

United States Department of the Interior  
National Park Service

LISTED ON:  
VLR 09/22/2011  
NRHP 11/18/2011

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

## 1. Name of Property

historic name Cave Hill Farm

other names/site number DHR File Number: 082-0386; 44RM0244; 44RM0245; 44RM0246

## 2. Location

street & number 9780 Cave Hill Road  N/A not for publication

city or town McGaheysville  vicinity

state Virginia code VA county Rockingham code 165 Zip Code 22840

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant at the following level(s) of significance:  
 national  statewide  local  
[Signature] September 29, 2011  
Signature of certifying official Date  
Deputy Director Virginia Department of Historic Resources  
Title State or Federal agency/bureau or Tribal Government

In my opinion, the property  meets  does not meet the National Register criteria.  
\_\_\_\_\_  
Signature of commenting official Date  
\_\_\_\_\_  
Title State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I, hereby, certify that this property is:  
 entered in the National Register  determined eligible for the National Register  
 determined not eligible for the National Register  removed from the National Register  
 other (explain:) \_\_\_\_\_  
\_\_\_\_\_  
Signature of the Keeper Date of Action

## 5. Classification

Name of Property

**Ownership of Property**  
(Check as many boxes as apply)

**Category of Property**  
(Check only **one** box)

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
6	4	buildings
0	0	district
1	5	site
3	0	structure
1	0	object
11	9	<b>Total</b>

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

**Number of contributing resources previously listed in the National Register**

N/A

0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

DOMESTIC: single dwelling

DOMESTIC: secondary structure

AGRICULTURE: animal facility

AGRICULTURE: processing

AGRICULTURE: agricultural outbuilding

INDUSTRY: energy facility

LANDSCAPE

**Current Functions**

(Enter categories from instructions)

DOMESTIC: hotel

DOMESTIC: secondary structure

AGRICULTURE: storage

LANDSCAPE

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

EARLY REPUBLIC: Federal

MID-19<sup>TH</sup> CENTURY: Greek Revival

**Materials**

(Enter categories from instructions)

foundation: STONE

walls: BRICK

roof: METAL

other: WOOD; CONCRETE

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Name of Property

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**Narrative Description**

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

**Summary Paragraph**

See continuation sheets

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**Narrative Description**

See continuation sheets

Name of Property

**8. Statement of Significance**

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

**Areas of Significance**

(Enter categories from instructions)

ARCHITECTURE

COMMERCE

AGRICULTURE

**Period of Significance**

Ca. 1847-1960

**Significant Dates**

Ca. 1847

**Significant Person**

(Complete only if Criterion B is marked above)

Hopkins, Gerard Tyson

**Cultural Affiliation**

N/A

**Architect/Builder**

Gibbons, Samuel (attributed)

**Criteria Considerations**

(Mark "x" in all the boxes that apply)

Property is:

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

**Period of Significance (justification)**

The period of significance extends from the ca. 1847 date of construction for the house, the oldest building on the farm, to 1960, embracing a number of changes and additions to the house and farm made in the mid- to late 1950s.

**Criteria Consideratons (explanation, if necessary)**

N/A

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Name of Property

**Statement of Significance Summary Paragraph** (provide a summary paragraph that includes level of significance and applicable criteria)

See continuation sheets

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**Narrative Statement of Significance** (provide at least **one** paragraph for each area of significance)

See continuation sheets

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**Developmental history/additional historic context information** (if appropriate)

See continuation sheets

Name of Property

**9. Major Bibliographical References**

**Bibliography** (Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

See attached

**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: **Va. Dept. of Historic Resources, Richmond**

Historic Resources Survey Number (if assigned): VDHR file no. 082-0386

**10. Geographical Data**

**Acreage of Property** approximately 158 acres  
(Do not include previously listed resource acreage)

**UTM References**

(Place additional UTM references on a continuation sheet)

1	<u>17</u>	<u>698430</u>	<u>4248170</u>	3	<u>17</u>	<u>700030</u>	<u>4247560</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>17</u>	<u>699030</u>	<u>4248620</u>	4	<u>17</u>	<u>699310</u>	<u>4247160</u>
	Zone	Easting	Northing		Zone	Easting	Northing

**Verbal Boundary Description** (describe the boundaries of the property)

The boundaries are shown on the 1:200-scale map that accompanies the nomination. The nominated area includes tax parcels 142-(A)-L97, 142-(A)-L97G, and 142-(A)-L97H.

**Boundary Justification** (explain why the boundaries were selected)

The boundaries encompass the three modern tax parcels on which are located the core historic resources described in the nomination. The farm's historic reservoir is located on an adjacent parcel that is not owned by the nomination sponsor and is therefore excluded from the nomination.

**11. Form Prepared By**

name/title J. Daniel Pezzoni  
organization Landmark Preservation Associates date June 27, 2011  
street & number 6 Houston St. telephone (540) 464-5315  
city or town Lexington state VA zip code 24450  
e-mail Dan\_Pezzoni@landmark-preserve.com

Name of Property

**Additional Documentation**

Submit the following items with the completed form:

- **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. Key all photographs to this map.

