

VLR-4/17/90 NRHP-8/15/90

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 of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 18). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Campbell Farm
other names/site number Hite Farm / DHR file 85-127

2. Location

street & number Route 675 N/A not for publication
city, town Edinburg N/A vicinity
state Virginia code VA county Shenandoah code 171 zip code 22824

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>8</u>	<u>0</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>0</u>	<u>0</u> sites
<input type="checkbox"/> public-federal	<input type="checkbox"/> structure	<u>0</u>	<u>0</u> structures
	<input type="checkbox"/> object	<u>0</u>	<u>0</u> objects
		<u>8</u>	<u>0</u> Total

Name of related multiple property listing: N/A

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

Signature of certifying official [Signature] Date 10 Aug 1990
Director, 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.

Signature of commenting or other official _____ Date _____

State or Federal agency and bureau _____

5. 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:) _____

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: Single dwelling
Agriculture: outbuilding
Agriculture: animal facility
Domestic: secondary structure

Current Functions (enter categories from instructions)

Domestic: Single dwelling
Agriculture: outbuilding
Agriculture: animal facility

7. Description

Architectural Classification
(enter categories from instructions)

Late Victorian: Queen Anne

Materials (enter categories from instructions)

foundation Stone
walls Weatherboard
roof Slate
other Wood shingle, iron roof cresting,
wood porch

Describe present and historic physical appearance.

SUMMARY DESCRIPTION

The Campbell Farm is a remarkably intact late-nineteenth century farm complex on an elevation overlooking the town of Lantz Mills in Shenandoah County. Its visual prominence is indicative of the local standing of the family that built it. A large Queen Anne frame house with an active roofline is supplemented by seven outbuildings that serve the farm--all frame and all still in good condition. The house is set in a treed yard with a picket fence, and various fenced yard areas surround the outbuildings.

DETAILED DESCRIPTION

The Campbell Farm house is a three-bay, two-and-one-half story Queen Anne frame dwelling with weatherboard siding. It faces south, and is set on a stone foundation. The hipped roof is clad in patterned slate shingles and has conical towers on the southeast and southwest corners, cross gables on the west and east sides with decorative sawnwork ornamenting the gables, and one dormer each on both the southwest and northeast sides. There are four interior brick chimneys and decorative iron cresting enlivening the already active roofline. Patterned shingles cover the walls within the gables, which are separated from the weatherboards by a modillioned cornice which runs around the entire building. Louvered shutters hang at most of the windows. Encircling the exterior is a simple horizontal molding that connects the lintels and sills of the windows on both floors, creating an almost grid-like pattern on the surface plane of the house,

The primary porch has three bays and a hipped roof which extends from the second floor level of the south or front elevation. It is supported by square, chamfered wooden columns connected by a sawnwork balustrade, and rests on brick piers.

The double door that serves as the main entry is surrounded by sidelights and a glazed transom. Inside, the doorframe is adorned with bull's-eye corner blocks, as are most of the door and window frames throughout the house. A central passage divides the house in half, and the plans of the two halves are almost mirror images of each other on

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both floors. In the hall is an electrified gas chandelier hanging from a leaf-patterned ceiling medallion. The double-run stair is located along the eastern wall of the passage. The newel post is square with bull's-eye ornamentation. On top of the newel post is a bronze gas lamp, now electrified, in the form of a cupid figure holding a large tulip which forms the lamp shade.

The entrances into both the southeast and southwest parlors and the five windows within each of them are adorned with bull's-eye corner blocks. Frosted transoms surmount many of the doors on the first floor, including these parlor doors. Another electrified gas chandelier hangs from a ceiling medallion in each of the front parlors, but the medallions are slightly different. In the southeast parlor the fireplace is in the middle of the north wall, and has a mantel with a dentilled cornice supported by brackets and paired, turned columns flanking the firebox. In the southwest parlor the fireplace is in the northeast corner and is ornamented with a glazed ceramic tile and ceramic Ionic columns entwined with vines from the base to the capital.

Access to the next rooms can be gained through the central passage or, on the west side of the hall, through a door in the middle of the north wall. Both are double parlors, connected by pocket doors, and the only important difference is the placement of the fireplaces. Again, the fireplace in the western parlor is in the corner, sharing the chimney with the corner fireplace in the front parlor, and that in the double parlor on the eastern side of the passage is in the center of the wall. This simple mantel is flanked by a built-in sideboard and a cabinet, indicating that the room was used as a dining room at one time, and an identical mantel faces this one in the other half of the parlor.

