

found farm listed on National Register

11/13/89

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 16). 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 Walnut Spring

other names/site number 60-243

2. Location

street & number South side of VA Route 655 1/2 mi. east of VA Route 654 not for publication N/A

city, town Kanodes Mill vicinity

state Virginia

code VA

county Montgomery

code 121

zip code 24060

3. Classification

Ownership of Property

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

Category of Property

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

Number of Resources within Property

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

Name of related multiple property listing: Prehistoric and Historic Resources of Montgomery County

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

Date

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:)

removed from the National Register.

other, (explain:)

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC: single dwelling

Current Functions (enter categories from instructions)

DOMESTIC: single dwelling

7. Description

Architectural Classification
(enter categories from instructions)

OTHER: single-pile, center-passage plan

Materials (enter categories from instructions)

foundation STONE: limestone

walls BRICK

roof METAL: tin

other _____

Describe present and historic physical appearance.

The house at Walnut Spring is a large, two-story, gable-roofed, single-pile, center-passage dwelling with a long appendage to the rear (west) made up of connected out-buildings; The house is situated on a large acreage to the north side of Tom's Creek at the end of a half-mile avenue of maple trees. The Flemish-bond principal (east) facade features symmetrical three-bay fenestration, with a central entry door possessing sidelights and a transom. The windows are headed with wooden lintels and have large six-over-six double-hung sash and early louvered blinds. The brickwork is finely done and features narrow penciled mortar joints. Closers are found at the sides of the openings rather than at the corners of the walls. An external end chimney is located on the north end and an internal end chimney is on the south. The gable ends are finished with tapered rake boards with decorative sawn ends, and the box cornice is detailed with simple flat, stepped, or corbeled form.

The two-story integral ell to the west originally contained one room per floor. A door opened to the exterior in the first bay on the north and south first-floor sides of the ell. The door to the north has been bricked up. An exterior chimney rises on the gable end. A two-story extension of the ell featuring seven-course American-bond brickwork and a small internal gable end chimney was added in 1875. The roof line of the addition is lower than the original ell, and the floor levels vary as well. The added ell contains a room separated from the older ell by a new passage and stairway.

The front door is sheltered by a one-story porch with Greek Revival entablature and square columns. Evidence in the brickwork suggests it originally had a cast-iron second-floor railing. A one-story porch also spanned the rear of the main house giving access to the passage, the south room, and the ell room. A porch joining it and extending along the south side of the ell was added later, and both were enclosed in the early twentieth century.

The added ell section served to join the main house to a one-story kitchen that was aligned with the original ell gable. This eight-course American-bond structure has an internal chimney at its west end serving a large stone cooking fireplace on the interior, much of which has been altered. A large brick meathouse stands in the same line to the west. Ventilation was provided by leaving gaps the size of headers in three rows of bricks. The entry door to the meathouse is to the south, and doors to the kitchen open to the north and south. A frame woodshed was built in the late nineteenth century joining the meathouse to the kitchen in one long line with the ell.

A grove of maples stands to the east of the house, which is surrounded by plantings of boxwood, evergreen trees, and flower gardens. A stone stile or "upping block"

See continuation sheet

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)
ARCHITECTURE

Period of Significance
ca.1850-1875

Significant Dates
N/A

Cultural Affiliation
N/A

Significant Person
N/A

Architect/Builder
-----Alexander, Brickmason
-----Morris (?), Carpenter

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

The house at Walnut Spring is significant under criterion C as a well-preserved and - important example of the regionally popular single-pile center-passage dwelling. It is one of perhaps eight such houses built of brick in the period 1830-1865 (twenty are of frame and one of log). The house embodies many traditional planning features as well as the pattern book-derived Greek Revival detailing characteristic of the period in Montgomery County. It has been very little altered since 1875, when an addition was made to the west end. The house and its outbuildings are one of the county's best preserved farm seats.

The house is documented by a rich family tradition and by several valuable papers that serve to elucidate its colorful history. The house was built on land purchased in 1850 by Major James Randall Kent, of Kentland (see form which is part of this overall nomination), for his daughter Mary Louisa, who married Dr. James Hervey Otey, of Bedford, Virginia. Kent bought the land from the Bayne family. According to family stories, Major Kent forgot his daughter's carefully made plans when he laid out the house on the site. Drawing on the ground with his walking stick, he sketched out a floor plan that disappointed his daughter in the relative inadequacy of the size of the passage, the absence of a winding stair, and the orientation of the house to the east rather than the south, as she had desired. Family tradition also holds that slaves did much of the work on the house, and that male and female inhabitants of the house were strictly segregated by sex, the women being forced to go outdoors to reach their quarters in the first floor and second floor of the ell. Slaves lived in log houses along a branch of Tom's Creek north of the smokehouse (Vernon, also McManus).

