

Virginia Department of Historic Resources PIF Resource Information Sheet

This information sheet is designed to provide the Virginia Department of Historic Resources with the necessary data to be able to evaluate the significance of the district for possible listing in the Virginia Landmarks Register and the National Register of Historic Places. This is not a formal nomination, but a necessary step in determining whether or not the district could be considered eligible for listing. Please take the time to fill in as many fields as possible. A greater number of completed fields will result in a more timely and accurate assessment. Staff assistance is available to answer any questions you have in regards to this form.

General Property Information	For Staff Use Only DHR ID #: 093-5058
District Name(s): <u>Greenway Rural Historic District Expansion (Warren County)</u>	
District or Selected Building Date(s): <u>ca. 1760-1948</u> <input checked="" type="checkbox"/> Circa <input type="checkbox"/> Pre <input type="checkbox"/> Post Open to the Public? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Main District Streets and/or Routes: <u>Routes 639, 661, 624, 658, 642</u> City: <u>Front Royal</u> Zip: <u>22630</u>	
County or Ind. City: <u>Warren County</u> USGS Quad(s): <u>Boyce, Front Royal, Stephens City, Linden</u>	

Physical Character of General Surroundings	
Acreage: <u>Appr. 10,500</u>	Setting (choose one): <input type="checkbox"/> City <input type="checkbox"/> Urban <input type="checkbox"/> Town <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural <input type="checkbox"/> Transportation Corridor
Site Description Notes/Notable Landscape Features/Streetscapes: The Greenway Rural Historic District Expansion [093-5058] encompasses roughly 10,500 acres in northern Warren County just south of the Clarke County line. The physical characteristics of this area are essentially identical to those found in the Greenway Rural Historic District [021-0963]: well-drained limestone soils over a rolling terrain of undulating hills and valleys well fed by streams and the Shenandoah River. The Blue Ridge Mountains provide a scenic backdrop to the east. The Shenandoah River itself defines most of the eastern boundary line for the proposed extension of the district as it wends its way along the edge of the district. There are two exceptions where the boundary line extends eastward across the river. One is at Morgan Ford at the low water bridge [093-5012], believed to have been used by Lord Fairfax when he moved to Greenway Court as well as by other early settlers in the mid-18th century. The other area on the east side of the river included within the expansion area is further downstream and includes a large tract that contains a visually prominent late-19th-century farmhouse and barn and which may have been the site of Lord Fairfax's quarters on this side of the Shenandoah. The physical characteristics of this property are compatible with the large agricultural tracts that front on the western banks of the Shenandoah River. The proposed expansion area also includes several historic roadbeds and the small crossroads community of Rockland and the community of Milldale. A large area near the western edge of the proposed district expansion has not been included because it contains two modern golf courses surrounded by modern houses. The proposed expansion area is unusually well-preserved with little modern development and includes a remarkably intact network of historic roads.	
Ownership Categories:	<input checked="" type="checkbox"/> Private <input type="checkbox"/> Public-Local <input type="checkbox"/> Public-State <input type="checkbox"/> Public-Federal

General District Information

What were the historical uses of the resources within the proposed district? Examples include: Dwelling, Store, Barn, etc...

Dwellings, outbuildings, farm outbuildings, churches, schools, cemeteries, and sites.

What are the current uses? (if other than the historical use)

The same except for the two schools (one a dwelling, the other a commercial building)

Architectural styles or elements of buildings within the proposed district:

Examples of the vernacular; Georgian; Federal; Greek Revival; Queen Anne; Italianate; Folk Victorian; Craftsman; Colonial Revival; Foursquare; Cape Cod.

Architects, builders, or original owners of buildings within the proposed district:

Unknown at this time

Are there any known threats to this district?

Unknown at this time. Much of the area is held in open-space easements.

General Description of District: (Please describe building patterns, types, features, and the general architectural quality of the proposed district. Include prominent materials and noteworthy building details within the district and a general setting and/or streetscape description.)

The proposed expansion of the Greenway Rural Historic encompasses roughly 10,500 acres south of the current historic district boundaries. This expansion area is located within Warren County and is primarily west of the Shenandoah River except for two areas where it crosses to include significant and well-preserved resources. Most of the area on the east side of the river has been developed and contains high concentrations of non-contributing resources.