The room at the end of the passage on the east is used by the current owners as a dining room. It is embellished by a beaded wainscot, a ceiling medallion, and a carved wooden mantel. A bay window extends from its eastern wall.

The kitchen at the northwest corner of the house also has a wainscot, but it is not beaded. There are no corner blocks and no fireplace, and there is a semi-winder stair to the second floor, all of which indicate that perhaps this has always been a service area.

The second floor is similar to the first in plan, except that bathrooms have been added. Two full baths have been added in the room that is over the front half of the western double parlor. One can be entered only from the front bedroom, and the other can be entered from the hall and from the bedroom behind it. A third bathroom has been added in the rear of the passage, and a fourth is accessible from the corner of the southeast bedroom.

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One other modification in the plan differentiates the bedrooms on opposite sides of the hall. The wall between the two bedrooms over the double parlors on the eastern side of the passage has been removed and the current owners use this large space as a family room.

There is another double-run stair which leads to the attic from the second-floor passage, identical to the main stair but with a simpler newel post. The passage on the attic level has old wallpaper, and the doorways in the passage have all the same trim as those on lower floors, but the rooms in the attic were never finished. It would probably have been more space than a family of five, like the Campbells, would have needed.

Behind the house, a modern deck and pool have been added. The deck extends from the rear porch, which is five bays wide and is supported by fluted columns on square piers.

There are seven contributing outbuildings which are all sited west of the house. They are all frame, clad in weatherboard, with standing-seam metal roof coverings. Near the northwest corner of the house is a wash house/summer kitchen. It has a double-pitched roof and a double-cell plan. The entrance is near the center of the north elevation, and there is a window on either side of it--one in the same room as the door and one in the second room. A brick chimney defines the separation between the rooms. There are also three, two-over-two, double-hung sash windows on the south elevation.

A smaller outbuilding next to it is built of the same materials. A three-bay entrance elevation faces south, with the door in the eastern bay. Two fixed, double-pane windows define the other bays and a narrow, vertical window is placed inside the gable. The gable extends several feet past the wall plane on the north elevation, presumably providing shelter for farm activities, and a door opens from the west bay of that elevation.

On the other side of the driveway, facing the house, is a two-room privy with a shed roof. Its two doors are separated by two small stained glass windows with thirteen panes each. Immediately beside it is a small hog barn with a shed extension. The barn has a double-pitched roof topped by lightning rods. A six-over-six double-hung sash window lights the loft from the north elevation and below it is a small six-light window. To the left of these windows is a door, and a door gives access to the shed extension from this side of the building, too.

Further down the driveway, close to Route 679, are the other three outbuildings. They are a barn, a machine shed, and a corn crib with a machine shed within it. The corn crib/machine shed is located at the corner of the driveway and Route 679, facing east across the driveway. It has a double-pitched roof, and its open shed runs lengthwise through

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the loft from the north elevation and below it is a small six-light window. To the left of these windows is a door, and a door gives access to the shed extension from this side of the building, too.

Further down the driveway, close to Route 679, are the other three outbuildings. They are a barn, a machine shed, and a corn crib with a machine shed within it. The corn crib/machine shed is located at the corner of the driveway and Route 679, facing east across the driveway. It has a double-pitched roof, and its open shed runs lengthwise through the center of the building, with closed pens flanking it along the entire length. There is a small rectangular opening in the gable and a large entrance opening for machinery beneath it. The entire structure is raised on wooden piers, and there is another small opening at the eaves on the north side of the building. The other machine shed is behind it, facing away from Route 679 into a fenced yard. It has a shed roof that slopes toward the road and is set on a poured concrete foundation. On its southern elevation it has two small stained glass windows, and there is another on the eastern elevation. The side facing north is open and is supported by slender wood posts. The other side is attached to the side of the barn. The barn has a double-pitched roof and a hipped-roof extension from its north elevation. Four openings pierce the eastern elevation of this barn, giving access to the fenced yard area. They include large, double sliding doors, and a smaller, single sliding door into the extension-- both large enough for machinery and animals--a hinged door for pedestrians, and a small hatch door. Above the hipped roof of the extension is a narrow vertical opening into the loft. Both the roof of the barn and of the corn crib/machine shed are punctuated by lightning rods and weathervanes.

Laura Haring / Sarah Driggs

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Industry
Architecture

Period of Significance

1888-1889
1888-1908

Significant Dates

Cultural Affiliation

Significant Person

Milton C. Campbell

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

STATEMENT OF SIGNIFICANCE

Campbell Farm, which is located in Shenandoah County, Virginia, and overlooks the village of Lantz Mills, was constructed in 1888-1889 for Milton C. Campbell. He had married into a prominent family of ironmasters with Canadian and Pennsylvanian connections; the family purchased two Shenandoah County iron furnaces after the Civil War, following other Northern entrepreneurs into what they hoped would become a prosperous, albeit capital-starved, Southern economy. The house at Campbell Farm reflects that optimism, but the history of its ownership by Milton M. Campbell is typical of the economic uncertainty that plagued the South during the Gilded Age.