A ca. 1855 memo by James Randall Kent names the workmen and specifies the costs for the house. The costs included \$260.00 for 260,000 bricks made by "Cardon" (could be James Cowardin or his son or grandson, brickmakers in the area), \$60.00 to "Borden" for stone work (probably William Borden, the county's foremost stonemason in the latter 1850s), \$1,140.00 to "Morris (?)" for carpentry work (by far the largest part of the cost), \$541.84 to "Alexander" for brickwork and plastering, \$200.00 to David Jones for painting, \$72.00 to Snidow for eighteen thousand shingles, and \$200.00 cash "handed Otey to buy furniture", totalling \$2,876.79. In addition Kent paid out

See continuation sheet

9. Major Bibliographical References

Hoge, James Otey, Jr. Interview, February 1988.

Kent, James Randall. "Memo of Cost of House at Walnut Spring," no date, collection of James Otey Hoge, Jr.

McManus, Howard. "Walnut Spring, An Historical Sketch." Paper written for history class at V.P.I. & S.U., 1973.

Vernon, Jeremy. "Walnut Spring Rich in History." Blacksburg Sun, 30 June 1976.

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:
Virginia Department of Historic Resources
221 Governor Street
Richmond, Virginia 23219

10. Geographical Data

Acreeage of property Less than four acres

UTM References

A

7	5	4	5	2	7	0
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4	1	2	0	1	0	0
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Zone Easting Northing

B

--	--	--	--	--	--	--

--	--	--	--	--	--	--

Zone Easting Northing

C

--	--	--	--	--	--	--

D

--	--	--	--	--	--	--

See continuation sheet

Verbal Boundary Description

Beginning at point A 3/10 of a mile south of _____ the south side of VA Rt 655 and 6/10 of a mile east of VA Rt. 654, proceeding west 392.5 feet to point B, thence north 262.5 feet to point C, thence east 392.5 feet to point D, thence south 262.5 feet to point of origin.

See continuation sheet

Boundary Justification

The boundaries were selected to include the house and additions, lawn and domestic-related space.

See continuation sheet

11. Form Prepared By

name/title Gibson Worsham date January 1988
 organization Gibson Worsham, Architect telephone (703) 552-4730
 street & number Yellow Sulphur Springs, Route 2 state Virginia zip code 24073
 city or town Christiansburg

United States Department of the Interior
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National Register of Historic Places
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Prehistoric and Historic Resources
of Montgomery County; Walnut Spring,
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7. Description(Continued)::

made from millstones stands to the northeast of the front porch, and a cistern with a pump is located in the reentrant angle of the ell.

The interior of the main house features simple Greek Revival woodwork of painted pine. The passage contains an open-stringer stair with square balusters, a ramped and eased railing, a turned newel, and a paneled skirt concealing the basement stairs. Molded and stepped baseboards and window trim are typical throughout, as are slightly raised four-panel doors. Crown molding and a chair rail have been added. The north first-floor room and the ell room feature simple pilastered Greek Revival mantels, while the mantel in the south room has turned colonnettes. The north and ell rooms appear not to have been originally connected, based on the brickwork which shows evidence of the cutting of the opening under the door trim. The second-floor south room features beautiful preserved maple graining on much of the woodwork. There is a full basement beneath the house. The house and grounds are in an excellent state of preservation, having been carefully restored and maintained by the current owner, a descendant of the builder.

