

VLR-4/21/93 NRHP-6/24/93

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 on How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 64). 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, areas of significance, enter categories and subcategories from the instructions. Place 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 Kenmore

other names/site number Kenmore Woods, Frazier House, VDHR File No. 88-38

2. Location

street & number 8300 Courthouse Road not for publication N/A
city or town Spotsylvania Court House vicinity x
state Virginia code VA county Spotsylvania cede 177 zip code 22353

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property x meets does not meet the National Register Criteria. I recommend that this property be considered significant statewide x locally. (See continuation sheet for additional comments.)

Wayl. C. Miller
Signature of certifying official Date 5 May 1993

Director, Virginia Department of Historic Resources
state or Federal agency and bureau

In my opinion, the property meets dws 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:

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

signature of Keeper Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply)

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

Category of Property (Check only one box)

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

Number of Resources within Property

Contributing	Noncontributing	
<u> 1 </u>	<u> 5 </u>	buildings
<u> 0 </u>	<u> 0 </u>	sites
<u> 0 </u>	<u> 2 </u>	structures
<u> 0 </u>	<u> 0 </u>	objects
<u> 1 </u>	<u> 7 </u>	Total

Number of contributing resources previously listed in the National Register 0

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

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: **DOMESTIC** Sub: **Single dwelling**

Current Functions (Enter categories from instructions)

Cat: **DOMESTIC** Sub: **Single dwelling**

Secondary structure

7. Description

Architectural Classification (Enter categories from instructions)

EARLY REPUBLIC: Federal

Materials (Enter categories from instructions)

foundation BRICK
roof WOOD: shingle
walls BRICK
other _____

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

8. Statement of significance

Eligible 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 character of a type, period, or method of construction; represents the work of a master; or possesses high artistic values, or represents a significant distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

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

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

Areas of Significance (Enter categories from instructions)

ARCHITECTURE

Period of Significance 1829-1836

Significant Dates 1829
1836

significant Person (Complete if Criterion B is marked above)

N/A

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

(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

- State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
 Name of repository: _____

10. Geographical Data

Acreage of Property 91.5 acres

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

	Zone	Easting	Northing	Zone	Easting	Northing
1	18	272260	4229800	2	18	272670 4229460
3	18	273120	4229460	4	18	273010 4229000
5	18	272460	4229040	6	18	272240 4229330

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 Michael Egan and Gary Stanton
 organization Historic Preservation Department date 3 February 1993
 street & number Mary Washington College telephone 703-899-4037
 city or town Fredericksburg state VA zip code 22401-5358

=====
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 Dr. Peter R. Smith and Mrs. Judith G. Smith
street & number 8300 Courthouse Road telephone 703-582-6249
city or town Spotsylvania state VA zip code 22553

=====
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.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 1

Kenmore Woods
Spotsylvania County, Virginia

SUMMARY DESCRIPTION

Kenmore Woods (historically known as Kenmore) is a Federal house with Colonial Revival additions on a ninety-one-acre site on Route 208 in Spotsylvania County. The main dwelling house, approached by a long tree-lined drive, was built in 1829. It is a rectangular, five-bay, two-and-one-half-story brick building, gable-roofed, with end chimneys and a raised basement. The most striking detail of its principal elevation is the modillion cornice with sunbursts-and-diamonds decoration set in the frieze. A one-story frame rear wing and a one-story, gable-end addition with a brick front were added in 1836. In the 1930s a one-story screened porch with a flat balustraded roof was added to the south gable. Noncontributing structures include a one-and-one-half-story garage-apartment set behind the north addition. On a slope to the south is a garden, below which is a swimming pool with changing room and machine shed. To the west, behind the house, are a covered well, a gardener's workshop, and a large wooden barn of the early twentieth century.

ARCHITECTURAL ANALYSIS

Kenmore Woods is a Federal five-bay, brick, two-and-one-half story building, with interior end chimneys and an English basement. Its principal facade faces east toward a tree-lined drive. Both the east and west entrances are centrally placed and employ raised panel, French doors below rectangular glazed transoms. The principal massing of the dwelling is 41'5" x 19'5". The bricks are laid in Flemish bond on the east and south elevations, and 1:3 common bond on the west and north elevations. This odd combination is probably the result of the property being at the intersection of two roads, with the house visible, when built, from both. Above each of the basement windows are segmental brick arches, while the other window openings have flat jack arches.

In 1836 a one-story, shed-roof addition was made to the north gable of the house. Like the main house, the principal elevation of the addition is Flemish bond, the other walls are frame. A one-story, frame, central rear ell, 10' x 19' was added to the west elevation. The ell is framed completely separately from the original house with oak sills on brick piers that are built alongside, but not tied to the principal massing. As shown in photographs taken in 1937 the rear doors were French doors and opened to straight run wooden steps.

The original louvered shutters survive for all windows and doors. The windows are consistent in the principal massing, three-over-three light, double-hung sash in the basement, nine-over-nine light, double-hung sash on the first floor, and nine-over-six light double-hung sash windows on the second floor, with four light gable end windows in the attic. All windows above grade have worked stone sills. The shed addition to the north gable has six-over-six, double-hung sash windows and the rear ell had nine-over-six double-hung sash windows. The eaves have a modillion cornice and the frieze is decorated with diamonds and sunburst motifs.