JUSTIFICATION OF CRITERIA

Campbell Farm is eligible for inclusion on the National Register of Historic Places under Criteria A and C. It is eligible under Criterion A because of its association with the short-lived but significant postbellum Virginia iron industry. Under Criterion C the Campbell Farm is eligible because it is a locally important example of a Queen Anne dwelling constructed during the postbellum economic boom in Shenandoah County.

HISTORICAL BACKGROUND

The Campbell Farm house is situated on the crest of a hill in Shenandoah County, and overlooks the village of Lantz Mills to the south. Alexander B. Clinedinst sold the sixty-two-acre tract to Milton M. Campbell in

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March 1888. The house was built for Campbell in 1888-1889.¹

Campbell was a Shenandoah County native who was born in December 1846. On 1 October 1874 he married Angelina Wissler, a native of Canada. By 1880 the Campbell household consisted of Milton Campbell, who was employed as a store clerk; Angelina Campbell, who was "keeping house"; their two children (Harry [Horace], aged four; Dazzie [Daisy], aged three); and Angelina Campbell's stepmother, Hannah Wissler. The Campbells' immediate neighbors included furnace hands and an ironworks clerk.

Campbell was employed by the Columbia-Liberty Iron Company, an enterprise owned by the Wissler family, of Philadelphia, Pennsylvania. About 1874 the Wisslers had purchased two Shenandoah County ironworks--Columbia Furnace and Liberty Furnace--to form their company. The Columbia Furnace had been leased during the Civil War by the Tredegar Iron Works, in Richmond, which was the principal iron founder for the Confederacy. This and other iron furnaces were leased or purchased by Tredegar to ensure a reliable supply of pig iron for the cannon and other ordnance cast by the Richmond firm. The purchase of the Columbia and Liberty furnaces by the Wissler family after the war was one of many examples of the flow of Northern capital to the South during the Reconstruction period, when it was hoped that Virginia and other Southern states were ripe for an economic resurgence.

Often, however, these hopes were dashed. The cost of converting furnaces from charcoal to coke and the insurmountable lead that the Pennsylvania ironworks had attained during the late antebellum and Civil War eras meant that the Virginia iron industry was too antiquated and small to compete successfully. In 1886 the Columbia-Liberty Iron Company went into receivership; by 1891 it had been purchased by H. H. Yard, of Philadelphia, and reorganized as the Liberty Iron Company (the Columbia furnace ceased operations). Although the new company constructed a narrow-gauge railroad from Liberty Furnace to the town of Edinburg in an attempt to increase efficiency, the enterprise closed down in 1907 after several lawsuits and reorganizations.⁴

The financial fortunes of Milton M. Campbell, the Wissler family, and the ironworks were intermingled. Campbell's wife, Angelina Wissler, was the daughter of John Wissler, who with his brother owned the Columbia-Liberty Iron Company. Upon his marriage Campbell joined an extended family of ironworks entrepreneurs that included four men who probably were his wife's elder brothers; their occupations in 1880 were ironmaster, iron dealer, furnace manager, and furnace watchman. Campbell himself began his employment in his father-in-law's firm as a clerk but eventually

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became the superintendent. In addition, by 1890 he had been appointed postmaster at Columbia Furnace.

Although the house at Campbell Farm was constructed in 1888-1889, in the midst of the period that the ironworks was in receivership, it exemplifies the optimism of the era that is known as the Gilded Age. It was also typical of the age that when the company collapsed in 1907, personal financial disaster soon followed for Milton Campbell: the Shenandoah Valley Loan and Trust Company foreclosed on Campbell Farm in 1908. The long decline in Campbell's fortunes was foreshadowed in 1900 when he told the census taker that his primary occupation was farming.

Milton L. Hite, the county surveyor, purchased Campbell Farm from the trust company after foreclosure; the next owner was his adopted son, Grover C. Miley. Subsequent owners included the Ruppert family and the Shenandoah County Memorial Hospital, which sold the property to its present owners in 1984.