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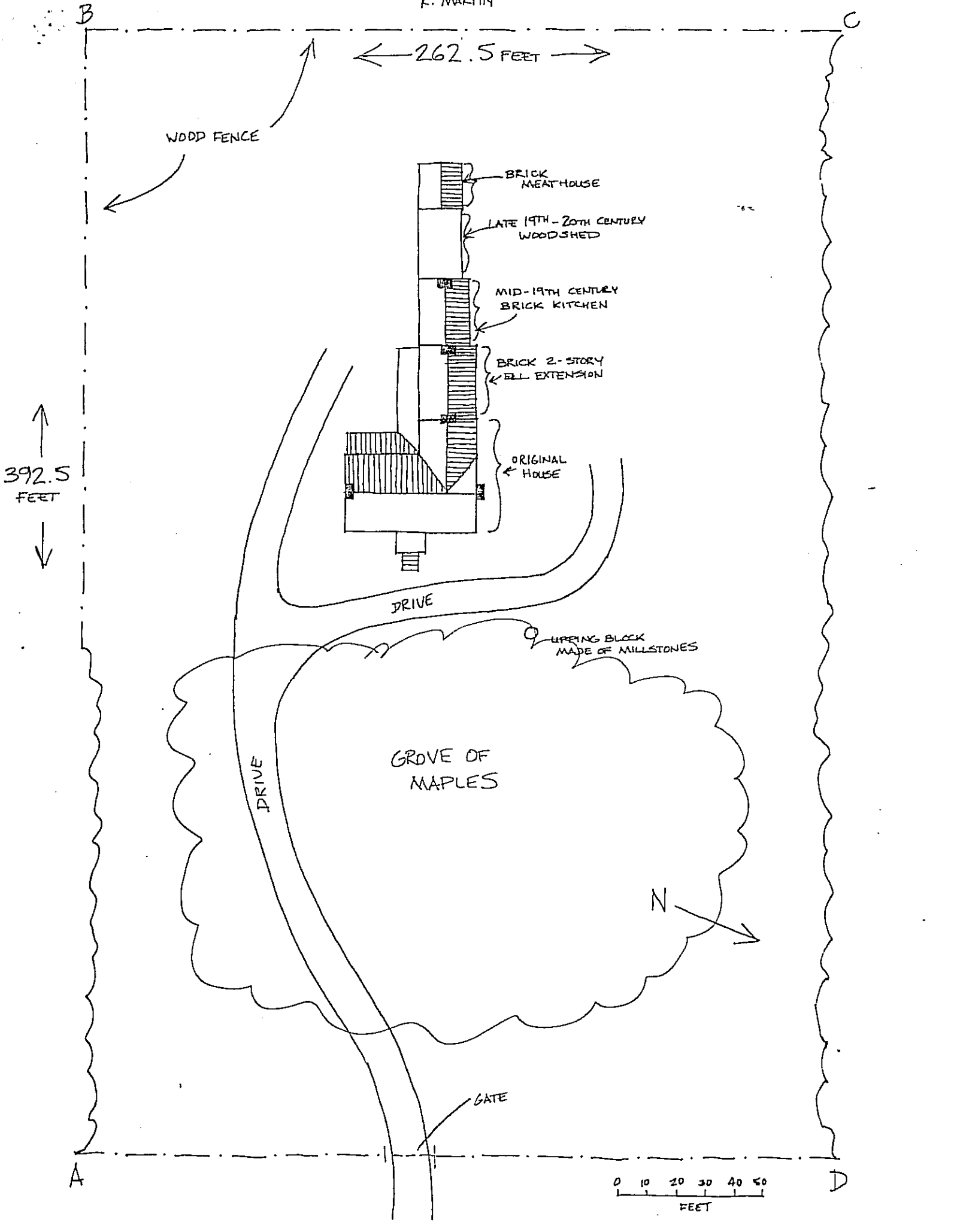
8. Statement of Significance (Continued):

in cash \$20,400.00 to purchase land, livestock, and eighteen slaves to set the Oteys up as farmers. The Oteys were married in January 1855, and according to tradition moved in on their marriage day.

Family tradition states that in 1875 the addition was made to the ell in order that the older Otey parents might enjoy greater warmth from a lower ceilinged first-floor bedroom. After the Civil War the cooking was done in the basement below the south room and dumbwaiters were installed in the closets to either side of the chimney. Dr. Otey's son, James Armistead Otey, married first Carolee Pleasants, and second Julia Tyler of Radford. One of his wives made alterations to the house, according to family histories, by removing the dumbwaiters, making a kitchen in the bedroom in the added ell, and creating an opening between the north room and the ell room in the main house. Supposedly there had originally been no connection between these rooms and women had to leave the house, go around the north end of the house, and enter the first and second floor of the ell by a door and stair in the ell room.

James A. Otey brought his widowed sister Lulu Otey Hoge and her six children to live with him, and childless himself, left the house to his namesake James Otey Hoge. James A. Otey processed well-known "Otey hams" in the meathouse. They were shipped to buyers in the United States and England. After his second wife's death in 1919 he left the house which remained vacant until his nephew, James Otey Hoge, inherited the house, bought his siblings' interests in the land, and purchased more land to create a 600-acre farm. By 1937 he had added central heat, plumbing, and electricity. The house is now occupied by James Otey Hoge, Jr. and his wife Carol.

The house has been slightly altered by the additions of some moldings on the interior and by the enclosure of the rear porch, but the house, for the most part, is well preserved.



← 262.5 FEET →

WOOD FENCE

BRICK MEATHOUSE

LATE 19TH - 20TH CENTURY WOODSHED

MID-19TH CENTURY BRICK KITCHEN

BRICK 2-STORY
ELL EXTENSION

ORIGINAL HOUSE

DRIVE

UPPING BLOCK
MADE OF MILLSTONES

GROVE OF
MAPLES

DRIVE

N

GATE

0 10 20 30 40 50
FEET

↑
392.5
FEET
↓

MICHAEL KINZER
HOUSE
17 547995 4120720

WALNUT SPRING
17 545266 4120080

JOSEPH
MCDONALD FARM
17 546660 4119920

EVANS HOUSE #2
17 546290 4118490

PRICE'S FOCK HISTORIC DISTRICT
17 544900 4118010
17 545235 4118148
17 545300 4117915
17 544920 4117615 12'30"

ADAM WALL HOUSE
17 547190 4117900

LINKOUS-KIPPS HOUSE
17 548002 4117835



