footprints of a young girl born in 1900 are impressed into the concrete of the building's porch). The building has a gable roof, vinyl siding, six-over-six windows, and a brick foundation and interior flue. The south room of the two-room first-floor interior served as the springhouse, and once used water that was piped down from a windmill located on the hillside to the northeast. In the early 1940s, shortly after the farm was electrified in 1939, a Carrier freezer (still in use) was installed in the room. The north room, served by the flue, functioned as the wash house; the stove and laundry kettle remain in place. The two downstairs rooms and the single upstairs room have narrow flush-board wall and ceiling sheathing.

Near the springhouse and wash house stands a woodshed of pole construction with slatted vertical-board siding and a gable roof. Solar panels used to heat the household water supply and

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Mountain View Farm
Rockbridge Co., Va.

Description (continued)

pre-heat water for the furnace boiler stand off one corner of the shed. Beyond the woodshed stands a combination meat house (upper level) and root cellar (lower level). The structure of the meat house is unusual: hewn mortise-and-tenoned and pegged primary structural members (corner posts, plates, and so forth) with secondary horizontal girts notched into and cut-nailed to the studs. The structure may be all of a piece, or the girts may have been added later. The meat house has two compartments, each entered through a batten door hung on hand-wrought strap hinges attached with rose-headed nails (the doors may have been reused from an earlier house on the property). The north compartment has wooden salt bins for "putting down" the meat, and hammered into two hewn ceiling joists are hooked wire nails for hanging the meat. On one side of the compartment, along a partition of straight-sawn boards, stands a work counter below a wall-mounted spool of twine. Other features of the building include a poured-concrete foundation containing the root cellar, a gable roof, weatherboard siding in the gables and cut-nailed board-and-batten siding on the walls, butted log pole rafters, and gable-end shed extensions sided with board-and-batten.

Standing to the north of the meat house is the property's most mysterious outbuilding: a one-story building of pencilled American-bond brick construction similar to that of the house which family tradition states was used as a slave quarters and later as a dwelling for a hired hand, but which has some resemblance to a farm office. The building's exterior has a gable roof, an exterior chimney with stepped shoulders on the north gable end, a single window with a molded surround constructed with cut nails, and a single entry with a batten door hung on butt hinges. The dominant interior feature is a late Georgian-style or transitional Georgian-Federal mantel with a frieze with end blocks above an architrave fireplace surround and a coat of original or early green paint. This mantel was probably salvaged from a former dwelling on the property. Other interior features include plaster over brick on the walls and over circular-sawn lath on the ceiling, beaded baseboards attached with cut nails, nail rails for hanging clothes, and a window surround with blank corner blocks similar to those of the main house. Extending to the east of the brick outbuilding is a vegetable garden that occupies a garden site that was likely used back into the nineteenth century. To the northwest stands an early 1940s machinery shed with a shed roof, a poured-concrete foundation, and vertical-board and metal siding.

The northerly agricultural complex extends to the north of the main house along a farm lane. Northernmost in the group is a double-crib log barn of uncertain age, but presumably as old as the ca. 1854 main house and possibly a half-century older. The v-notched cribs stand on stone and poured-concrete replacement footers, and the drive-through or threshing area between them is partially spanned by a hay mow. A ladder rises on one side of this area, the rung slats attached

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Mountain View Farm
Rockbridge Co., Va.

Description (continued)

by cut nails with augmented (domed) heads. Several of the logs have rows of notches indicating the former presence of hay mow floors or, alternatively, reuse of the logs from other structures. Individual logs extend to tie the cribs to the surrounding cowshed walls, which are constructed with hewn mortise-and-tenoned and pegged posts indicating an early if not original date of construction. The cowshed walls have circular-sawn girts and corner braces but notches indicate an earlier system of girts and braces. The cowshed walls have vertical-board siding on all sides except the east, which is open. The entire barn is covered by a gable roof supported by log pole rafters, with an intact hay fork, rail, pulley and rope system, and hoop-like exterior stops in the gables.

To the south of the log barn stands the scales house. According to family tradition the scales were installed just before 1920, but the hewn mortise-and-tenoned and pegged structure of the building suggests it was built in the nineteenth century, perhaps for another function. The building has a gable roof supported by log pole rafters butted to a ridge board, and an adjoining corral and cattle chute. The scales were used until 1996 when they collapsed under a load of calves. The balance beam and other undamaged parts are presently in storage on the farm.