The house is a central passage, single pile plan, with an extremely narrow passage (five feet in width) and winder stairs beginning directly north of the main entrance. The narrow

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 2

Kenmore Woods
Spotsylvania County, Virginia

passage and modest size of the spaces within the house are belied with the considerable attention to detailing shown through full entablature surrounds for windows and enriched appointments, consisting principally of reeding and gougework. The interior door surrounds of the passage entrances have diagonally reeded insets flanking fluted pilasters, sunburst corner blocks and full entablatures. The staircase is open string for half its run, with raised panels in the spandrel and a twig pattern on the stringer. The newel is a delicate, turned column with astragal, with an oval handrail and two square balusters per tread. One panel of the spandrel was originally hinged to give a small closet below the stairs. The hinges were removed when the basement stairs were rebuilt with less pitch in the remodeling of the late 1930s.

The parlor, or best room, is the south room, entered directly from the passage adjacent to the main entrance. The doorway surround into the best room is enriched with fillets. Within the best room, the windows, but not the door have pilaster surrounds and full entablature, sunburst corner blocks and reeding in the frieze. A chairboard without dado exists in every room of the original house, but is reeded only in the best room. The best room mantel has pilasters enriched with vertical rope motifs bordering clustered quarter rounds. The frieze has vertically aligned elliptical sunbursts over the pilasters and a central elliptical sunburst medallion oriented horizontally. Reeding exists both in the architrave and the corona surmounted with rope molding. The mantel shelf is shaped to follow the projection of the frieze. Reeding is also present in the washboard in the best room and downstairs passage.

The downstairs chamber is treated in a significantly less detailed manner. The entrance is at the far end of the passage, behind the staircase, and the doorway is set close to the rear door, so no elaborate surround is workable. Instead fluting decorates the reveal of the doorway, without reeding. Window and door surrounds, subbase and wash board all have ogee with astragal molding profiles. The fire place mantel has horizontally and vertically aligned sunburst medallions, simpler than the best room, without fluting in the corona and architrave, and with the mantel shelf following the projection of the pilasters, but not the central medallion. The pilasters are fluted, without rope work. Entrance to the 1836 addition is provided by a door to the left of the fireplace. This addition is currently a bathroom.

The upper floor mirrors the first floor in arrangement and diminishing decorative detailing. The hallway is less than five feet in width with both rooms entered from the rear of the house immediately adjacent to the top stairs. The north chamber has a raised panel mantel frieze and pilasters, the south chamber has fluted pilasters with a reeded triangular central medallion. The attic stairs also have winders at the bottom, but are boxed with the walls lathed and plastered.

The basement was originally entered from the passage with a straight run stairs below the main staircase and an exterior bulkhead at the west end of the south gable. Although highly modified through remodeling and expansion, the basement has a fireplace and evidence that it originally functioned as a kitchen space. In the basement is a cupboard, now stripped of paint, but originally built into the best room. The piece is pine with reeding in the crown

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 3

Kenmore Woods
Spotsylvania County, Virginia

and lower door panels, consistent with the decorative motifs and probably original to the house.

Kenmore remained a compact, intact early nineteenth century house until the early decades of the twentieth century. A photograph of the house, circa 1895, shows what may have been the original porch with column supports, white paint to the brick on the porch, pedimented gable roof, and decorated frieze. This porch was removed in the remodeling activities prior to 1930s, but the shadow of the gable and residue of white paint remains visible. In its place was created a shed roof porch extending the width of the principal massing. After Kenmore was acquired by Dr. and Mrs. Maxwell Harbin this porch was replaced by a brick stoop exposing the jack arch and transom over the door. The house began to change in other ways, responding to colonial revival interest and the new space needs of its owners. The ell on the west facade was raised to a full two stories. The ell is sided with beaded weather boards and has a standing seam metal roof. The modillion cornice, and decorated frieze of the original building was continued on the ell. The rear entrance was improved first with a brick stoop and steps, but later with a small entry porch with pilasters surrounding the twelve-light, French doors, and a balustraded flat porch roof employing the same muntin pattern as the glazed transom of the original house. The expansion of the ell provided a bathroom on the second floor.

From the south wall projects a 17'8" x 12'1" sun porch, built in 1938. It has a brick base with square pillars supporting a flat, balustraded roof. The central element of the balusters recapitulates the decorative mullions of the glazed transom. The porch is screened, and a door was cut through the south gable wall of the original house to provide access. A one-and-one-half story dependency was built to the northwest of the main house in 1987 in the colonial revival style. It contains a two-car garage and a studio apartment. This house is set largely back from, and below, the main frontal facade of the original house, not greatly impacting the view of the principal elevation.