John S. Salmon

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ENDNOTES

1. Shenandoah County, Deed Book 30, pp. 161-162, Shenandoah County Courthouse, Woodstock, Va.; Auditor of Public Accounts, Land Tax Books, Shenandoah County, 1888-1889, Virginia State Library and Archives, Richmond, Va. (VSL&A). The 1888 tax book contains no amount for the value of buildings on the property; the 1889 tax book notes buildings worth \$2,500 and contains the marginal notation "\$2500 added for Improvement."
2. United States Census, List of Inhabitants, 1900, Shenandoah County, Reel 296, VSL&A; Department of Health, Division of Vital Records, Marriages, 1853-1935, Shenandoah County, Reel 46, 1 October 1874, VSL&A; United States Census, List of Inhabitants, 1880, Shenandoah County, Reel 217, VSL&A.
3. John W. Wayland, A History of Shenandoah County, Virginia, 2nd ed., (Strasburg, Va.: Shenandoah Publishing House, 1969), 237; Charles B. Dew, Ironmaker to the Confederacy: Joseph R. Anderson and the Tredegar Iron Works (New Haven, Conn.: Yale University Press, 1966), 150.
4. Wayland, Shenandoah County, 237-238.
5. United States Census, List of Inhabitants, 1880, Shenandoah County, Reel 217, VSL&A; Chataigne's Virginia Gazetteer and Classified Business Directory (Richmond: 1877-1893).
6. Architectural Survey File 85-127, Department of Historic Resources, Richmond, Va. (DHR); United States Census, List of Inhabitants, 1900, Shenandoah County, Reel 296, VSL&A.
7. Architectural Survey File 85-127, DHR.

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Dew, Charles B. Ironmaker to the Confederacy: Joseph R. Anderson and the Tredegar Iron Works. New Haven, Conn.: Yale University Press, 1966.

Shenandoah County. Deed Book 30. Shenandoah County Courthouse, Woodstock, Va.

United States Census. Virginia. List of Inhabitants. Shenandoah County. 1880; 1900. Reels 217, 296. VSL&A.

Wayland, John W. A History of Shenandoah County, Virginia. 2nd ed. Strasburg, Va.: Shenandoah Publishing House, 1969.

9. Major Bibliographical References

Architectural Survey File 85-127. Department of Historic Resources.
Richmond, Va.

Auditor of Public Accounts. Land Tax Books. Shenandoah County. 1888-1900.
Virginia State Library and Archives. Richmond, Va. (VSL&A).

Chataigne's Virginia Gazetteer and Classified Business Directory.
Richmond: 1877-1893.

Department of Health. Division of Vital Records. Marriages. 1853-1935.
Shenandoah County. Reel 46. VSL&A.

See continuation sheet

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

Specify repository:

VA Dept. of Historic Resources
221 Governor St., Richmond, VA 23219

10. Geographical Data

Acree of property 88.6 acres

UTM References

A 1,7 7|0,9|0,3,0 4,3|0,2|0,8,0
 Zone Easting Northing

C 1,7 7|0,9|1,1,0 4,3|0,1|7,8,0

B 1,7 7|0,9|0,3,0 4,3|0,1|8,4,0
 Zone Easting Northing

D 1,7 7|0,9|1,0,0 4,3|0,1|6,3,0

See continuation sheet

Verbal Boundary Description

ALL that certain lot or parcel of land located in the Madison Magisterial District of Shenandoah County, Virginia, bounded and described as follows:

BEGINNING at a point a corner with Old Route 675 and Schramm's Remaining Land; thence with Schramm's Remaining Land the following courses, N45° 10' 10"E 318.87 feet to a

See continuation sheet

Boundary Justification

The boundary includes the farmhouse, outbuildings, and fields that have historically been part of Campbell Farm.

See continuation sheet

11. Form Prepared By

name/title Laura Haring and Sarah Driggs, architectural historians/ John Salmon, historian