Southernmost in the group is a machine shed of wire-nailed construction with a gable roof, vertical-board siding, reused hewn and pole supports, and a stone foundation. Several hundred feet to the north of this and the other buildings in the group stands the metal tower of a windmill that was used to pump water to the main house. The well under the windmill was drilled in September 1931 by a Mr. Hicks; presumably the tower was erected the same year. The well went dry in the 1940s and the windmill fell into disuse.

The largest building in the easterly agricultural complex is the multi-use barn built in 1915. Constructed of circular-sawn white oak timbers, mortise-and-tenoned and pegged together, and set on a stone foundation, the gabled barn has weatherboard and vertical-board siding with traces of a white-bordered red paint scheme (most of the buildings in the complex have traces of red paint). Numerous doors on hinges and tracks (F. E. Myers & Bro. "OK" and "Sure Grip" brand) provide access, the largest located at the ends of a cross-wise threshing floor. A pent roof shelters a set of doors on the south gable end that open onto a stone-paved apron. A distinctive feature is a large gabled dormer with a window and hatch positioned over a silo on the inside of the barn. The silo is constructed of two-inch-thick tongue-and-groove pine staves held in place by steel hoops spaced two feet apart, and it stands on a poured-concrete foundation inscribed "H. I. [or L.] H.," perhaps the initials of Harvey Lewis Hotinger, the thirteen-year-old son of the owner of the farm in 1915. The barn accommodated horse stables, cattle milking stalls, sheep

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**Mountain View Farm
Rockbridge Co., Va.**

Description (continued)

feeding mangers, and hay mows. It is now used primarily for equipment storage, but the lower level serves to shelter cattle during winter storms. Other features include an intact hay fork, rail, and pulley and rope system, and ridge-mounted lightning arrestors with glass globes and vanes bearing the word "arrestor."

Next to the 1915 barn stands a two-level sheep barn of hewn mortise-and-tenoned and pegged construction with wire-nailed weatherboard siding and a gable roof. Stalls occupy the first level; the second level, above log joists hewn on two sides, contains hay mows. Next to the sheep barn stands a blacksmith shop and machinery shed presumably built about 1919, the date inscribed on a poured-concrete forge inside. The light frame building has a gable roof, weatherboard siding, vertical-board doors on tracks, and a poured-concrete foundation. In addition to the aforementioned forge are leather bellows mounted in a frame, an anvil on a stump, work counters and shelves, and a large array of blacksmithing tools and other odds and ends. Built onto the west gable end is a presently operating repair shop with a shed roof.

The 1915 barn, sheep barn, and blacksmith shop are all located on the east side of the gravel lane that leads from Fredericksburg Road to the main house. On the west side stand a corncrib and wagon shelter and a granary, both large examples of their type. The gable-fronted, mortise-and-tenoned and pegged frame corncrib has the form of a central drive-through flanked by slatted cribs, with sheds added to the two sides. The original straight-sawn slats are attached with wire nails; circular-sawn replacement slats are wire-nailed; and below the slats, up to waist height, runs board sheathing. The understructure consists of four continuous stone foundation walls extending crosswise (parallel to the gables) that support heavy hewn sills. The present gable-end doors are constructed with circular-sawn lumber and cut nails. Located at the four corner of the central drive-through, set into the plates above and the sills below, are eight cast-iron plates with circular indentations. These probably served as pivots for pintel hinges mounted on earlier sets of doors.

The two-level granary has weatherboard siding over a vertical-board underlayment and a mortise-and-tenoned and pegged frame. Other features include a gable roof, a stone and poured-concrete foundation, and double front doors. Inside, garners line a central alley, and a chute projects through the ceiling for pouring grain into a wagon bed or other receptacle from the loft above. Located beside the creek below the main house is a 1940s poured-concrete spring box that was enlarged in 1950. Up-slope from it is a 1940s poured-concrete pumphouse with a metal-covered hinged shed roof. These two structures are now used to supply water for gardening and other chores.

