

VLR-10/17/78 NRHP-4/3/79

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC

Sites House (Preferred)

AND/OR COMMON

Sites Plantation

**2 LOCATION**

STREET & NUMBER

1.8 miles SW of Broadway; approximately 2500' W of Linville Creek; 3500' SW of intersection of State Routes 786 and 617; E side of State Route 617

CITY, TOWN

Broadway

VICINITY OF

Seventh (J. Kenneth Robinson)

STATE

Virginia

CODE

51

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

COUNTY

Rockingham

CODE

165

**3 CLASSIFICATION**

CATEGORY

OWNERSHIP

STATUS

PRESENT USE

DISTRICT

PUBLIC

OCCUPIED

AGRICULTURE

MUSEUM

BUILDING(S)

PRIVATE

UNOCCUPIED

COMMERCIAL

PARK

STRUCTURE

BOTH

WORK IN PROGRESS

EDUCATIONAL

PRIVATE RESIDENCE

SITE

PUBLIC ACQUISITION

ACCESSIBLE

ENTERTAINMENT

RELIGIOUS

OBJECT

IN PROCESS

YES RESTRICTED

GOVERNMENT

SCIENTIFIC

BEING CONSIDERED

YES UNRESTRICTED

INDUSTRIAL

TRANSPORTATION

NO

MILITARY

OTHER

**4 OWNER OF PROPERTY**

NAME

Mr. & Mrs. Carl G. Hoover

STREET & NUMBER

Route 2, Box 590

CITY, TOWN

Broadway

VICINITY OF

STATE

Virginia 22815

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Rockingham County Courthouse

STREET & NUMBER

CITY, TOWN

Harrisonburg

STATE

Virginia 22801

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

Virginia Historic Landmarks Commission Survey

DATE

1972, 1976, 1978

FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

Virginia Historic Landmarks Commission - 221 Governor Street

CITY, TOWN

Richmond

STATE

Virginia 23219

# 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Sites House, a Continental-form farmhouse near Broadway is set near the base of a long ridge parallel to Linville Creek in the northern section of Rockingham County. The two-story dwelling is built of limestone coursed on the front with corner quoins but laid in rubble fashion on the ends. It is sited so that the hill's slope falls diagonally from the south to the north corner, leaving the main entrance almost a full-story above grade and allowing for a basement entrance at grade near the north front corner. The present front porch which was constructed in the late 19th century, replaced an earlier, probably original, full-length porch. The window frames and many of the 6/6 sash are original, but the entry has a Greek Revival front door with four applied-mold panels on the exterior and full sheathing with long strap hinges on the interior. The remnants of a 19th-century plaster rendering cling to the northeast gable end. The roof structure is original, but the eaves were deepened late in the 19th century. A characteristically small central limestone chimney surmounts the whole. In the late 19th century, an undistinguished three-bay frame wing with a two-story gallery was attached to the rear.

The plan of the house is a relatively simple one, but it has been confused by the insertion of later partitions. The basement is one room, located under the kuche or kitchen. The first floor was originally divided into two large rooms, the kuche at the north and a stube or stibli--a parlor--at the south. Each had a fireplace served by the central chimney, and the stairs rose in the space in front of the chimney. Very early in the house's history, a kammer or chamber was set off from the stube by a board partition which bisected the fireplace. Still later, a small rear room was set off from the kuche. The second-floor plan was the same as the first, but the stube chamber was, in the 20th-century, divided by board partitions into several smaller rooms in the course of the house's use as a nursing home. Despite these alterations, all of the original work remains intact.

The decoration of the Sites House is very handsome and in an excellent state of preservation. The kuche has large six-panel, raised-panel doors hung on long strap hinges, raised panels over the doors, and a pedestal chair rail encircling the room. The fireplace, which has been reduced in size, is trimmed with a plain architrave frame with a heavily molded shelf. The summer beam is exposed, but the joists, which like the summer have cyma moldings along their leading edges, are concealed by a later plaster ceiling. A fine six-panel door with diagonal interior sheathing survives on the rear.

The stube has a chair rail like that in the former room, and its joists and summer are decorated in the same manner. The fireplace, which retains its original segmental-headed opening, has a plain architrave surround surmounted by a frieze with two rectangular raised panels and a heavily molded unsupported shelf. The dividing wall is made of vertical beaded boards, the traditional partitioning material in Germanic houses. This wall is decorated with a raised panel over the six-panel, raised-panel door and with pedestal chair rails similar to but not exactly like the original chair railing. The second floor is decorated in a similar manner to the first, but there is no fireplace in the stube chamber, and the kuche chamber fireplace now has a plain Greek Revival mantel.