The proposed expansion area contains a collection of 18th, 19th and 20th- century dwellings and farms that share similar characteristics with the resource in the current district. The physical character of the district with its mixture of hilly and open land with the dramatic backdrop of the Blue Ridge Mountains to the east provides a spectacular vista of primarily unspoiled farmland. Much of the proposed expansion area is protected by scenic easements. The natural landscape elements are complemented by cultural features such as farms, crossroads, roadbeds, road traces, tree lines, field patterns, and wooden fences. The major modern intrusions are two golf courses and surrounding houses but are concentrated in an area that is fairly inconspicuous to the majority of the district and has not been included within the proposed expansion area.

Like the current Greenway District, this expanded area contains numerous historic properties covering the history of the area from the mid-18th century to modern times. Sixty-four properties have been previously surveyed within this expanded area and include three that are individually listed on the National Register of Historic Places: Mt. Zion [093-0008] a ca. 1771 stone Georgian mansion that is considered the oldest house in Warren County; Fairview [093-0171] a heavy timber-framed dwelling that follows a three-room plan; and Erin [093-0002], constructed in the 1840s and considered Warren County's best example of the Greek Revival style.

The earliest resource in the proposed expansion area is Mt. Zion [093-0008], an extremely well-preserved, two-story, double-pile, rectangular, Georgian-style stone dwelling with a hipped roof. Two stone dependencies from the same period further enhance the property. Fairview [093-0171], constructed in the late 18th century, is unusual in that it follows a three-room plan on the first floor and a traditional double-pile central-hall plan on the second floor. It was extensively restored in the mid-1980s and is now surrounded by a modern golf course. Other resources dating to the last quarter of the 18th century within

the proposed expansion area that have previously been identified include: the stone, Georgian-style, side-passage-plan portion of the house at Hilltop Farm [093-0014]; Willow Brook Farm [093-0094], a stone dwelling built by William Cook; and Springdale [093-0083], a log and stone dwelling. Shannon Hill [093-0163], dates to 1804 and is located close to the Shenandoah River and the Island Ford Mill Site [093-0425] and an important, early crossing along the river.

The antebellum period was prosperous in this area with an agricultural economy based largely on wheat that took advantage of the rich surrounding farmland. Erin [093-0003], constructed in the late 1840s is a fine example of the Greek Revival style in frame that relied on the availability of pattern books that provided access and knowledge of the popular architectural styles of the era. Gentley [093-0038] also contains elements of the Greek Revival but in a more subdued rendering.

The majority of the dwellings in the proposed expansion area use vernacular forms such as the I-house, hall-parlor-plan, side-passage, and T-shaped, often with decoration limited to the porch and eaves. This is true for houses of the late 19th and early 20th centuries. Examples of the vernacular I-house, by far the most popular vernacular form, include, Willow Branch [093-0046], the Billy Powers House [093-0320], the Gentley Tenant House [093-0321], the house on Route 661 [093-0322], the Gordon-Bowen House [093-0096], the Cedars [093-0318], and the Jacobs-Orndoff House [093-0282], to name a few.

The district expansion area includes several fine examples of the Queen Anne style with projecting, two-story polygonal bays. These include: Gray Gables [093-0279], the Robert Miller House in Rockland [093-0328], and the Powers House [093-0418]. The Sowers Farm house [093-0319] is a well-preserved example of the Folk Victorian: an I-house with a central-front gable with decorative trim around the windows and in the vergeboard. The house at Walnut Hill [093-0278] is an example of the Craftsman Bungalow, a popular architectural style of the early 20th century.

Farm outbuildings in the district include frame bank barns, cattle sheds, corn cribs, stables, and terra cotta and concrete silos. One of the finest stables is known as Dawson Stable [093-0426], an early-20th-century, gable-roofed frame building with cedar weatherboard siding, exposed rafter ends, dormers, and multiple cupolas. The bank barn at the Charles Haney Farm [093-0431], located on the east side of the river, is a three-story structure with an unusual clipped gable end and is covered in pressed tin siding that looks like masonry. Eight of these types of barns, with the clipped gable or gambrel ends, were identified in the 1991 Warren County Rural Historic Structures Survey, and were believed to have been constructed by late-19th-century, Browntown (Warren County) craftsman, Jacob Massemer and are known as “Massemer Barns.”