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Section number 7 Page 8

**Mountain View Farm
Rockbridge Co., Va.**

Description (continued)

Integrity Statement

Mountain View Farm retains excellent integrity as a nineteenth- and early-twentieth-century farm complex. Almost no resources have been lost--and none have been added--since the end of the period of significance in 1949. Most resources are virtually unaltered from their historic appearance. Some have had minor alterations and additions; for example, the springhouse and wash house has been vinyl sided, and the main house has a modern screened porch, modern kitchen cabinetry, and inserted bathrooms. The nominated acreage retains its historic appearance and usage as pasture and cropland, as do surrounding parcels. The most significant modern intrusion is Interstate 64, located approximately a quarter-mile from the main house and visible and audible from the core area of the farm. The preservation of the farm is in large part a function of its continuing agricultural usage.

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Section number 8 Page 9

Mountain View Farm
Rockbridge Co., Va.

NARRATIVE STATEMENT OF SIGNIFICANCE

Summary

Mountain View Farm, located in Rockbridge County, Virginia, possesses a large collection of domestic and farm buildings dating to the nineteenth and early twentieth centuries. Charles H. Davidson built the present dwelling on the farm about 1854, a large brick farmhouse detailed in the Greek Revival style with a number of interesting decorative, structural, and functional features. Davidson and his successor, progressive farmer and local leader Rice Hotinger, erected a range of specialized farm buildings including a barn with an unusual interior silo and a blacksmith shop, still fully outfitted. A resident of the farm from 1937 until her death in 1974 was Rice Hotinger's daughter-in-law Sara Lantz Hotinger, a social activist and the county's first superintendent of public welfare. Other buildings on the property include a double-crib log barn and a brick building thought to have served as a dwelling for a slave or farm hand. Mountain View Farm takes its name from its rugged and beautiful surroundings, dominated by the peaks of Hogback and House mountains.

Justification of Criteria

Mountain View Farm is eligible for the National Register of Historic Places under Criterion A in the area of Agriculture as an extensive, diverse, and virtually complete historic farm complex. In addition to the buildings mentioned in the summary are a corncrib and wagon shelter, a large two-level granary, a sheep barn, and a scales house, all nineteenth-century in date. Mountain View Farm illustrates a century or more of development in farm building form and agricultural technique in Rockbridge County, a prosperous Shenandoah Valley agricultural county. The property is also eligible under Criterion B in the area of Agriculture for its association with Rice Hotinger, a progressive farmer and first president of the Rockbridge County Fair Association, and under Criterion B in the area of Social History for its association with Sara Lantz Hotinger, Rockbridge County's first superintendent of public welfare and an activist committed to the improvement of local health care and race relations as well as other causes. The period of significance extends from ca. 1800 to 1949, embracing the dates of construction of the earliest building--the log barn, which may pre-date the ca. 1854 main house--and the most recent contributing buildings, built during the decade ending in 1949. The property is eligible at the local level of significance.

Acknowledgments

A number of individuals and organizations assisted in the preparation of this report. Foremost among these were the owners of the property and the nomination's sponsor, Mr. and Mrs.

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Mountain View Farm
Rockbridge Co., Va.

Statement of Significance (continued)

Norvell A. Lapsley. The nomination preparer relied in part on a detailed Virginia Department of Historic Resources Preliminary Information Form researched and written by Norvell Lapsley. Others who provided assistance include Leslie A. Giles of Landmark Preservation Associates in Lexington, Va.; Lisa S. McCown, Assistant, Leyburn Library Special Collections, Washington and Lee University, Lexington; Patti Wallace, Administrator, Stonewall Jackson Hospital, Lexington; Dr. Robert Irons Sr., Lexington; M. W. Paxton Jr., Lexington; R. Tate Alexander, Fairfield; and Anne Beckett, June Ellis, John Kern, and Marc Wagner of the Virginia Department of Historic Resources.