The roof structure of the Sites House is unusual. It is a variation of a principal-rafter-with-butt-purlin roof, but rather than having principal rafters at the ends to support the termini of the purlins, the latter are set into sockets in the stone gables. The purlins are also notable for being treated with cyma moldings like the joists and summer beams below.

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES circa 1850s

BUILDER/ARCHITECT

## STATEMENT OF SIGNIFICANCE

Situated on a ridge paralleling Linville Creek near Broadway in Rockingham County in an area heavily settled by Swiss and German settlers in the 18th century, the Sites House is an unusually elaborate, exceptionally well-preserved specimen of the large central-chimney farmhouses brought to Virginia by settlers of central European origins. Once common in the Valley of Virginia, only a handful of these houses now remains.

The house stands on land which by 1789 belonged to Johann (John) Sites and which was inherited by his son Christian Sites in 1798. The traditional construction date of 1801 for the house seems likely. The house thus stands as a very late example of a house type which apparently ceased to be built in Virginia by around 1820. It is of further interest that the basic two-room plan was altered early in the house's existence to the more common three-room model and still later to a four-room arrangement found occasionally in such large German houses as Fort Egypt in Page County.

After the death of Christian Sites, "a lunatic in Rockingham County" in 1828, two of his eight children, John and George, inherited "The Old Place." In 1839 by agreement with his coheirs, George Sites became sole owner of the property. He sold it to William Sites in 1869, and the latter conveyed the property to David B. Kline in 1870. During the period of Sites ownership, the property size and building valuation--about \$500--remained stable, except for the addition of barns in 1838 and 1852. One of these may have been the recently demolished barn southwest of the house, but since most of the large barns in the area were destroyed during the Civil War, it seems more likely that the latter was a late 19th-century structure erected by the Klins, who were also responsible for adding the frame ell.

The Sites House remained Kline property for 106 years. It served last as a nursing home but has been vacant since 1961. In 1976 it was purchased by Carl G. and Nancy N. Hoover, who plan to renovate it.

DU/VDS

## 9 MAJOR BIBLIOGRAPHICAL REFERENCES

- Chappell, Edward A. Cultural Change in the Shenandoah Valley: Northern Augusta County Houses Before 1861. Unpublished Master of Architectural History Thesis, UVA, 1977.
- Hess, Nancy B. The Heartland: Rockingham County. Harrisonburg, 1976.
- Kline, Agnes. Stone Houses on Linville Creek and Their Communities. Harrisonburg, 1871. Rockingham County Deed Books 6, 7, 8, 12, 13, 21, 25, 31, 240, 471. Land Tax Books 1782-1857, 1862-1878. Will Book A. (See Continuation Sheet #1)

## 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 2 1/2 acres

QUADRANGLE NAME Broadway, Virginia

QUADRANGLE SCALE 1:24000

UTM REFERENCES

A 17 589150 4273770  
 ZONE EASTING NORTHING

B           
 ZONE EASTING NORTHING

C         

D         

E         

F         

G         

H         

VERBAL BOUNDARY DESCRIPTION Beginning at a point on the E side of State Route 617 and 2500' W of Linville Creek; thence extending ESE 300'; thence extending 300' SW; thence extending 400' WNW to E side of said route; thence extending along side of said route in northeasterly direction approximately 400' to point of origin.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

STATE	CODE	COUNTY	CODE

## 11 FORM PREPARED BY

NAME / TITLE

Virginia Historic Landmarks Commission Survey

ORGANIZATION

Virginia Historic Landmarks Commission

DATE

August 1978

STREET & NUMBER

221 Governor Street

TELEPHONE

(804) 786-3144

CITY OR TOWN

Richmond

STATE

Virginia 23219

## 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL   

STATE X

LOCAL   

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE Tucker Hill, Executive Director  
Virginia Historic Landmarks Commission

DATE OCT 17 1978

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

ATTEST: KEEPER OF THE NATIONAL REGISTER

DATE

CHIEF OF REGISTRATION

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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Sites House, Rockingham County, Virginia

CONTINUATION SHEET #1

ITEM NUMBER 7 & 9 PAGE 1

7. DESCRIPTION

No early outbuildings survive with the house, but there is a small frame shed set just off the southern corner of the building.

BOUNDARY JUSTIFICATION:

The register bounds have been drawn to include the present fenced-in yard and the sites of the now-demolished first and second springhouses in the front yard, as well as the site of a demolished bank barn of indeterminate date which stood southwest of the house.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Wayland, John W. A History of Rockingham County, Virginia, Dayton, Va., 1972.

" " ". Virginia Valley Records. Strasburg, Va., 1930.

Weiss, Richard. Hauser und Landschaften der Schweiz. 2d ed. Erlenbach-Zurich, 1973.