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items)

**Photographs:**

Submit clear and descriptive black and white photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

**All photos common to:**

**Name of Property:** Cave Hill Farm

**City or Vicinity:** McGaheysville vicinity

**County:** Rockingham      **State:** Virginia

**Photographer:** J. Daniel Pezzoni

**Date Photographed:** April 2011

**Images Stored:** Virginia Department of Historic Resources, Richmond, Virginia

**Photo 1 of 8:** Cave Hill house south (front) and east sides with barn in distance. View looking west.

**Photo 2 of 8:** Cave Hill house north and west sides. View looking east.

**Photo 3 of 8:** Cave Hill house porch statuary. View looking north.

**Photo 4 of 8:** Cave Hill house first-floor southeast room mantel.

**Photo 5 of 8:** Windmill tower (left), chicken house (center), and Massanutten Mountain (right, in distance).  
View looking north.

**Photo 6 of 8:** Barn with farm buildings and house in distance. View looking east.

**Photo 7 of 8:** Barn interior.

**Photo 8 of 8:** Cave Hill cave with Stony Run in the foreground. View looking east.

**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.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including 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 Office of Planning and Performance Management. U.S. Dept. fo the Interior, 1849 C. Street, NW, Washington, DC.

## Section 7

### Summary Paragraph

Cave Hill Farm is located at 9780 Cave Hill Road (State Route 641) near McGaheysville in eastern Rockingham County, Virginia. The principal resource in the 158-acre nominated area is the ca. 1847 residence Cave Hill, a south-facing two-story brick house with a symmetrical five-bay façade and a metal-sheathed gable roof. A pedimented portico with thick Doric brick columns covered in stucco shelters the front entry. An integral two-story ell extends to the rear. A one-story porch along the west side of the ell has been enclosed and given a second story and a cinder block garage has been added at the end of the ell. The center-passage-plan interior has plaster wall and ceiling finishes, wood floors, and transitional Federal and Greek Revival stylistic features such as door and window surrounds and mantels. Near the house stand a concrete outbuilding that may have been a wash house, a concrete stile for mounting horses, a steel windmill, and several frame buildings: a meat house, a chicken house/kennel, and a golf cart garage. To the west of the house stands an agricultural complex consisting of several frame buildings and farther west, on the opposite side of Cave Hill Road, is a timber frame bank barn. The farm is mostly situated in a level to gently rolling stream bottom area on the west side of Stony Run, a tributary of the South Fork of the Shenandoah River. On the east side of the run, along the northeast side of the nominated area, is a bluff with limestone outcroppings and several cave entrances from which issue boldly flowing springs. The resources in the nominated area are listed in the inventory that follows. Those resources that date to or were in use during the period of significance (ca. 1847-1960) and possess sufficient integrity are classified as contributing in the inventory. The mostly cleared and actively farmed nominated area lies at about 1,000 feet to just over 1,100 feet above sea level and has views of the Blue Ridge Mountains to the south and east and Massanutten Mountain to the north. Cave Hill Farm was owned by Henry Kisling in the mid-nineteenth century and acquired by the Hopkins family, the present owner, in 1868.

### *Inventory*

1. Cave Hill (house). Ca. 1847. Contributing building.
2. Stile. Early 20<sup>th</sup> c. Contributing object.
3. Meat house. Ca. 1940. Contributing building.
4. Outbuilding (possible wash house). Early 20<sup>th</sup> c. Contributing building.
5. Windmill tower and hand pump. Early 20<sup>th</sup> c. Contributing structure.
6. Chicken house. Ca. 1940. Contributing building.
7. Barn. Ca. 1870 (foundation earlier). Contributing building.
8. Cave Hill Cave. 19<sup>th</sup> c. (use). Contributing site.
9. Race. 19<sup>th</sup> c. Contributing structure.
10. Barbecue shelter. Late 1950s. Contributing structure.
11. Shop. Ca. 1956. Contributing building.
12. Cow barn. Late 19<sup>th</sup> c or early 20<sup>th</sup> c. Noncontributing building.
13. Machinery shed. Ca. 2000. Noncontributing building.
14. Golf cart garage. Early 1960s. Noncontributing building.
15. Shed. Ca. 2010. Noncontributing building.
16. Pond. Ca. 1965. Noncontributing site.
17. Pond. Second half 20<sup>th</sup> c. Noncontributing site.
18. DHR Site Number: 44RM0244. Early Woodland Period (1000 to 1 B.C.). Noncontributing site.
19. DHR Site Number: 44RM0245. Early Woodland Period (1000 to 1 B.C.). Noncontributing site.
20. DHR Site Number: 44RM0246. Early Woodland Period (1000 to 1 B.C.)? Noncontributing site.

## Narrative Description

### *Exterior*

Cave Hill is constructed of light brownish-red brick laid in what is referred to as staggered Flemish bond (see architectural discussion in section 8). The header bricks are off center in relation to the stretcher bricks above and below. Historically the mortar joints were penciled white. In the early twentieth century courting couples wrote love notes and other graffiti with lead pencils on the white penciling of the front elevation but in the mid-twentieth century the graffiti and most of the penciling was scrubbed off on this side. Pencil-written graffiti such as initials and numbers and well preserved white penciling survives on the brickwork inside the ell porch.