organization Virginia Department of Historic Resources date 30 March 1990

street & number 221 Governor Street telephone 804-786-3143

city or town Richmond state VA zip code 23219

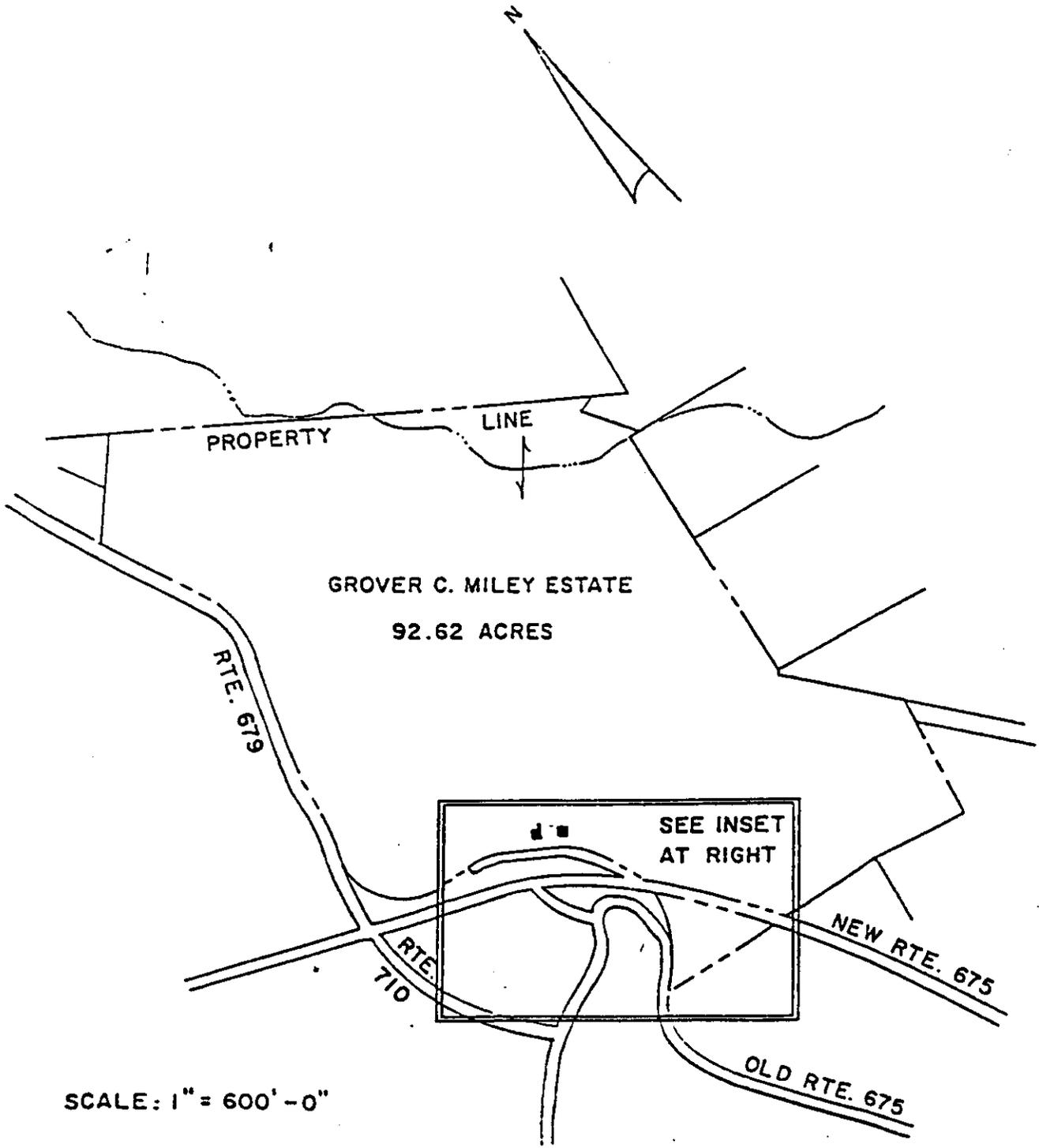
United States Department of the Interior
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E	17	708920	4301620
	Zone	Easting	Northing
F	17	708880	4302240
	Zone	Easting	Northing