Zippelius, Adelhart. Das Bauernhaus an Untern Deutschen Niederhein. Wuppertal, 1957.

5261 (FOLKS RUN)  
5261 (TIMBER)

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

COMMONWEALTH  
DIVISION OF MIN.  
JAMES L. CALVER,  
5261 (TIMBER)

78°52'30"  
38°37'30"

686000m E COOTES STORE 1 MI. 687

688

50' LOST CITY, W. VA. 26 MI  
COOTES STORE 1.7 MI.

690

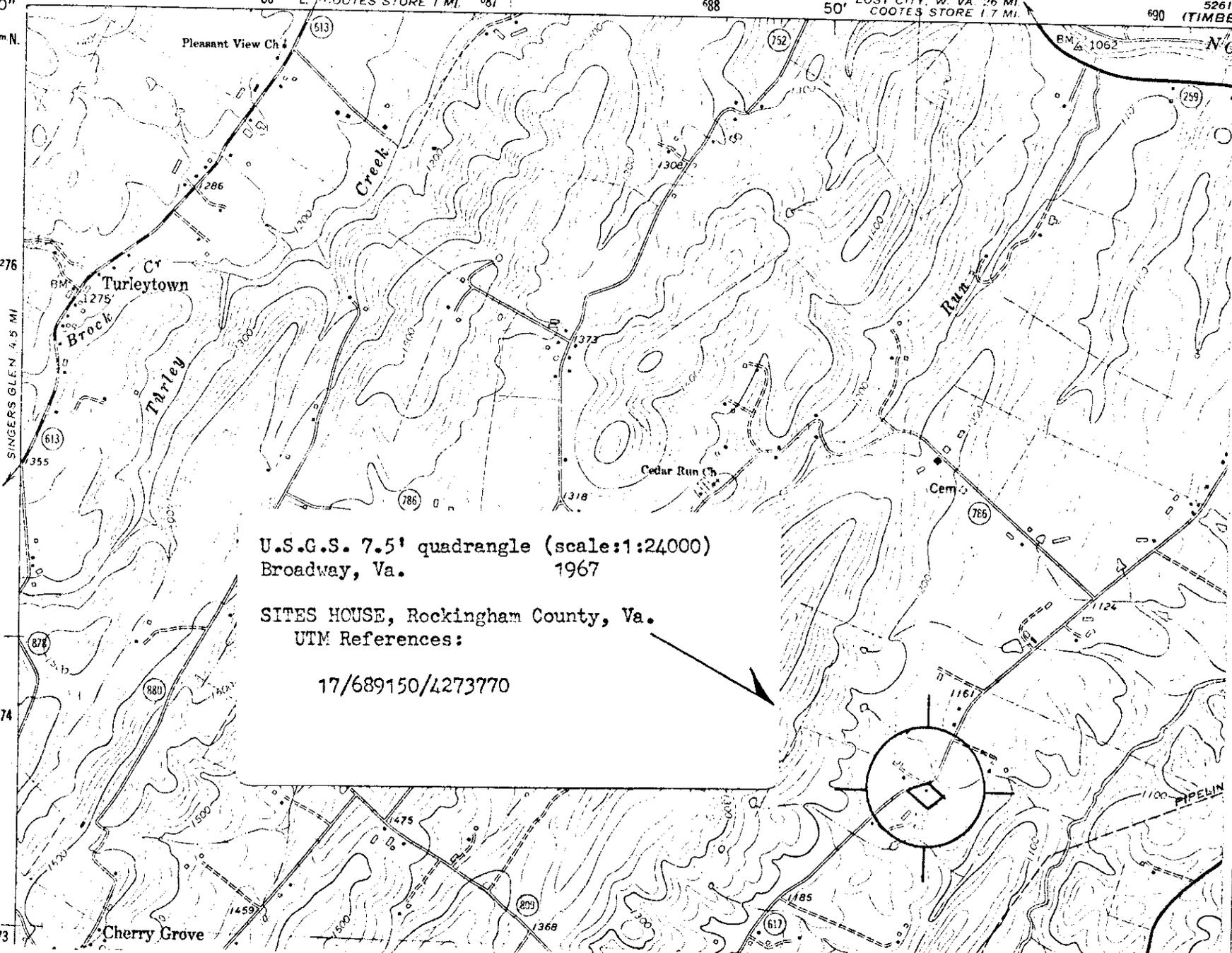
4277000m N

4276

SINGERS GLEN 4.5 MI

4274

4273



U.S.G.S. 7.5' quadrangle (scale:1:24000)  
Broadway, Va. 1967

SITES HOUSE, Rockingham County, Va.  
UTM References:

17/689150/4273770