To the south of the house is a sunken formal garden constructed for Dr. and Mrs. Maxwell Harbin around 1940 and a swimming pool added by the current owners in 1983. Two small modern buildings are associated with the pool, a pump house flanks the east end and a changing room is to the west of the pool. Directly west of the main house are three twentieth century buildings that are non-contributing--a well head, a gardeners shop used for tool storage, and a large wooden barn. The barn is a heavy frame structure with circular sawn principal timbers covered by board and batten siding secured with wire nails. Although no note of its construction has been found in the land tax records, it probably was built when the George Reynolds family owned the farm.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 4

Kenmore Woods
Spotsylvania County, Virginia

Statement of Significance

Kenmore Woods is highly significant at the local level for the architecture of the main house. Built in 1828-29 it is an outstanding example of the architecture of rural plantation homes built in the early nineteenth century in Spotsylvania County both for the two story massing and the conservative Federal detailing. Construction details suggest Kenmore Woods was built by Samuel Alsop, Jr. and given by he and his wife Dorothea M. Alsop as a gift to their son-in-law John M. Anderson and daughter Ann Eliza. The house was built as a single pile, central passage plan, two story brick house in the Federal style. The house has a high degree of integrity of materials, including the interior detailing all consistent with other properties associated with Samuel Alsop. Unique to these buildings is a carved frieze in the exterior entablature featuring sunbursts and squares. Kenmore Woods is the earliest property to use this detail. In 1832 John M. Anderson sold the property to Hubbard T. Minor who expanded the house in 1836 adding a rear ell and a gable end, shed roof extension, but continuing the Flemish bond pattern of the principal elevation. Minor also constructed in the same year a new barn and ice house that do not survive. Few significant changes have been made to the building since that time.

The prominent position of the property, astride two roads leading to the Courthouse in Spotsylvania County gave the house a strategic importance during the Battle of Spotsylvania Courthouse (May 18-19, 1864), during which the house was the command site of Colonel Walker of the 1st Corps artillery, Army of Northern Virginia.

Historic Context

Kenmore Woods is one of ten extant brick buildings in Spotsylvania County and Fredericksburg associated with Samuel Alsop, Jr.¹ The land was purchased by Samuel Alsop, Jr., from Henry O. Middleton in 1821 and in January of 1828 was given as a gift to John M. Anderson because of the "natural love and affection which they have for their daughter Ann Eliza, the wife of the said John M." [Anderson].² Built for a young couple, newly married, it is modest in size and the only house associated with Samuel Alsop that used a narrow central passage and winder staircase to the second story. In other respects this house is typical of the living spaces that Samuel Alsop Jr. created. These include the preference for brick with Flemish bond only on the principal facades, raised basement, sunburst used as a principal decorative motif in the best room mantels and a decorative exterior cornice. Two other properties, Oakley (1829) built for his daughter Clementine (Alsop) and Thomas C. Chandler, and Fairview, built in 1837 for Samuel Alsop and his second wife, Mary C. Alsop used the same decorative cornice within the decade after the construction of Kenmore.³

The property was situated at the intersection of the road leading from the Massaponax Church to the Spotsylvania courthouse, which in 1828 stood on the north bank of the Po River and the road leading to Samuel Alsop's tavern, Locust Inn, on the road to Fredericksburg.⁴ When given to the Andersons, Kenmore Woods consisted of 430 acres of largely flat or rolling land bordered by ravines and creeks that flow quickly into the Po

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 5

Kenmore Woods
Spotsylvania County, Virginia

River. In 1838 the Spotsylvania County court was moved to the present site, adjacent to the tavern that Samuel Alsop had then recently sold to Lewis Rawlings.⁵ Over time the Kenmore Woods property would be an important point of reference for travelers and was usually known either as the Westby tract, or Kenmore. The property was advertised as Kenmore in the 1830s (see below) and continued to be called Kenmore in tax documents and deeds until the 1940s. In the mid-twentieth century when the property was purchased by Dr. Maxwell Harbin the name was changed to Kenmore Woods to distinguish it from the eighteenth century house in Fredericksburg associated with Fielding Lewis and named Kenmore by Samuel Gordon.

Ann Eliza (Alsop) Anderson died suddenly on July 20, 1830. The Virginia Herald carried the obituary and confirms the residence and name of the estate. "Departed this life on Tuesday, 20th July, at Kenmore, Spotsylvania County in the 27th year of her age, Mrs. Ann Eliza Anderson, consort of Dr. John M. Anderson. . . Mrs. Anderson left a son and a daughter too young to know their irreparable loss."⁶ In 1832, having remarried, John M. Anderson advertises Kenmore for sale:⁷

"This desirable little farm containing 430 acres lies in the County of Spotsylvania thirteen miles from Fredericksburg and adjoining the Court House tract, on the main road from Washington City to Salisbury, North Carolina. There is a beautiful two story brick building upon it, with all necessary out houses (except a Barn) new and well built. It is well situated for a physician or lawyer. . . well-watered, and as fertile as any in the vicinity, with a sufficient supply of woodland and some promising timothy and herds grass meadows. Any person wishing to purchase such a tract will do well to call and see it as the terms will be entirely accommodating."

John M. Anderson

April 3, 1832

N.B.--All persons indebted to the Subscriber, will please make arrangements to settle their accounts. J.M.A.