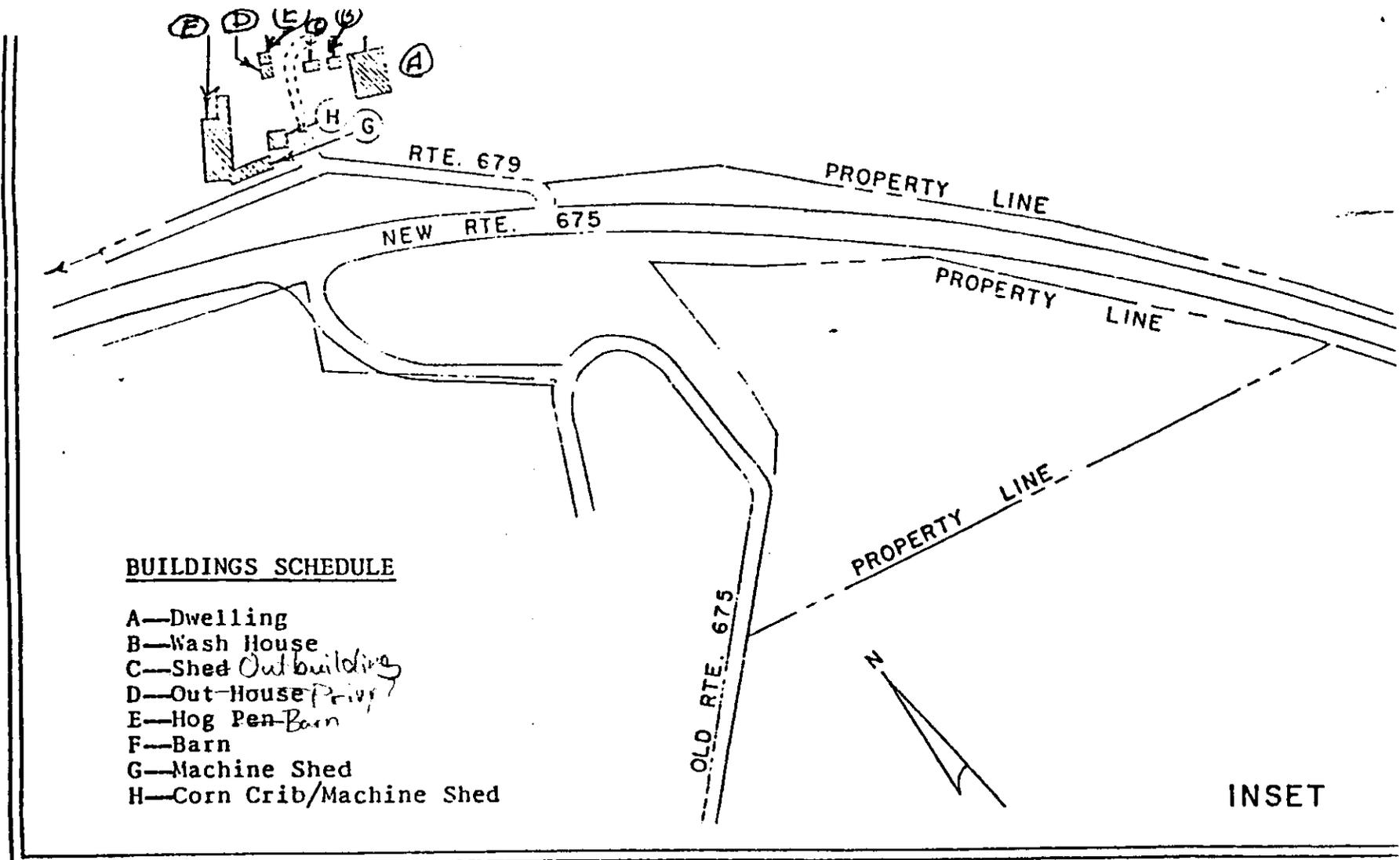
VERBAL BOUNDARY DESCRIPTION

point; thence S43° 54' 09"E 372.65 feet to a point; thence S42° 13' 36"W 301.66 feet to a point a corner with Old Route 675; thence running with Old Route 675 the following courses: N33° 47' 13"W 209.13 feet to a point; thence N60° 36' 02"W 189.98 feet to the point of beginning; and further described in a plat of survey dated December 21, 1989 and titled "SKETCH PLAT SHOWING A PORTION OF THE RICHARD C. SCHRAMM PROPERTY LOCATED AT LANTZ'S MILL IN THE MADISON MAGISTERIAL DISTRICT OF SHENANDOAH COUNTY, VIRGINIA."

MAP OF PROPERTY



SCALE: 1" = 600' - 0"



BUILDINGS SCHEDULE

- A—Dwelling
- B—Wash House
- C—Shed *Out building*
- D—Out-House *Privy*
- E—Hog Pen *Barn*
- F—Barn
- G—Machine Shed
- H—Corn Crib/Machine Shed

LOCATION OF HOUSE AND OUTBUILDINGS.