The expansion area includes two churches in Rockland, both of the Gothic Revival style: the frame, Rockland Methodist Church dating to the 1880s [093-0327], and the brick Rockland Baptist Church [093-0329], dating to the 1920s. Also included in Rockland is the former school [093-0072] along with several late-19th- and early-20th-century houses. A frame, Gothic-Revival-style, former church is found in Milldale [093-0258] next to the former Milldale School [093-00259].

The district also contains a 16-span, 321-foot, one-lane, concrete slab low water bridge [093-5025] dating to 1925 that carries Route 624 across the Shenandoah River and is known as Morgan Ford. It is the site of one of the earliest known crossings in the area and appears on Civil-War-era maps labeled as a “ferry.”

The proposed expansion of the Greenway Rural Historic District into Warren County will enhance the current nomination and give a better understanding of the development of the region from the mid-18th to the mid-20th centuries.

Significance Statement: Briefly note any significant events, personages, and/or families associated with the proposed district. It is not necessary to attach lengthy articles or genealogies to this form. Please list all sources of information. Normally, only information contained on this form is forwarded to the State Review Board.

The boundaries for the Greenway Rural Historic District in Clarke County Virginia, listed on the National Register in January 1995, were drawn to include only properties associated with Lord Fairfax's holdings in that county, with the southern boundary being the line between Clarke and Warren counties. The justification stated in the nomination (Section 10, page 114) is that the boundaries "included the distinctive agricultural landscape and architectural resources of an area generally located in the southwestern portion of Clarke County." However, the boundary line between southern Clarke County and northern Warren County was an arbitrary one, limiting the nomination to the physical political configuration of the two counties. When the provenance of the district's history is accounted for, the land that was a significant part of Lord Fairfax's property in this area covered what now is Clarke and Warren and was then all located within the boundaries of Frederick County. Both Clarke and Warren were carved from Frederick in 1836, well after the area was settled and when the area would have been identified with one county rather than two. The topography and settlement patterns are essentially the same, defined by large estates on rich agricultural lands fed by the waters of the Shenandoah River and its branches.

All of what is now Warren County and this particular area was originally part of the massive Northern Neck land grant inherited by Thomas Lord Fairfax according to the 1736-1737 survey of the Fairfax Proprietary. The lands were described as "the northern neck of Virginia, being the lands... bounded & within the Bay of Chesapeake and between the rivers Rappahannock and Potowmack: With the courses of the rivers Rappahannock and Potowmack in Virginia." Much of this land had already been granted to various landholders prior to Fairfax's claim and numerous claims were made by Fairfax. Land disputes between various property claimants and Fairfax raged during the second half of the 18th century. This area in the northern part of present-day Warren was the location of part of Lord Fairfax's Greenway Court and Leeds Manors. Owners of land grants in this area were compelled to pay rents to Lord Fairfax during this period. It also includes parts of grants made to Peter Wolf, Benjamin Borden, Jost Hite, and Robert Carter. The expanded area also contains several old roads and road traces in addition to significant river crossings. The crossing at the Morgan's Ford [093-5012] at Route 624 is believed to have been used by Lord Fairfax when he moved to Greenway Court from Leeds Manor, as well as by other early settlers in the mid-18th century. It was also the site where George Washington is thought to have crossed the river on his first visit to the Shenandoah Valley on March 13, 1747 (as substantiated by his diary entry), when he came as a surveyor employed by Lord Fairfax.

Although many settled in this area before the Revolution, there are only a handful of extant dwellings that pre-date the revolution. The earliest portion of the house at Springdale Farm [093-0083] dates from the late-18th century. Mount Zion, [093-0008] was built ca. 1771-74 for the Reverend Charles Mynn Thruston, a native of Gloucester County. Thruston is often referred to as the "fighting parson," who was active in the Revolutionary War. The massive stone house and the land surrounding it typify the large and prosperous estates that would come to define this area and is listed on both the Virginia and National registers. Other houses dating to the late 18th century include Hill Top [093-0014], Clover Hill Farm [093-0419], and Fairview Farm [093-0171], which is individually listed on the National Register.