The main section of the house and the ell have molded brick cornices painted white. This perpetuates a treatment in place at least a hundred years ago, as shown in a historic photograph, although at that time the coloration was probably whitewash. Under the white painting is a band of red oxide wash. It is unclear whether the red wash shows in the historic photograph, although a darker coloration of the brickwork at the basement level does show and may have been a similar red wash treatment. On the front elevation the red wash appears to extend downward as a wide pilaster-like treatment at the corners and stops at the roof level of a former late-nineteenth-century front porch.

Around the northeast corner of the ell are a number of bricks with impressed markings. Some of these have paw-print-like clusters of dots, although the indentations may have been purposely made by a human to mimic an animal print, and others have x-like or complex triangle figures, some or all of which appear to have been scratched into the brick when it was still wet. One of these latter figures looks like a Roman numeral ten with top and bottom lines. Other features of the brickwork include shallowly projecting chimneys—two on the east gable, one on the west gable, and two on the east side of the ell—a molded brick course that caps the slightly projecting basement-level brickwork, and infilled mortises at the attachment points of the former late-nineteenth-century front porch.

The focal point of the front elevation is the one-story entry porch. The porch has a heavy pediment supported by four slightly tapered round pillars of rendered masonry that are Doric in inspiration. The outer pillars have niches containing white marble sculptures. The left sculpture is a partially draped female figure holding a sheaf of wheat identified as the goddess Ceres. The right sculpture is a male figure wearing a feline skin with head attached and holding bunches of grapes and other fruit. The figure is not overly muscular so it probably does not represent Hercules. The grapes may identify it as Bacchus who is sometimes portrayed wearing a leopard skin in classical art. In the late nineteenth century the entry porch was extended by a Victorian porch on both sides. The extension had turned posts and balusters and millwork post brackets. It was replaced in the mid-twentieth century by a brick-paved terrace with a decorative white-painted metal railing. In the twentieth century, brick steps were added in front of the original entry porch to replace wooden steps shown in historic photographs.

The windows of the house have two-over-two sashes on the first story and six-over-six sashes on the second story. The windows have false modern shutters that replace nineteenth-century louvered wood shutters. There is a six-pane window in the east gable, a four-pane window and a louvered vent in the west gable, and a modern louvered vent in the ell gable. The west gable vent replaces a four-pane window sash which leans against the adjacent chimney breast inside the attic. The basement level has sliding sash windows, four panes in each sash. The front terrace conceals basement vent openings, at least one of which retains vertical wood bars on the inside. Two three-over-one kitchen windows were added on the end of the ell in the mid-twentieth century. The front entry has a four-pane transom, a wood and glass panel door, and a storm door.

The basement has two metal exterior doors. The east basement door is entered through a modern gabled bulkhead of brick and frame construction. The north basement door is entered through a porch-like bulkhead constructed in the mid-twentieth century that incorporates a sawed-off pillar like those of the front porch. Similar pillars are used for the first story of the ell side porch. Between them is an infill of three-over-one windows and two modern doors. The second story,

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Name of Property

which projects slightly over the first, has six-over-six windows with false shutters and a door at the north end that opens onto a roof deck with a metal railing above the garage. The mid-twentieth-century garage is constructed of painted cinder block with brick pilasters at its front west corners. Attached to the house are cast iron lightning rod fasteners, some with remnants of bluish glass insulators. At grade on the east wall of the ell is a brick box with a rendered interior that formerly served as a filter for a downspout-supplied cistern. Attached to it is an octagonal concrete pad that caps the underground cistern.

### *Interior*

The center passage contains a two-run stair with a molded handrail and rectangular-section balusters. The banister has a spiral terminus at its base which rests on a curved projection of the lowest step. Under the ends of the treads are shallow brackets with cyma profiles and circular ornaments at each tread-riser corner. The slender turned newels are pinched at the top where they join the handrail and have turned button pendants at their lower ends. The doorways off of the first-floor center passage have symmetrically molded Greek Revival surrounds and blank corner blocks. (The other rooms of the house have mostly asymmetrically molded surrounds without corner blocks.) The house has panel doors; the one into the first-floor west room, originally a parlor and now an innkeeper's bedroom, has a six-panel door. The parlor mantel, which has been moved to a building adjoining the farm on the west side of the intersection of Cave Hill Road and Jacob Burner Drive, has an early Greek Revival form with paired colonnettes that support unornamented blocks at the ends of the frieze. Two modern bathrooms occupy the space behind the parlor. The first-floor rooms on the east side of the passage have been joined by a wide opening created in the mid-twentieth century to facilitate bridge parties. The front or south room has a Greek Revival mantel with engaged colonnette pilasters with entasis, block-like elements under and above the pilasters, a single molded frieze panel, and cove and echinus-like moldings under the shelf. The rear or north room has an angled corner chimney breast but no mantel. The rear room has a paneled wainscot and the front room has a molded chair rail. From a modern decorative ceiling medallion in the front room (added in 2002) hangs the room's historic ceiling light, a crystal, painted glass, and brass oil lamp believed to date to the nineteenth century and electrified for continued use (the medallion conceals the wiring inserted for the fixture's reuse).