675

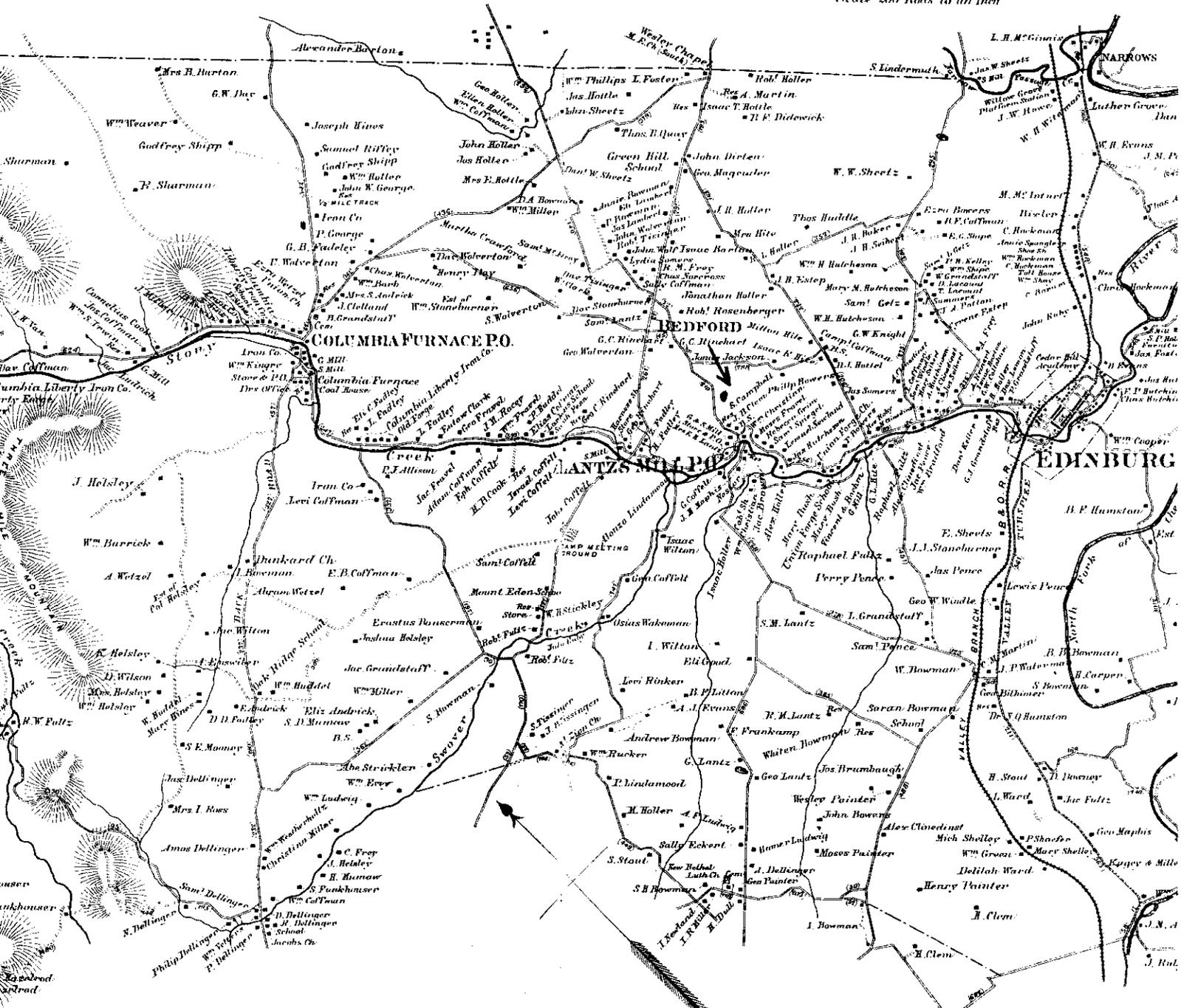
SITE PLAN SKETCH

Grover C. Miley Est:
Lantz Mills

MADISON MAGISTERIAL DIST.

SHENANDOAH COUNTY.