The property was purchased in 1832 by Hubbard Taylor Minor, a physician originally from Essex County, but with strong family connections to the Fredericksburg area. Hubbard Minor's wife Jane had died in February 1824, and his second wife, Malvina Crutchfield, was from Spotsylvania County.⁸ Indeed, the move to Kenmore brought him close to his brother-in-law, Stapleton Crutchfield III who was living at Snow Hill, less than one-half mile southeast. Minor improved the property expanding the house with a rear ell and by extending with a shed roof addition the north gable. He also built a barn, missing in the original ensemble he purchased. He was assessed "\$197 added for barn & addition to dwelling house."⁹

All the evidence suggests, however, that Minor was not principally a planter, but did develop the agricultural potential of Kenmore.¹⁰ In 1836 he was appointed Physician of the

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 6

Kenmore Woods
Spotsylvania County, Virginia

Jail in Fredericksburg, and he may have initially believed that his practice would grow faster in that City.¹¹ In 1839, "Doctor H. T. Minor, wishing to change residence, offer[ed] for sale his farm, containing 430 acres, and laid off into four fields--the poorest for pasture." Included in the description was "the dwelling house is of brick; new commodious, and in the best order, with sufficient and suitable out--houses. There are also young orchards of apple and peach, a well of excellent water, an ice-house in the yard, and a fine Spring near."¹² Evidently without any attractive offers, Dr. Minor and his family continued to occupy Kenmore. In 1841 he deeded half of his property to his son, Benjamin Minor, leaving Kenmore with 230 acres. He added to the property, however, in 1845, purchasing 300 acres from George Pollett. Newspaper references demonstrate that as late as 1856, Hubbard T. Minor and his wife maintained residence at Kenmore. The wedding of their daughter, Jane B. to William T. Hart of Fredericksburg was conducted on 1 June 1848 at Kenmore, and H. T. Minor served as a delegate for the Spotsylvania County Whigs in 1840, 1848, and 1856.¹³ In 1856 Benjamin Minor resold the 200 acre parcel to his father, and Minor sold the reconstituted 430 to Frederick Frazer, a longtime neighbor, in December of 1856.¹⁴ Hubbard and Malvina retired to Fredericksburg after selling Kenmore. He is listed in the 1860 census as 64 years of age and without real estate.¹⁵ Frederick Frazer began to trim the Kenmore tract, selling fifty-two acres at the northwest end of the property to his son, James L. Frazer in 1858.¹⁶

But Kenmore continued to be attractive to families who had strong commercial interests beyond farming crops. In 1863 Frazer sold the remaining 378 acres of Kenmore to Addison L. McKenney and his wife Sally Ann (Beazley) McKenney.¹⁷ Addison McKenney had previously operated a store in the Thornburg community with his mother, after 1852. A vigorous man in commerce, he overcame partial paralysis that crippled him for life. A Surgeon's Certificate of Exemption, dated 1 February 1865 described Addison as thirty-five years old and "exempt from military duty on account of hemiplegia."¹⁸ McKenney with R. W. Colbert and George Collin furnished provender for the Confederate Army in 1862-1863. Account books in the family's possession mention other business interests he sustained, including Crutchfield and McKenney Blacksmithing, and sawmilling activities with his brother Edgar McKenney in Caroline County all while living at Kenmore during the Civil War. In June 1865, the couple's oldest son, Fitzhugh L. McKenney died at Kenmore and was buried in a corner of the garden there.¹⁹ In 1866 A. L. McKenney rented the Eagle Mills in Falmouth and began operating a distillery there.²⁰

During the Battle of Spotsylvania Courthouse in May 1864, Kenmore was the headquarters of Colonel Walker, an engineer from the First Corps, of the Army of Northern Virginia. Confederate artillery had strengthened this area south of the Courthouse expecting the infantry thrust through this route across the Massaponax Road.²¹ Kenmore is called "Frazier House" in written communications, but referred to as the McKenney Place on both Confederate and Union maps.²² Two Civil War maps show trenches extending across the east end of the Kenmore property.²³ As late as the 1930s trench lines were said to be visible in the woods surrounding Kenmore.²⁴

United States Department of the Interior
National Park ServiceNATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEETSection 8 Page 7 Kenmore Woods
Spotsylvania County, Virginia

Amidst the post Civil War confusion, Kenmore changed hands almost every four years for two decades, during most of that time the farm was probably rented. In July of 1866 A. L. McKenney sold the southern portion of the Kenmore tract of 200 acres including the house to John Silvius, and in October 1868 he sold the northern portion of the property, 173 acres to Charles Beazley.²⁵ Whether Silvius actually was resident on the property or merely held it in speculation, he sold it less than two years later to Thomas C. Westby and his wife Rowena.²⁶ Westby held the property for three years and then was forced to return the property to John Silvius in August of 1872.²⁷ John Silvius next sold the property to Samuel F. McDermott in April of 1873.²⁸ In July of 1878 Henry Roberts was awarded \$423.38 in a chancery suit against Samuel F. McDermott in Fredericksburg Circuit Court with the Kenmore tract as collateral. McDermott, however, swapped properties with William White, a resident of Coffeyville, Kansas, who subsequently sold the property to Luther Perkins, a collection agency operator in Coffeyville.²⁹ In March of 1883 Henry Roberts filed suit in Fredericksburg Circuit Court, seeking to recover his award and interest, and listing Samuel F. McDermott, William White and Luther Perkins as defendants.³⁰ In a deposition of 20 April 1883, James W. Hogan stated that he was in the second year of a four year rent agreement with Luther Perkins, renting Kenmore for fifty-five dollars per year. The house, Hogan stated, was "not in good condition, it wants repairs." The judgment awarded a lien against the property for \$473.