The first floor of the ell has a dining room with a kitchen beyond. The dining room mantel is similar in form to the one in the front east room except the pilasters are rectangular in section. The dining room has a paneled wainscot and an enclosed corner winder stair with a six-panel door. The kitchen has mid-twentieth-century base and wall cabinets. At the end of the enclosed ell porch on the brick house wall are one or two layers of brownish wash. The treatment is similar to the selective red wash on the exterior but the color is different, perhaps a result of different weathering or aging processes. The second-floor bedrooms have mantels like those on the first floor except for the mantel in the west front room, known as the Gold Room, which is similar in overall form but has pilasters with symmetrically molded faces, and the ornately carved mantel in the end room of the ell. The end room, which was once occupied by hired hands, has no fireplace and was formerly reached only by the stair from the dining room, although now it is accessible from the added second tier of the ell porch. The center-passage stair ascends to a low bifold panel door to the attic, a space referred to as "the garret" by the Hopkins family. The attic has exposed sawn rafters that are mortised and tenoned at the ridge and pegged (builder marks have not been observed).

Historically the basement served as work, cooking, and storage space. It was (and is) reached from inside the house by a stair under the dining room stair. The vertical board enclosure of this stair retains whitewash and its beaded baseboards preserve early paint colors: olive drab over rose. The basement rooms formerly had plaster and lath ceilings. The two basement fireplaces, located under the kitchen and dining room, have been reworked but retain a utilitarian character. The present owner rehabilitated the rooms to reflect their historic usage with period furnishings and interpretive displays. Historic cooking implements including a reproduction crane (a pivoting iron arm for suspending kettles and so forth) are displayed in and around the basement kitchen fireplace. The ell basement rooms and the storage rooms under the main part of the house communicate through doorways with batten doors, some of which are whitewashed. The northeast

basement room was used to store root crops like carrots and potatoes and the southeast basement room was used as a wine cellar associated with a vineyard that was operated on the farm in the 1870s.

### *Outbuildings and Other Resources*

Immediately behind the attached garage stands the meat house, a one-story frame building with weatherboard siding and a metal-sheathed gable roof. Shed wings extend from both gable ends: the east shed a mostly open-sided storage area; the west shed enclosed with vertical board siding. There is a louvered vent in the west gable and a door with transom on the south side. A farm bell on a wood post stands off the west end. North of the meat house stands a poured concrete one-story building that may have functioned as a wash house or possibly a heating plant. This is suggested by its fire-resistant construction and by the remains of a stone and brick flue on the north side. The building is painted and has a metal-sheathed gable roof, a stack-panel door on the south side, a batten door and six-over-six window on the east end under a shed porch, and a six-over-six window on the west end. The interior has painted concrete walls and a gypsum board ceiling. Under the east-end porch is a poured concrete threshold cast with the inscription "S. P. Orfen" and "2 x 12 x 24" and a stonewalled cellar stairwell (the identity of Orfen is unknown). The stair leads down to a board-and-batten door. In the cellar, which has stone walls, is a low concrete-block footing wall.

To the east of the concrete building is a steel windmill tower of tapering four-sided form. A ladder on the north side leads to a deteriorated circular steel and wood platform; the windmill vanes and mechanism were removed in the 1950s. At the base is a concrete pad and a cast iron hand pump manufactured by F. E. Myers and Brother. In addition to the manufacturer the pump is inscribed "The Ashland" (presumably a model name inspired by Ashland, Ohio, the location of F. E. Myers and Brother) and a nineteenth-century patent date (possibly November 20, 1888). Just east of the windmill tower is a one-story frame golf cart garage with weatherboard siding and a metal-sheathed gable roof. The garage is assumed to have been built in 1961 or 1962 when the Hopkins family acquired a golf cart for a disabled son. East of the garage is a chicken house, a long one-story frame building with weatherboard siding and a metal-sheathed shed roof. Along the south elevation are six windows with six-pane awning sashes. These openings were originally windows when the chicken house was built about 1940; then they were changed to doorways when the building was converted to a kennel in the third quarter of the twentieth century; and now they have been changed back to windows. The chicken house has several (current) entries, including one with sliding batten door leaves on an overhead track, and a rear addition with a north elevation sheathed with reused metal roofing. A parking area extends southward between the chicken house and the road. Directly in front of the Cave Hill house, where the concrete front walk meets the road, is a "stile," the term used by the Hopkins family to designate a mounting or carriage block for mounting and dismounting a horse or vehicle. The poured concrete stile has a stepped form and a metal pole that was formerly topped by a brass ball that served as a hand hold.