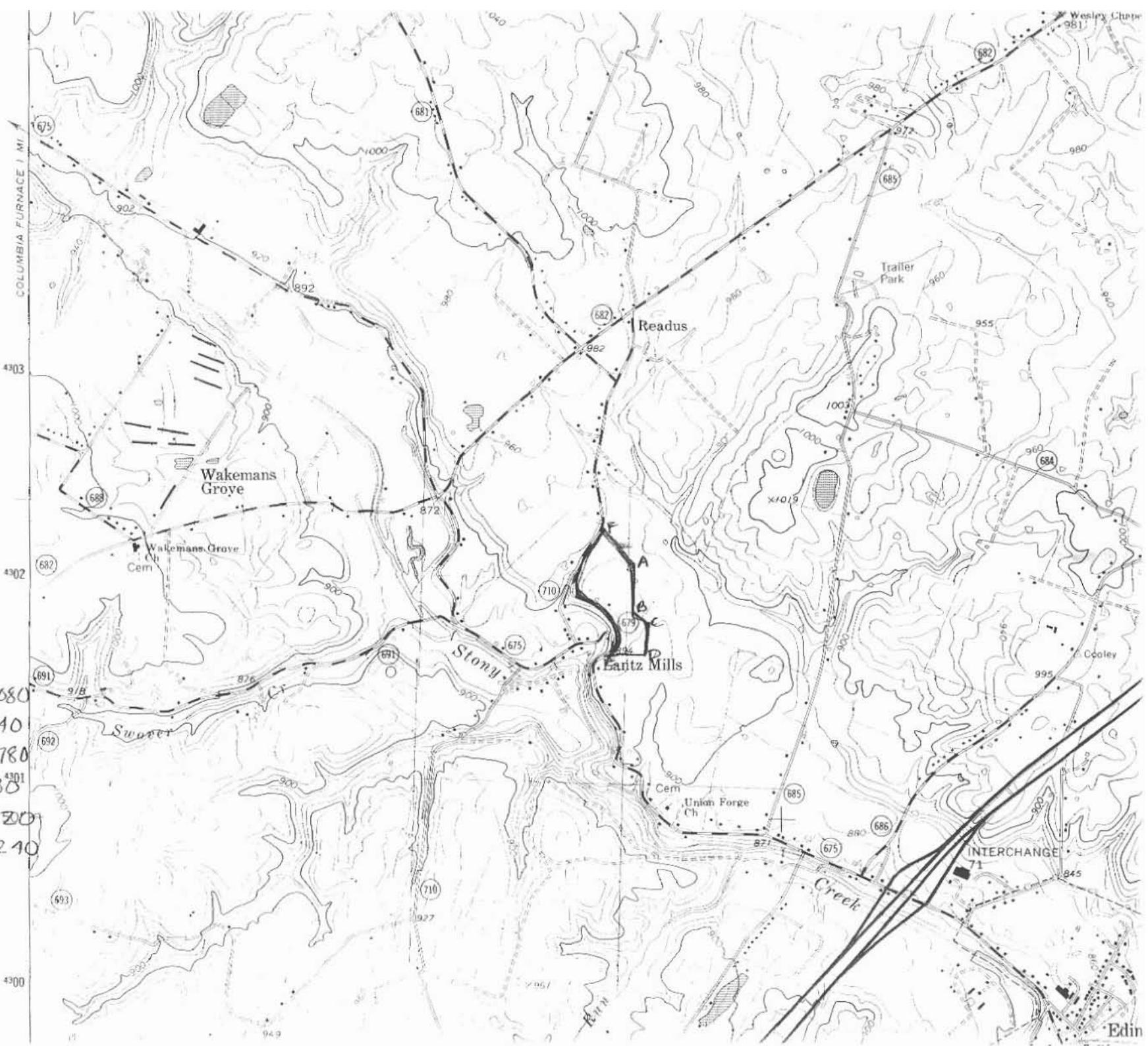
Scale 200 Rods to an Inch



MADISON DISTRICT BUSINESS REFERENCES.

- G. C. REINEHART & SON, Fadley's Saw Mill, Dealers in Dry Goods, Groceries and General Merchandise. P. O. Edinburg.
- W. H. BTICKLEY, Farmer and Dealer in General Merchandise. Mt. Eden.
- W. F. MOONEY, Manufacturer of Lumber, Liberty Furnace.
- A. MARTIN, Farmer and Dentist.
- COLUMBIA LIBERTY IRON CO., Shenandoah County, Va.
- COLUMBIA AND LIBERTY FURNACES, Manufacturers of the best C. B. Charcoal Boiler, Plate and Car Wheel Iron.
- * M. M. CAMPBELL, Superintendent of Columbia Iron Works.

- SAMUEL B. MOONEY, Superintendent of Liberty Iron Works.
- J. W. BRUMBAUGH, Salesman.
- A. L. MYERS, Book-keeper.
- JAC. BROWN, Painter. P. O. Lantz Mill.
- J. P. CLEM, Clerk. P. O. Lantz Mill.
- J. B. GRANDSTAFF, Clerk. P. O. Columbia Furnace.
- SAMUEL J. HOFFMAN, Physician and Surgeon. P. O. Columbia Furnace.
- N. O. HUMSTON, Physician and Surgeon. P. O. Edinburg.
- C. HOCKMAN, Dentist. P. O. Edinburg.
- WILLIAM BRADFORD, Butcher, P. O. Edinburg.
- M. LUTHER GROVE, Horse Trader, P. O. Edinburg.
- R. W. WINDLER, Drover. P. O. Edinburg.
- W. B. IRWIN, Dealer in Phosphate. P. O. Columbia Furnace.



Campbell Turn
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UTM

- A 17/709030/4302680
- B 17/709030/4301840
- C 17/709110/4301780
- D 17/709100/4301630
- E 17/708920/4301680
- F 17/708860/4302240

Edin