Historical Background

Mountain View Farm is contained within the boundaries of the 93,000-acre Borden Grant, which early Shenandoah Valley developer Benjamin Borden received in 1739. The farm's earliest known settler was John Gilmore, who received 338 acres "on the waters of Kerrs Creek" in 1748. The Gilmore family sold two tracts including the present core area of the farm to James and Robert Gilmore Davidson in 1816. At the time of his death in March 1850, Robert G. Davidson, age fifty-nine and then sole owner of the property, grew corn, wheat, rye, and oats at Mountain View Farm. On the property were horses (mostly draft horses), milk cows, swine, and seventy sheep and lambs. Davidson farmed the property with the aid of his sons Charles and James, who took on increasing responsibility for the farm's management as their father aged, and working-age slaves from his holding of twenty-seven individuals.¹

Robert G. Davidson's oldest son, Charles Hyde Davidson (1823-1894), obtained sole ownership of the farm by the late 1850s. According to Charles's son James M. Davidson, interviewed in 1936 as part of a WPA initiative, his father built the present main house on the farm in 1854. Fragments of an earlier house or other buildings dating to the decades around 1800 survive in new contexts around the farm: a late Georgian or transitional Georgian-Federal mantel in the secondary dwelling, batten doors in the meat house, and so forth. These may have come from the Gilmore House, a two-story log or partial log dwelling that stood just east of the present

¹ Lapsley, "Mountain View Farm;" Lapsley, "Brief History;" Augusta County Deed Book 3, p. 107; Rockbridge County Deed Book K, pp. 153 and 156; Rockbridge County tax records; and Chermside, *Davidson*, 60-65.

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Mountain View Farm
Rockbridge Co., Va.

Statement of Significance (continued)

house, and that is thought to have burned shortly before the construction of the present house.²

According to the 1860 census, Charles and his wife Mary Jane McClintic Davidson (b. ca. 1838-d. ca. 1889) possessed \$25,000 in real estate and \$12,240 in personal estate, the latter figure representing in part the value of eight slaves. Listed in the same household were Thomas Bane, a twenty-nine-year-old laborer, and Charles's sister Lucy M. Davidson, age twenty-one. A tradition of the Hotinger family, who owned the farm after the Davidsons, holds that the one-room brick dwelling on the farm was occupied by either a slave or a hired hand during this period.³

The 1860 agricultural schedules tell of a prosperous farming enterprise. Out of a total farm acreage of 1,400 acres, half was improved and half was unimproved (mostly mountain land). Davidson harvested 1,200 bushels of wheat, 3,500 bushels of corn, and 800 bushels of oats, and he cut eighty tons of hay, the second largest amount in his enumeration district. Mountain View Farm's double-crib log barn, with its capacious hay mows, served for the keeping of the farm's prodigious hay crop. The hay was used principally for the feeding of the farm's eighty-five-head cattle herd. Davidson found a market for his cattle at nearby Rockbridge Alum Springs, a popular summer resort.⁴

By 1880 Davidson had increased his landholdings. In the federal census of that year he reported owning 800 acres under cultivation, 400 acres largely in pasture, and 650 acres of woodland.

² Rockbridge County tax records; McClung, "Home of Charles H. Davidson;" and Chermide, *Davidson*, 60-61 and 81-83. Tax records show a gradual increase in the value of improvements on the farm during the 1840s and 1850s, but no major jump that might indicate the construction of the present house. The value of improvements decreased between 1860 and 1880.

³ 1860 census; Lapsley, "Mountain View Farm." The secondary dwelling would have been exceptionally fine for a slave dwelling. Other possibilities are a home for a farm manager or an aged relative, or a farm office, although the presence of an office in the first-floor northeast room argues against a second, detached office, and most farm offices were located in the yard of the main house rather than outside that precinct.

⁴ 1860 census; Chermide, *Davidson*, 91.

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Mountain View Farm
Rockbridge Co., Va.

Statement of Significance (continued)

The largest cultivated acreage--150 acres--was devoted to the production of 1,800 bushels of wheat. One-hundred-fourteen acres were devoted to the production of 3,350 bushels of corn, and oats, rye, and buckwheat were raised on smaller acreages. Hay production remained important, with fifty tons mown on fifty-five acres. By this period the farm also boasted a three-acre apple orchard with one-hundred bearing trees and a one-acre peach orchard, also with one-hundred bearing trees. Davidson estimated the total value of production from his farm to be \$6,328. According to the 1880 census the Davidson household included Charles and Mary, the couple's four sons and one daughter, and a thirty-two-year-old woman named Sarah Cole. In the 1880s Charles began to transfer responsibility for the operation of the farm to his oldest sons, James and William. The Davidsons focused on crop and seed production during the period, converting pasture and meadow land into corn fields. At the time of his death in 1894, Charles H. Davidson was eulogized as an "intelligent and successful farmer" in the *Lexington County News*.⁵