In July 1883 Luther Perkins sold Kenmore to Charles R. Andrews, the beginning of a thirty year tenure on the property.³¹ In November 1883, Charles Andrews married Martha J. McKenney, a cousin of Addison McKenney, and in April 1884 Charles transferred the property to his wife and the trustees of her estate, William H. McKenney and Charles E. Beazley, executors of the estate of Alexander G. McKenney.³² In April of 1885 William H. McKenney transferred the title to 128.75 acres of the original 173 acres that Addison McKenney had split from the Kenmore tract in 1868. The deeds would remain separate, but the properties were now joined in the tax records.³³ The same year, however, Andrews's first child died and Martha's health began a decline that ended in her death in October of that year.³⁴ Through the next twenty years Charles Andrews slowly reduced the size of the parcel back to the 200 acres, the size of the Kenmore farm when he transferred title to his second wife, Bertha Kate (Harris) Andrews in September of 1904.³⁵ A family picture showing Charles Andrews, Bertie, and their two children, Mary and Charles in front of Kenmore, ca. 1895, shows the house with the original porch, a bulkhead cellar entrance and a rear dependency.³⁶ In 1914 Bertie Andrews sold Kenmore to George G. Reynolds with 208 acres of land.³⁷ Reynolds was well past the prime age of farming. He had spent most of his life in Pittsylvania County and moved to Spotsylvania in 1913 at the age of sixty-two. Kenmore was not sufficient to support the Reynolds family any more than it had earlier owners. George Reynolds did undertake needed repairs and probably built the surviving barn on the property before 1920. The land tax value added for buildings jumps between 1916 and 1920 from \$500, its value since 1901, to \$1500 and then \$2000.³⁸ By July 1921 Reynolds had mortgaged the property for \$3,041.43 to the Federal Land Bank of Baltimore, Maryland.³⁹ In 1926 he sold eight acres to his neighbor, George L. Beale, reducing the property inexplicably to 204.5 acres.⁴⁰ George G. Reynolds died at Kenmore on 15 August 1928.⁴¹ His son, Charles H. Reynolds, was named executor of the estate and the family

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 8

Kenmore Woods
Spotsylvania County, Virginia

continued to occupy Kenmore until 1932 when N. C. Decker for the Federal Land Bank of Baltimore brought suit in chancery court to settle the mortgage obligations of the estate.⁴²

In the wake of the Great Depression, Kenmore ceased to be a working farm and became a rural residence for professionals who worked in Fredericksburg. B. P. Willis, a special commissioner of the court sold Kenmore in March of 1932 to C. W. and Mary Linda Colbert.⁴³ The Colberts sold the property in 1935 to Maxwell Harbin, an orthopedic surgeon who was relocating from Cleveland, Ohio, where he had headed the Department of Orthopedic Surgery at Lakeside Hospital.⁴⁴ Dr. Harbin and his wife, Ethel Stiles Harbin, were responsible for the major renovations to the house in the late 1930s and 1940s. The rear center ell, was extended upwards to make room for the bathroom on the second floor, and a one story sun porch was added to the south gable. The present owners (Peter and Judy Smith) understand that a Colonial Williamsburg architect was a consultant on this remodeling, but, however likely this may be, it cannot now be verified. The porch balustrade could easily have been the work of Fredericksburg builders familiar with the remodeling of eighteenth and nineteenth century houses in that City. The Harbins changed the name of the property from Kenmore to Kenmore Woods to avoid confusion with the now more famous Fredericksburg property built by Fielding and Betty Lewis and filled the house with antiques.⁴⁵ In 1975 Ethel Stiles Harbin sold Kenmore Woods on a forty acre tract to Dr. and Mrs. Peter Smith.⁴⁶ Mrs. Harbin subsequently in 1977 sold Dr. and Mrs. Smith an additional fifty-one acres that buffer the property on the south and west, occupying most of the high ground historically associated with the property.⁴⁷