To the west of the house, separated from it by a driveway and lawn area, is a complex of three one-story frame buildings with metal-sheathed gable roofs. The cow barn has modern metal siding and a tall rectangular form with a rear shed extension. A part of it is constructed of heavy circular-sawn timbers with pegged mortise-and-tenon joints indicative of construction in the late nineteenth or early twentieth centuries and it utilizes at least one hewn beam (probably reused) in its construction. Major alterations were made to the barn in the late twentieth century. The machinery shed, also metal sided, is open-sided on its south elevation. The farm repair shop has weatherboard siding and an L-shaped form with six-over-six windows. It was constructed in two principal phases: ca. 1955 and ca. 1974. Off the east end of the shop stands a small frame shelter for a brick barbecue. The barbecue shelter has a gable roof and open sides.

At the west end of the nominated area is the ca. 1870 bank barn designed for hay storage on the upper level and livestock feeding and sheltering below. The large building has a metal-sheathed gable roof, white-trimmed red metal siding (added ca. 2000), rectangular metal louvered vents in its east and west gable ends, and single six-pane windows for each of the two granaries in the north corners. An earthen ramp leads up to large metal doors hung on tracks on the north road-facing elevation and the forebay on the south elevation is supported by thick posts that rest on concrete footers including ones poured in barrels with the stave impressions still evident. A shed-roofed open-fronted animal shelter of wire-nailed

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(twentieth-century) construction with board-and-batten siding extends from the southwest corner of the lower level and a concrete pavement extends in front of the forebay. The barn has a coursed limestone foundation with cinder block repairs. The foundation was reused from the antebellum barn that was burned in 1864.

The barn's heavy timber-frame construction is most evident on the interior. The major posts, beams, and diagonal braces are connected with pegged mortise-and-tenon joints. The granaries and hay mows flank a center threshing floor. The granaries have flush board enclosures with batten doors. The west granary has a whitewashed interior and the east one has a cat hole at the bottom corner of its door. Ladders with rungs mortised into the posts are situated on each side of the drive-through. Also on each side of the drive-through are shed-like constructions. The construction on the west side shelters a hay drop to mangers below and the one on the east side shelters the top of a stair. Overhead, suspended from the ridge, is the iron track of a former hay fork. The fork is stored elsewhere on the farm but its trolley (the mechanism that rode back and forth on the track) and a trip pulley survive in situ. The floor of the east hay mow is slatted, presumably a feature for ventilating the bottom of the piled hay. The stair leads down to a basement room with a raised wood floor and batten door to the space under the forebay. Along the sides of the room are mangers with slanted slatted sides that were stocked with hay from the room. Other mangers were supplied with hay from above. To the west of the barn, just outside the nominated area on a currently separate parcel, is a poured concrete reservoir of beehive-shaped form. Water was pumped to the reservoir by the windmill and fed to the house and other points by gravity. Water was also supplied to the farm by a hydraulic ram.

At the east end of the nominated area, on the west side of Stony Run and on the south side of Cave Hill Road, is a modern prefabricated shed of one-story frame construction. On the north side of the road and the east side of the stream is the cave from which Cave Hill Farm takes its name. The cave, located in a limestone outcrop, has two principal openings: a lower one at stream level from which a bold spring issues and an upper one, high enough to walk into, with a dirt floor that slopes down to a rushing subterranean stream—presumably the stream that supplies the spring that issues a short distance away. This upper opening was used like a spring house as a source of water for the farm and presumably also to cool foodstuffs. To the north of the cave is another outcrop from which a spring issues. Farther north, along the east side of the nominated area, is an undulating bluff into which is cut a terrace that originated as a race or ditch but was later filled in to serve as a farm lane (as late as about 1910 it was still filled with water and kept in repair by the Hopkins family). At least two ramps lead up to the race terrace. Below the terrace is a modern stock watering pond bounded by the bluff on one side and a berm on the stream side. A second pond dating to the second half of the twentieth century is located in the field to the north of the house. The three archaeological resources listed in the inventory are discussed at the end of Section 8 under Archaeological Discussion. Cave Hill Farm, its farmhouse, and its setting possess good overall integrity. The few historic resources that have lost sufficient integrity or have not been evaluated (the archaeological sites) are listed as noncontributing.

## **Section 8**

### **Statement of Significance Summary Paragraph**

Cave Hill Farm, located on approximately 158 acres in Rockingham County, Virginia, centers on Cave Hill, a two-story brick residence constructed ca. 1847 for Henry Kisling. In 1868 Kisling deeded the property to his relation Gerard T. Hopkins. Hopkins was a farmer, merchant, manufacturer, and proprietor of the Rockingham Springs resort located at the foot of nearby Massanutten Mountain. Cave Hill house has features from the Kisling and Hopkins periods such as Federal and Greek Revival detail, an entry porch supported by thick Doric brick columns covered with stucco into which

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are set marble statues given to Hopkins to settle a hotel bill, and mysterious brick markings that may have had ritual significance. Cave Hill's barn was mostly destroyed by Federal forces during the Civil War and replaced soon after by the present bank barn of heavy timber-frame construction on the antebellum stone basement. Also on the farm are the farm's eponymous cave, from which issues a bold spring, and the remains of a substantial race that may have served to irrigate the farm. Cave Hill Farm remains in the Hopkins family and is operated as a bed and breakfast. The property is eligible under Criterion A in the area of Agriculture for its collection of documented farm resources (such as the ca. 1870 bank barn) and suspected farm resources (such as the putative irrigation race/ditch) and the viniculture and other progressive agricultural practices that occurred there in the nineteenth century; under Criterion B in the area of Commerce for its association with resort developer Gerard T. Hopkins; and under Criterion C in the Architecture area of significance for the wealth of architectural features described throughout the nomination. Cave Hill Farm is eligible at the local level of significance.