After Charles H. Davidson's death a 292-acre tract from his farm, including the main house and other buildings, was sold to Abraham Hotinger at public sale on May 5, 1895. Hotinger (1830-1903) began his career as a blacksmith, working at various local shops and furnaces before the Civil War. At the beginning of the war he served with Company D of the 27th Virginia Infantry until, according to his obituary, "there was an urgent demand for his services as a smith, when he was detailed for such service at California Furnace [located in western Rockbridge County]." By 1865 Hotinger had accumulated \$5,000 in savings, and in 1866 he married Minerva Jane Armentrout (1845-1922) and the couple settled on land that Minerva had inherited near Collierstown. Hotinger switched to farming, eventually aided by his sons. Rice Hotinger (1875-1951) began farming with his father in the 1890s, specializing in livestock production. Rice appears to have been responsible for the management of the farm from its purchase in 1895 onward, and he lived their with his newlywed bride Susan Virginia Rader Hotinger (1875-1959) in 1900. In 1903, after Abraham's death, Rice and a younger brother, Grover, each received a half interest in the farm. Grover conveyed his interest to Rice in 1906.⁶

⁵ 1880 census; Chermshire, *Davidson*, 93-95.

⁶ Lapsley, "Brief History;" Huffman, "Abraham Hotinger Family;" Rockbridge County Deed Book 95, p. 1, Deed Book 99, p. 72, and Will Book 32, p. 195; and 1900 census. A copy of Abraham Hotinger's obituary (newspaper unknown) is in the possession of his descendant, Sara Lapsley.

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Mountain View Farm
Rockbridge Co., Va.

Statement of Significance (continued)

According to a biographer, Rice Hotinger was "vitally interested in general agricultural production and the cause of the farmer" during the first half of the twentieth century. Like his father before him he concentrated on livestock production, and family tradition claims that he introduced Hereford cattle to the county. Like Charles H. Davidson before him, Hotinger herded his cattle to higher elevations for summer grazing (to Bath County in Hotinger's case). The farm's 1915 barn with its innovative indoor silo--a protection against excessive freezing, thawing, and dampening of the ensilage--is one illustration of Hotinger's enlightened approach to cattle farming. Rice and Susan also raised sheep, milk cows, hogs, and chickens on the farm. In conjunction with his farming operations Rice weighed cattle and other livestock for neighboring farmers as a commercial enterprise. The business was conducted using the farm's scales house, which had its most recent set of scales installed about 1920. In later years Rice was joined in the business by his son Richard Leroy Hotinger (1911-1943), who served in the state's department of weights and measures. It was probably Rice Hotinger who named the property Mountain View Farm. In 1951 the farm was described as "one of the finest in the county."⁷

Rice Hotinger's interest in agricultural affairs prompted his appointment to Virginia Tech's Agriculture Advisory Council for Rockbridge County in 1924. When the Rockbridge County Fair was reorganized in 1921 after a hiatus of several years, Hotinger was made its first president. Hotinger and others intended the fair to "entertain and instruct" the people of the county. "Make yourself a community leader," the fair management announced in an advertisement before the 1924 fair, "Show your neighbors what you have contributed toward raising the standard of farm products . . . Exchange ideas and contribute constructive suggestions. Study the exhibits and profit by what the other fellow has accomplished." Under Hotinger the fair constructed a new grandstand and exhibit halls at its site on the outskirts of Lexington, and by 1924 17,000 visitors attended the fall event.⁸

In addition to his involvement in farm matters, Hotinger served on the county Board of

⁷ *History of the Shenandoah Valley*, 173-174; Lapsley, "Mountain View Farm;" Chermiside, *Davidson*, 91; Sara and Norvell Lapsley personal communication; and *Lexington Gazette*, October 17 (or 18), 1951.

⁸ Lapsley, "Mountain View Farm;" *History of the Shenandoah Valley*, 173-174; and *Lexington Gazette*, September 28, 1921, September 12, 1923, and September 3, 10, and 24, 1924.