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 9

Kenmore Woods
Spotsylvania County, Virginia

ENDNOTES

1. The ten buildings are, Locust Inn (Rawlings Tavern), Oakley, Coventry, Berea Church, A. Rowe House, Kenmore Woods, Fairview (Breezeland), Millbrook, Shepherd House, Hickory Point.
2. Spotsylvania County Deed Book BB, page 385, deed of gift dated 17 January 1828. See Spotsylvania Land Tax Book B for 1828 listing the property worth \$1075 without value added for buildings. In 1829 the property is worth 2150 dollars with \$1075 added for dwelling house.
3. Considerable error has crept into dating of Spotsylvania buildings. Dates for Samuel Alsop's buildings are almost without exception too early. The dates used by Jerry Alsop (Alsop Tables, Byhalia, Mississippi, 1986) should not be used without confirmation through deed and tax research. It compounds the errors of earlier histories such as James Roger Mansfield's which lists Kenmore Woods as "built in 1785 by Robert Crutchfield for his daughter who married Dr. Hubbard Minor of Essex." This is entirely without substance. (James Roger Mansfield, A History of Early Spotsylvania. Pp. 166.)
4. For the name of the tavern see Virginia Herald 1 October 1825, p. 3, col. 4. "Married on Tuesday the 20th ultimo, by the Reverend A. M. Lewis, Mr. Thomas C. Chandler, of Caroline, to Miss Clemintina S. Alsop, daughter of Samuel Alsop, esq. of Locust Inn, Spotsylvania Co." The map prepared by John Woods of Spotsylvania County circa 1820, however, lists it as "Alsop's Tavern."
5. James Roger Mansfield, A History of Early Spotsylvania. Orange, Virginia: Green Publishers Inc., 1977. Pp. 96.
6. Virginia Herald, 28 July 1830, p. 3, col. 2.
7. Virginia Herald, Saturday 5 May 1832, p. 4.
8. Hubbard T. Minor had resided in Tappahannock until at least 1830. See Virginia Herald, 24 May 1817, p.3. Hubbard T. Minor, Physician. He is enumerated in the Fifth Census of the United States (1830) in Essex County. His marriage to "Malvina Crutchfield, daughter of the late Major Stapleton Crutchfield," on 12 July 1826 is recorded in the Virginia Herald 15 July 1826, p. 3, col. 2.
9. Spotsylvania County Land Tax Book B, 1836.
10. Four physicians have owned this property. John Anderson for whom the house was built, Hubbard T. Minor, Maxwell Harbin, and Peter Smith. Advertisements as well noted the appropriateness of the property for doctors and lawyers. See above.
11. Circuit Superior Court for Spotsylvania County (Fredericksburg) Law Order Book A, p. 281, 10 May 1836.
12. "Land for Sale," Fredericksburg Political Arena, 17 September 1839, p. 2, col. 6.
13. See Fredericksburg News, 6 June 1848, p. 3, col. 1, for notification of Jane B. Minor's wedding. For announcements of delegates, Political Arena, 9 August 1839, p. 2, Col. 6; 18 February 1840, p. 3 col. 1; Fredericksburg News, 11 February 1848, p. 2, col. 6; 21 January 1856, p. 2, col. 11.
14. Spotsylvania County Deed Book, PP, page 357. The deed was witnessed on 1 December 1856.
15. Eighth U. S. Population Census. Manuscript schedule for Fredericksburg, p. 78. Their name is misspelled as "Miner." Malvina died 22 March 1866 in Fredericksburg. See Fredericksburg Ledger 23 March 1866. That they moved directly to Fredericksburg from Kenmore is suggested in Hubbard T. Minor's will in which he disposes of "all the furniture I brought from Kenmore, and all bought by me since moving to Fredericksburg." Fredericksburg Will Book H., page 273, dated 5 November 1875.
16. See Spotsylvania County Land Tax Book B, 1859.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 10

**Kenmore Woods
Spotsylvania County, Virginia**

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17. Spotsylvania County Deed Book RR, p. 434, deed is dated 9 March 1863.
 18. See Marie Louise Sugg McKenney, compiler, "Thomas McKenney of Spotsylvania County, Virginia, and His Descendants, 1784-1965," 1965. *Typescript in Rappahannock Regional Library.*
 19. *Ibid.*, p. 40.
 20. Fredericksburg Ledger, 6 November 1866.
 21. Official Records of the Union and Confederate Armies. Series I, Volume XXXVI, Part 2, pp. 1019-1020.
 22. "Map of the Battle-Field of Spotsylvania Court-House, Va." Compiled under the direction of N. Michler, 1867. Plate XCVI in The Official Military Atlas of the Civil War.
 23. See Plates 55, map 2 and Plate 96, map 3, in Atlas to Accompany the Official Records of the Union and Confederate Armies. Washington, D.C.: Government Printing Office, 1891-95.
 24. Virginia G. Payne, The Spur (May 1958)p. 26. "Trenches in the woodland to the North and South though tree grown are still to be seen. It is understood that at this time the outdoor kitchen, ice house, and other dependencies were demolished by cannon fire."
 25. Spotsylvania County Deed Book SS, p. 115, deed dated 21 July 1866 and Deed Book SS, p. 475, deed dated 5 October 1868.
 26. Spotsylvania County Deed Book SS, p. 396, deed dated 16 March 1868.
 27. Spotsylvania County Deed Book UU, p. 203, deed dated 20 August 1872.
 28. Spotsylvania County Deed Book UU, p. 305, deed dated 15 April 1873.
 29. Spotsylvania County Deed Book WW, p. 318, deed dated 23 October 1879; Spotsylvania County Deed Book XX, p. 422, deed dated 25 July 1872.
 30. The documents of the chancery suit Henry Roberts vs S. F. McDermott, William White, and Luther Perkins are in Box 230 of the Fredericksburg Circuit Court, Clerks Office. See Fredericksburg News, 8 March 1883 and 12 March 1883 for published references to the suit and Kenmore property.
 31. *Spotsylvania County Deed Book XX*, p. 614, deed dated 20 July 1883.
 32. Spotsylvania County Deed Book YY, p. 207, deed dated 30 April 1884. Martha J. McKenney was Alexander G. McKenney's daughter, sister of William H. McKenney and niece of Charles E. Beazley.
 33. Spotsylvania County Deed Book YY, p. 499, deed dated 27 April 1885. See Spotsylvania County Land Tax Book for Courtland, 1889.
 34. Fredericksburg Star, 4 April 1885, p. 3, col. 5; Free Lance, 16 October 1885. Martha J. Andrews's will left her entire estate to Charles. See Spotsylvania County Deed Book, AA, p. 41, signed 17 April 1885.
 35. See Spotsylvania Land Tax Books for Courtland, 1891-1906. The deed transfer is recorded in Spotsylvania County Deed Book AS, p. 98, dated 20 September 1904.
 36. A copy of the picture is in the Spotsylvania Historical Association files, Spotsylvania, VA 22553.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 11