### **Narrative Statement of Significance**

According to tax records, Cave Hill house was completed by 1847 for Henry Kisling (1786-1870). The Rockingham County land tax books for 1847 record a rise in the value of buildings on Kisling's 506-acre Stony Run farm from \$400 to \$1,400 with a marginal note that reads "1000\$ added New House." Henry Kisling was listed in the 1850 census as the head of a household that included his wife, Catherine (1791-1873), his sons George and Whitfield, and his son-in-law Gerard Hopkins and Hopkins' wife, Fannie, whose name is incorrectly given as Mary. Kisling was listed as a farmer and he appears to have earned his principal income from farming. The 1850 census described his farm as consisting of 375 improved and 377 unimproved acres, land and buildings valued at \$17,688, with a slaveholding of fifteen individuals. (According to Hopkins family tradition, a slave house that formerly stood behind the brick house was torn down in the early twentieth century.) In addition to the standard livestock the farm raised crops of wheat (1,500 bushels), corn (1,300 bushels), oats (60 bushels), and clover seed (15 bushels), the last presumably an indication of crop rotation or perhaps commercial sale of the seed for that purpose. There are other indications that Kisling pursued progressive agricultural techniques. In 1839 he advertised for sale thirty bushels of Italian spring wheat. The variety was then popular; Edmund Ruffin's *Farmer's Register* of 1838, published in Petersburg, Virginia, contained endorsements of Italian spring wheat as good for growing on exhausted land. Henry Kisling's obituary, displayed in the Cave Hill farmhouse, notes that he was "always among the first to appreciate the advantages of, and introduce, new and useful agricultural implements, improved stock, or rare and valuable seeds."<sup>1</sup>

The Civil War affected Rockingham County directly in the form of battles and destruction and less directly in economic and social disruption. Skirmishing occurred in the vicinity of McGaheysville, and considering the size of Henry Kisling's holdings at the time (over 500 acres) and their proximity to the village it is plausible that action occurred on the farm and possibly in the nominated area. It is thought that a camp or staging area was located in the field on the south side of the road across from the house on account of uniform and boot scraps that have been discovered during farm work. With the high flow rate of the cave springs along Stony Run the farm would have made an ideal campsite. County Civil War historian Casey Billhimer believes it is likely Federal troops would have camped at Cave Hill Farm prior to the nearby Battle of Cross Keys in June 1862. According to tradition, Gerard Hopkins purchased horses for the Confederate army and held them on the farm. Henry Kisling's barn and other farm buildings were destroyed by Federal forces during the Burning, General Philip Sheridan's campaign in the autumn of 1864 to destroy barns and mills in the Shenandoah Valley to weaken the Confederate economy. The war was a personal tragedy for the Kislings in another respect; their son, Lieutenant Whitfield G. Kisling of the Tenth Virginia Infantry, was killed in battle at Culpeper Court House in 1864. Whitfield's obituary, displayed in the house, notes that he was a merchant by trade.<sup>2</sup>

During recent renovations a cache of letters was found in a cavity behind wallpaper in the attic stairway. During the preparation of the nomination the letters were in the process of transcription by historian Nancy Hill Hess. They date to the Civil War period and most were written to Mary Virginia "Jinnie" Lipscomb, G. T. Hopkins' niece, who is believed to have lived at the farm during the war. The few that were written by Jinnie report on daily life such as the making of molasses and apple butter in October 1863, a several-day visit by a preacher named Anderson in March 1864, and talk of

providing a mount to Whitfield Kisling. The letters contain seemingly innocuous family and war news so the reason for their being hidden is unclear. Perhaps the best explanation is that they express Confederate sympathies, and in the uncertain period towards the end of the war and during Reconstruction that may have caused Mary Lipscomb or another family member sufficient anxiety to hide them where they were later forgotten. Another interesting aspect of the Civil War history of the farm is hinted at in Henry Kisling's 1870 obituary (possibly written by Gerard Hopkins), which states, "The hundreds and possibly thousands of Confederate soldiers, now scattered throughout the country, who came weary, or sick or hungry to his hospitable home, will never forget the name and hospitality of Henry Kisling." The reference suggests Cave Hill Farm was operated as a quasi-official convalescence home during the Civil War.<sup>3</sup>