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Mountain View Farm
Rockbridge Co., Va.

Statement of Significance (continued)

Supervisors for thirty-five nonconsecutive years beginning in 1908, and he served as the board's chairman from 1934 to 1938 and again in 1941. Hotinger's first chairmanship coincided with the early years of the New Deal, and among his duties during this period were the disbursement of federal relief funds and the coordination of social programs. In early 1935 the board began planning for the formation of a county welfare agency, and by August the county had hired its first Superintendent of Public Welfare, Miss Sara Lantz (1904-1974). In 1937 Lantz married Rice Hotinger's son, Leonard D. Hotinger (1904-1985).⁹

Sara Lantz Hotinger's career in social work began in 1925 when she was hired as office secretary for the Salem, Virginia Department of Public Welfare. She received a certificate from the College of William and Mary in 1933 and served two years as a field worker for the state Children's Bureau before moving to Rockbridge County. One of her first tasks in the public welfare office was the preparation of a report on the families who received aid from the county welfare fund. Hotinger served as superintendent until 1940, and in 1944 she accepted another important post as member of the board of Stonewall Jackson Memorial Hospital. The hospital, which opened in 1907 in the former home of Confederate General Thomas J. Jackson on East Washington Street in Lexington, had outgrown its original quarters by the mid-1940s. Hotinger was appointed vice president of the board in 1948 just as the hospital began planning for a new facility. She was instrumental in fund-raising for the new building, which opened its doors in 1954. According to Dr. Robert Irons Sr., the hospital's chief of staff during Hotinger's tenure, she helped "pave the way" for local implementation of a federal mandate that required hospitals to accept black physicians as staff members. "She was an active champion of the rights of everybody," Irons recalls of Hotinger, who later served on the County Electoral Board during the Civil Rights Movement.¹⁰

Sara Hotinger moved to Mountain View Farm on her marriage to Leonard Hotinger in 1937. Rice Hotinger, who was approaching retirement age during the period, began to shift the burden of the farm's operation to his sons, Leonard and Harvey, just as the Davidsons and his own

⁹ Sara and Norvell Lapsley personal communication; and *Lexington Gazette*, February 27, March 20, July 10, August 14, October 30, November 1, and December 11, 1935, October 16, 1951, and October 1, 1974.

¹⁰ *Lexington Gazette*, August 5, 1938, October 2, 1974, and March 29, 1979; and Irons personal communication.

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**Mountain View Farm
Rockbridge Co., Va.**

Statement of Significance (continued)

father before him had transferred responsibility to their sons. Leonard and Sara Hotinger ran the farm after Rice's death in 1951, assisted by Harvey and Harold Hotinger, and the property is now owned by Sara and Leonard's daughter Sara Hotinger Lapsley and her husband Norvell. Ownership is in the form of a family corporation, Pioneer Farms Inc., a beef cattle operation geared towards the raising of high-quality feeder calves.¹¹

¹¹ Lapsley, "Mountain View Farm;" McCown personal communication.

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Mountain View Farm
Rockbridge Co., Va.

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Rockbridge Co., Va.**

UTM References

- 5. 17 E633790 N4191030
- 6. 17 E633400 N4190900
- 7. 17 E632900 N4191350
- 8. 17 E633290 N4191890
- 9. 17 E633159 N4192410

Verbal Boundary Description

The boundaries of the nominated parcel correspond to the boundaries of the present core parcel of the farm, a portion of Rockbridge County tax map 47 parcel A.11. A detail of tax map 47 is included as an exhibit in this nomination. The boundaries are similar to those of the northeastern portion of the farm's core parcel as surveyed in 1907.

Boundary Justification

The boundaries of the nominated parcel encompass the main house and all associated historic domestic and agricultural outbuildings as well as surrounding agricultural acreage.