Kenmore Woods
Spotsylvania County, Virginia

37. Spotsylvania County Deed Book 84, p. 137, dated 21 May 1914.
38. Spotsylvania Land Tax Book, Courtland township, 1916, 1920.
39. Spotsylvania County Deed Book 94, p. 141.
40. Spotsylvania County Deed Book 100, p. 253.
41. Free Lance Star, 17 August 1928, p. 1, col. 6.
42. N.C. Decker vs Charles H. Reynolds et als, 20 January 1932.
43. Spotsylvania County Deed Book 108, p. 52, dated 19 March 1932.
44. Spotsylvania County Deed Book 111, p. 428, dated 25 April 1935. See Ethel Stiles Harbin's will for details of her husband's previous appointment. Fredericksburg Will Book Y, page 12. Mrs. Harbin died 4 December 1985.
45. Virginia G. Payne. The Spur (May 1958)p. 26.
46. Spotsylvania County Deed Book 370, p. 507, dated 1 August 1975.
47. Spotsylvania County Deed Book 433, p. 193, dated 17 November 1977.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 9 Page 12

Kenmore Woods
Spotsylvania County, Virginia

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Spotsylvania County Deed Book UU, p. 203.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 9 Page 13

Kenmore Woods
Spotsylvania County, Virginia

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Spotsylvania County Deed Book WW, p. 318
Spotsylvania County Deed Book XX, p. 422.
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United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 9 Page 14

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United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 10 Page 15

Kenmore Woods
Spotsylvania County, Virginia

Verbal Boundary Description

The boundary of Kenmore Woods is delineated by the polygon whose vertices are marked by the following UTM reference points: 1 18 272260 4229800, 2 18 272670 4229460, 3 18 273120 4229460, 4 18 273010 4229000, 5 18 272460 4229040, 6 18 272240 4229330.

Boundary Justification

The boundaries include the farmhouse and surrounding land associated with the resource during the period of its significance that retains historic integrity.

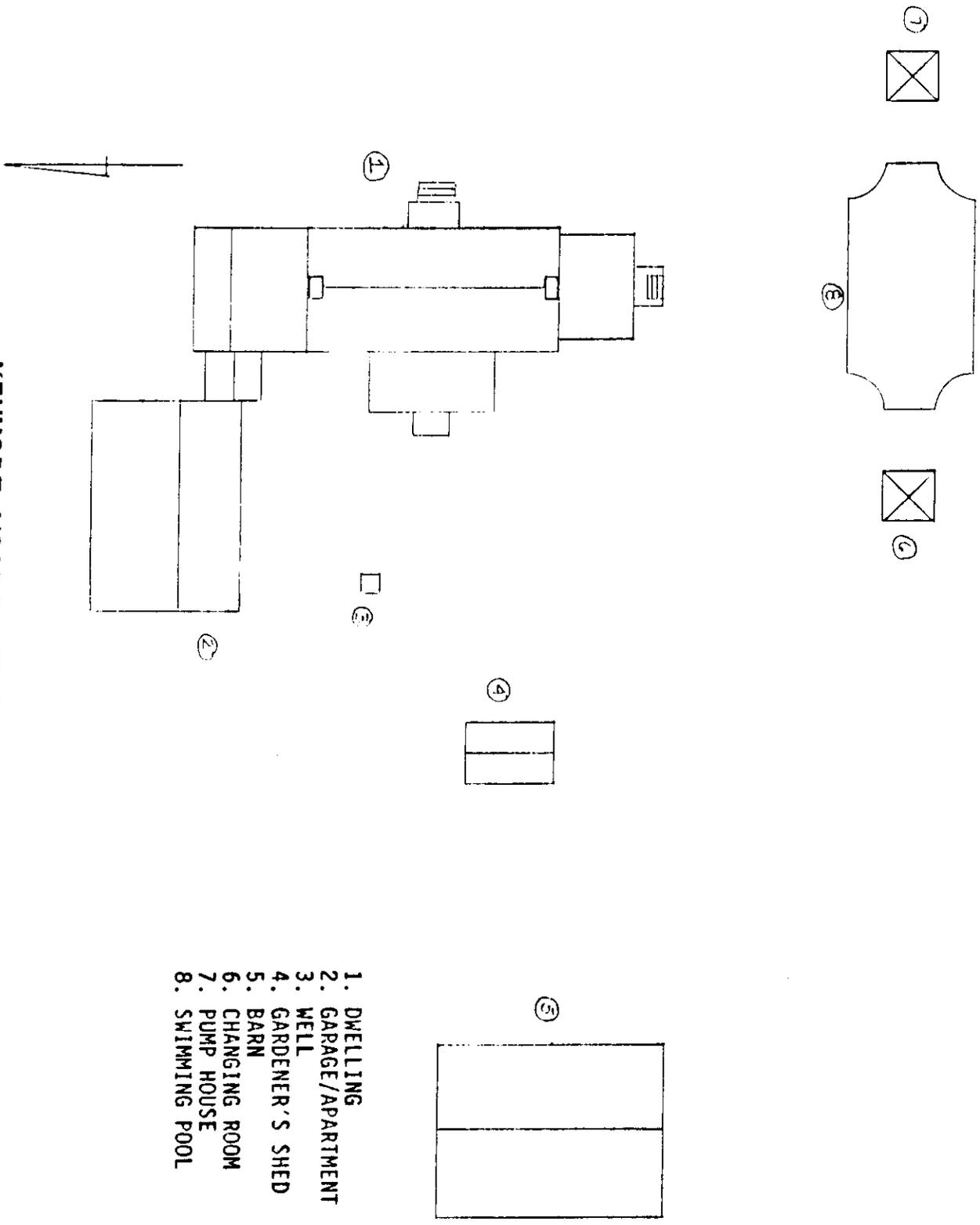
United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