In 1868 Henry and Catherine Kisling deeded two-thirds of their home tract, stated as 530 acres, including the house to G. T. and Fannie V. Hopkins. Gerard Tyson Hopkins (1825-1919) and Francis Virginia Kisling (1829-1894; Fannie, or Fanny, was a nickname) were married in 1847 or 1853 (accounts differ). Research by historian Glenn Hawkins for the forthcoming publication *Two Centuries between Peaked Mountain and the Shenandoah River* has identified a wealth of period newspaper notices that document the various enterprises in which G. T. Hopkins was involved. In 1856 he was a partner in the firm of Hopkins and Kisling, "Dealers in Foreign and Domestic Goods," located in the village of Montevideo to the west of Cave Hill Farm. Later the firm opened a store in McGaheysville, located closer to the farm. In 1858 the firm advertised that it had "recently laid off [on] their premises at Bloomingdale Springs a number of building lots." Located at the base of Massanutten Mountain, the development may have been at the same site that Hopkins improved as Rockingham Springs after the Civil War, discussed below (if so, the initiative was premature in 1858). The resort's name was similar to that of nearby well-established Bloomer Springs. Perhaps Bloomer and Bloomingdale were one and the same and Hopkins and Kisling briefly assumed management of the existing spring; the altered name might reflect repackaging, or it could be an error in the advertisement. If the firm's resort was indeed a separate property, perhaps they intentionally gave it a similar name in the hope of siphoning off business from the existing resort through name confusion. In 1866 Hopkins and Kisling offered its "new and large store house" in McGaheysville for rent and assured prospective renters "There can be \$30,000 worth of goods sold at this stand annually." An 1872 deed between George J. Kisling and his wife and G. T. Hopkins refers to the "late firm of Hopkins and Kisling Merchants." George J. Kisling and Virginia Kisling Hopkins were brother and sister. Prior to 1860 the Kisling half of the business was W. G. Kisling.<sup>4</sup>

The entrepreneurial G. T. Hopkins also engaged in a number of industrial enterprises. In an 1859 advertisement he stated his intention to "establish a factory for the purpose of manufacturing Syrup from the Chinese Sugar Cane [sorghum], and will have in operation by next season an enormously large Iron Crusher, to be driven by steam power. Also, I will have Evaporating Pans of sufficient number and capacity to finish from one to two hogsheads of Syrup daily." From the Lipscomb letters Hopkins is known to have produced molasses during the war years so either the factory he envisioned was in operation or he relied on a horse-powered cane crusher that he had in use in 1859. Hopkins owned land elsewhere so it is possible his cane mill was not at Cave Hill Farm. In 1867 Hopkins and other "citizens of East Rockingham and Page Counties" met to promote the construction of a "large flouring mill and woolen factory with circular sawmill attached" in McGaheysville. In 1872 Hopkins owned an unspecified mill in the McGaheysville vicinity, perhaps the sawmill he owned in 1875 or the cane mill. In 1883 the *Rockingham Register* announced: "Messrs. R. E. and E. B. Hopkins have started a stave factory on the farm of Mr. G. T. Hopkins. They run it with a 30 horse power engine, and are able to turn out five thousand staves daily. Mr. Hopkins has as fine a piece of oak timber as there is in the county, and we doubt whether it can be surpassed or equaled in the State." An 1885 atlas shows a stave and saw mill on the farm and in addition labels it as a bone mill.<sup>5</sup>

A detailed description of the complex ran in the *Rockingham Register* of December 5, 1890, in response to a fire that destroyed much of the complex. "A combination of small industries," read the report, "consisting of a chopping mill, saw, bone, stave and barrel heading mills, were discovered to be on fire, all of which were destroyed. The engine house and heading machinery were not much damaged, and no manufactured stock lost. The building was an old one and will be at once replaced, and the business carried on as formerly." A photograph in the possession of the farm's current owner shows a portion of what appears to be the rebuilt complex (based on clothing and other clues the photograph appears to date to the early twentieth century). The photograph appears to show an open-sided sawmill shelter, a smoke stack for a

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steam engine, and two or more other buildings located on the east side of Stony Run upstream from the bluff containing the cave, which in fact may be the vantage point from which the photograph was taken.<sup>6</sup>

Evidence for merchant milling on the farm has not been discovered. Neither the 1885 atlas nor the earlier Jed Hotchkiss county map, published in 1875 but based on surveys made during the war, indicate a mill on the farm. Industrial census schedules for the decennial years 1850 through 1880 do not list industries under the names Henry Kisling or Gerard Hopkins, although in 1850 two individuals named Hopkins—John H. Hopkins and William Hopkins—operated mills. It is interesting that a miller—and a cooper—are listed on the same census population schedule page as Henry Kisling in 1850, suggesting they lived and worked in the vicinity.<sup>7</sup>

An interesting aspect of the farm during the postbellum period is the operation of a winery by G. T. Hopkins' half brother, John E. Hopkins. In the May 9, 1872, *Rockingham Register*, Hopkins advertised his light Concord grape wine, dark red Concord wine, and sparkling Catawba wine, product that he recommended “for sacramental and medical purposes,” perhaps due to the temperance beliefs of the Kisling and Hopkins families. Wine is known to have been produced from 1871 through at least 1878. A reporter from the *Rockingham Register* visited the farm in April 1873 to view the vineyard, “which we learned is producing finely and paying handsomely.” In passing he noted, “The fiendish work of the Yankees in barn-burning has caused the erection of new and more commodious barns and stabling, so that in all respects the buildings on the farm are better now than they ever were. The farm, too, has been greatly improved by irrigation and fertilizing, until it stands as one of the best estates in East Rockingham. Mr. H. [G. T. Hopkins] is turning his attention to the improvement of his breeds of cattle, being determined to be behind none of his neighbors in this regard.”<sup>8</sup>