3059 LINE
IN LEAD

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

Leyington, VA 2011

COMMONWEALTH OF
DIVISION OF MINERAL RE

79° 30'
37° 52' 30"

633000 E

634

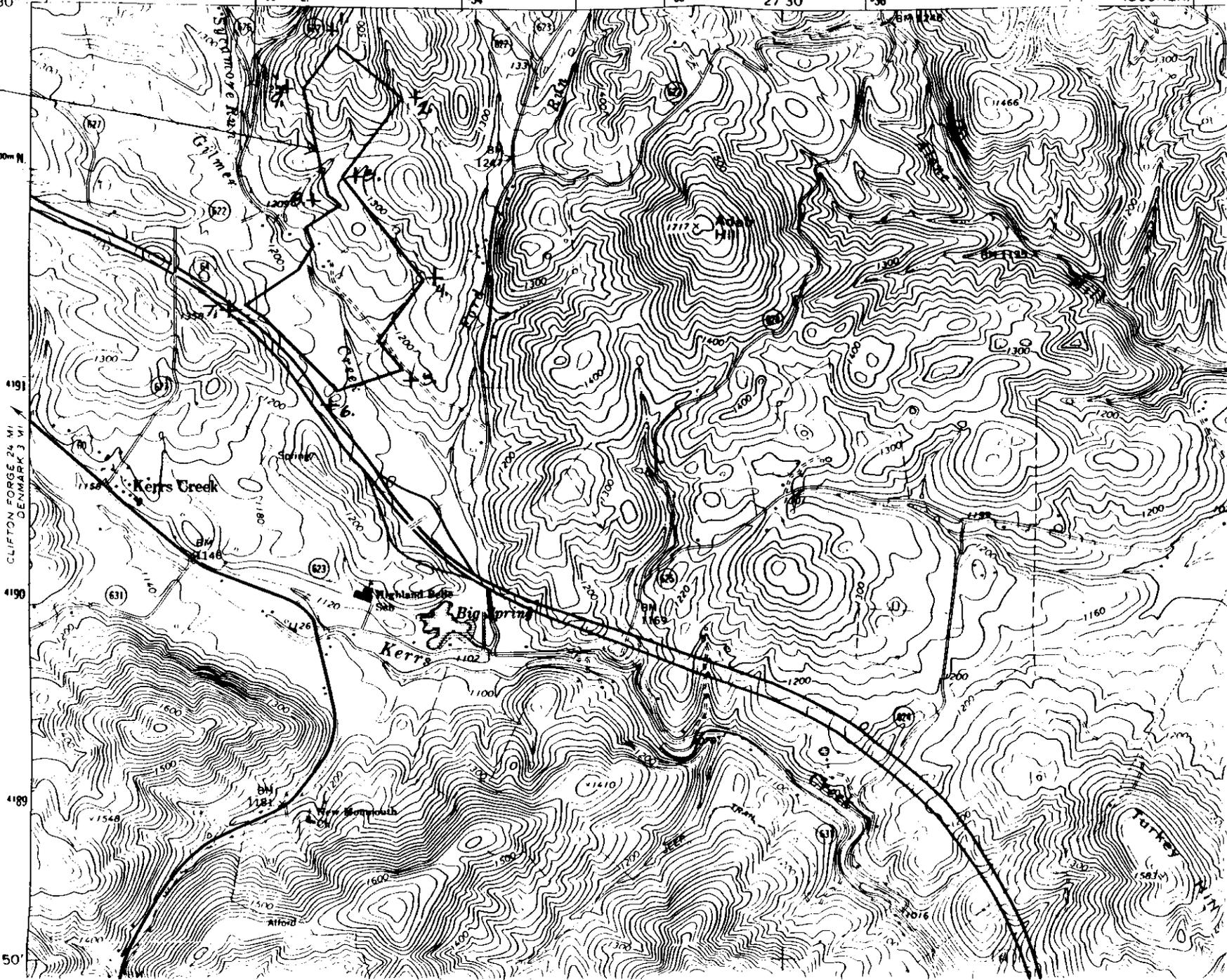
635

27' 30"

636

5159 IV NW
(GOSHEN)

Mountain View Farm
Rockbridge Co., Va.
UTM ref.s (zone 17)
E633370 N4192720
E633780 N4192400
E633490 N4192010
E633090 N4191530
E633790 N4191030
E633400 N4190900
E632900 N4191350
E633290 N4191090
E633150 N4192410



CLIFTON FORGE 24 MI
DENMARK 3 MI

Leyington, VA
Road.