Several dwellings date to the decades immediately following the Revolution as families built more substantial homes on their agriculturally rich lands within the proposed district. The presence of more permanent farmsteads is confirmed by Charles Varle's 1809 account of the portion of Frederick that became Warren County. Corn, barley, rye and wheat that required convenient milling operations were abundant in the northern part of Warren County. Willow Brook Farm [093-0094] the earliest part of which may date to ca. 1780-1800, continues to be a substantial farm holding in the district. The so called "Turkey Tract," also known as the Corder-Funsten Farm [093-0087] and now a ruin, was conveniently located on one of the primary north-south roads through the county, now U. S. Route 340. The district's strategic location in the bend of the great Shenandoah continued to provide an ideal climate for successful farming operations through the 19th century. The river served as a primary transportation route for the agricultural products of the county. A fine brick summer kitchen survives at Shannon Hill, dating from

the 1830s (the house burned in the 1970s) [093-0079]. Many of the farmsteads have rich collections of agricultural outbuildings and dependencies, a measure of the prosperity of their owners in the 19th and early 20th centuries. A dominant estate in the proposed expansion area is Erin [093-0003], a fine estate built in 1848 by David Funsten, farmer, lawyer, and politician. Erin is listed on the Virginia and National Registers as an individual landmark.

The district also contains a fine collection of late 19th-century dwellings and farm buildings. The expanded area also included several late-19th and early-20th century communities. Rockland is an early-20th-century crossroads community that contains approximately ten historic buildings including a church, a former schoolhouse, and a cemetery. The community of Milldale developed around the numerous mills along Borden Marsh Run and contains several dwellings and a former church and school. Woodberry is another small collection of buildings including a former school and store. The expansion area includes several family cemeteries as well as a larger community cemetery near the Rockland. Also included is an historic low water bridge dating to 1925 [093-5012] at the river crossing known as Morgan Ford which was the site of Fairfax's and Washington's crossings. Also included are several old mill sites along the Shenandoah River and Borden Marsh Run.

The extension of the Greenway Historic District to include the portion of Fairfax's original holdings that lay in Warren County as well as several early land grants enhances the significance of the original nominated district. Both Clarke and Warren share a similar history, having both been part of the far larger Frederick County and having obtained their individual identities in the same year. The similarities between the two areas are reflected in the types of dwellings, the size of the parcels, the geographic topography, and the remarkable integrity of the holdings strengthen that argument. The proposed expansion of the district is recommended as eligible at the local level under Criterion C for the remarkable collection of architecturally significant and representative dwellings and farm buildings and under Criterion A for its proven ability to substantiate the rich agricultural heritage of this region and as indicative of the prominent role played by these agricultural areas in the economies of their respective counties.

Bibliography:

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Warren County Files, Virginia Department of Historic Resources.

Warren's Heritage – Journal of the Warren Heritage Society, Volume I, 2006.

Applicant Information (Individual completing form if other than legal owner of property)			
Mr. <input type="checkbox"/>	Mrs. <input type="checkbox"/>		
Ms. <input checked="" type="checkbox"/>	Miss <input type="checkbox"/>	Maral S. Kalbian	Maral S. Kalbian, LLC
P.O. Box 468		Berryville	VA 22611
(Address)		(City)	(State) (Zip Code)
mkalbiam@verizon.net		540-955-1231	
(Email Address)		(Daytime telephone including area code)	
Applicant's Signature:		Date:	

Notification			
In some circumstances, it may be necessary for the department to confer with or notify local officials of proposed listings of properties within their jurisdiction. In the following space, please provide the contact information for the local County Administrator or City Manager.			
Mr. <input checked="" type="checkbox"/>	Mrs. <input type="checkbox"/>	Dr. <input type="checkbox"/>	
Miss <input type="checkbox"/>	Ms. <input type="checkbox"/>	Hon. <input type="checkbox"/>	
Warren County		Doug Stanley	County Administrator
(Locality)		(Name)	(Position)
Front Royal		220 North Commerce Avenue	
(City)	VA 22630	(Address)	
(State)	(Zip Code)	(Daytime telephone including area code)	
		540-636-4600	

Please use the following space to explain why you are seeking an evaluation of this district.

The most important reason is to bring recognition to this portion of Warren County that has so much to do with the county's early history and significant historical figures like Lord Fairfax, George Washington, Charles M. Thruston, and others. The nomination will shed greater light on the development of this part of the county and the relationship of its early landowners with areas to the north that are now already included within the Greenway Rural Historic District. Although much of this area is already protected by scenic easements, the analysis of its architecture and history will be valuable information to all residents. This expanded rural historic district will be one of the largest ones in the Commonwealth and one of the very few that includes more than one county.

Would you be interested in the State and/or the Federal Rehabilitation Tax Credits? Yes No

Would you be interested in the easement program? Yes No