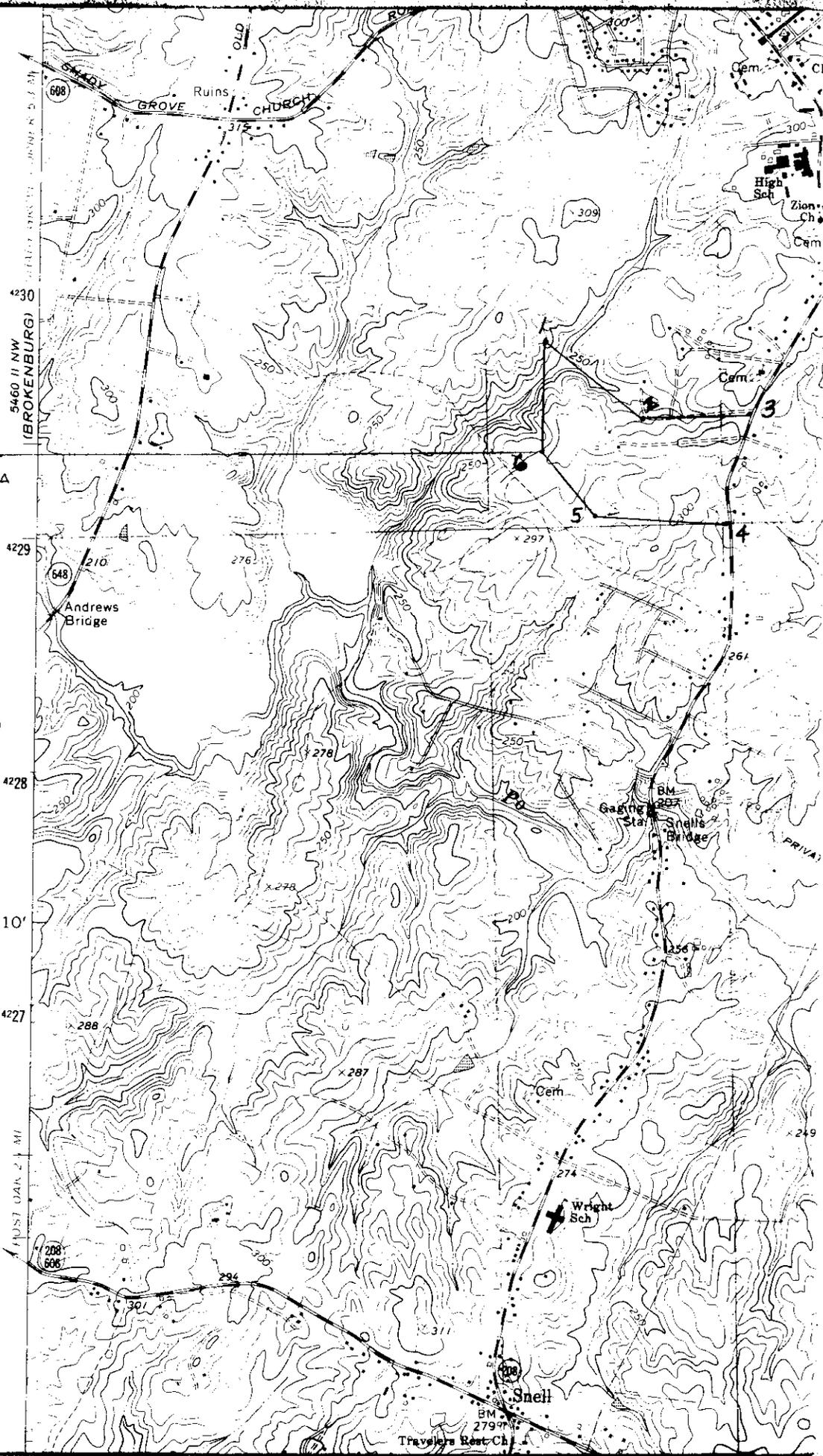
Section Sketch Map Page 18

Kenmore Woods
Spotsylvania County, Virginia

KENMORE WOODS VDHHR #88-38
SKETCH PLAN
NOT TO SCALE



- 1. DWELLING
- 2. GARAGE/APARTMENT
- 3. WELL
- 4. GARDENER'S SHED
- 5. BARN
- 6. CHANGING ROOM
- 7. PUMP HOUSE
- 8. SWIMMING POOL



KENMORE WOODS
 SCOTSVILLE COURT HOUSE
 SCOTSVILLE COUNTY, VA

UTM REFERENCES

- 1 18 272260 4229800
- 2 18 272670 4229460
- 3 18 273120 4229460
- 4 18 273010 4229000
- 5 18 272460 4229040
- 6 18 272240 4229330

5460 11 NW (BROKENBURG)
 4230
 4228
 10'
 4227
 MUST OAK 2 1 MI