The reference to irrigation in the 1873 account may explain the race that runs along the east side of the nominated area. (The term race is used here to mean a manmade water course rather than necessarily a mill race.) The race originates upstream where Jacob Burner Road (SR 649) crosses Stony Run and it ends at a point directly above one of the cave springs east of the house. This is the approximate location of the farm's post-war industrial complex; however, the evidence suggests the stave factory and other enterprises were powered by steam. There is no tradition of a merchant mill on the farm, no mill foundations are visible at the end of the race, and no mill is indicated on nineteenth-century maps. An irrigation interpretation is supported by a peculiarity of Stony Run in addition to the 1873 newspaper reference. Cave Hill Farm is underlain by porous rock (the caves being an indication of this) and in dry weather Stony Run disappears underground through the north part of the farm. A ditch that would divert the water around the section where it goes underground and release it near the cave springs where it would then flow in its natural bed would be an aid to agriculture and possibly enough of a novelty to elicit the praise of the 1873 reporter. If the water was used to water crops it is unclear how it was transported from the race over the low point of Stony Run and into the fields. One possibility would be a trestle-supported flume; another would be iron or wooden water pipes such as were commonly used for municipal water supplies in nineteenth-century Virginia. The earliest aerial photograph of the farm, taken in 1937, shows the race as a line of trees but does not appear to show offshoots or any other features related to possible irrigation use.<sup>9</sup>

G. T. Hopkins is best known as the proprietor of Rockingham Springs, which he established at the eastern foot of Massanutten Mountain at a location on Resort Drive (SR 644) labeled Hopkins Spring [*sic*] on modern maps. Hopkins established the resort in 1874 or earlier, according to county historian John Wayland, near the site of the antebellum Bloomer Springs. An early indication of the resort's existence appeared as a notice in the June 26, 1874, issue of the *Rockingham Register* which listed the “remedial virtues” of the resort's various mineral springs and noted “four large and commodious rooms, with fire-places, for families, to let.” (A modern analysis of water samples from the various springs has determined they contain substances with digestive system benefits.) Accommodations for one hundred guests were described in an 1880 brochure as “abundantly provided with verandahs, shaded with vines and trees, and are located on an eminence at the edge of an original forest.” A bath house, laundry house, icehouse, stable, and bowling alley were other amenities and leisure activities included croquet, hunting, fishing, horseback riding, hiking, picnicking, and band concerts. In August 1875 springsgoers staged a “tilt” or tournament, a popular Southern pastime of the era. Promotional materials stressed the temperance and family-oriented aspects of the resort, reinforced by warnings about the drinking and gambling indulged in at other area watering holes. Cave Hill Farm supplied food for the resort. As stated in the 1880

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brochure, “The proprietor produces the supplies chiefly from his neighboring farm, his object being to furnish a home market for his abundant yield of viands, such as fruits, melons, grapes, milk, butter, chickens, eggs, lambs, beef, &c, &c.”<sup>10</sup>

Rockingham Springs included in 1885, as shown on an atlas of that year, a hotel, an “old hotel,” and buildings identified as Pine Cottage, Locust Cottage, and Baltimore House. The latter was named in honor of the source of many guests, which city was well connected to the springs by the Baltimore and Ohio Railroad and a resort-operated carriage. The Baltimore association explains Johns Hopkins University faculty member Sidney Lanier’s stay at the resort during the summer of 1879. Lanier (1842-81) was at the time a celebrated poet and author of books on medieval history and literature for boys. His stay was the subject of press interest and was detailed in John Wayland’s book *Sidney Lanier at Rockingham Springs* (1912). Lanier contracted tuberculosis in a Union prisoner of war camp during the Civil War and subsequently he and his family traveled to resorts throughout the South in search of a relief for his condition. While he was at Rockingham Springs Lanier worked on *The Science of English Verse* (1880) concerning the relation of music and poetry. Rockingham Springs was still in business at the time of Wayland’s writing in 1912, operated by G. T. Hopkins and his son Edwin B. Hopkins, but the resort closed in 1915 (another Hopkins son may have been involved in running the resort earlier). Like other springs resorts in the mountains of western Virginia, Rockingham Springs was presumably a victim of competition from the expanded recreational opportunities afforded by increased automobile ownership during the 1910s.<sup>11</sup>

Upon his death in 1919 at the age of ninety-four, Gerard Hopkins was eulogized as “one of Rockingham’s most substantial citizens.” His obituary noted his birth and early life in Staunton and a mercantile partnership in Loudoun County before his marriage to Virginia Kisling and states that he lived at Cave Hill Farm from his marriage onward. A broadside announcing the sale of Hopkins’ personal property on March 19 and 20, 1919, and now displayed in the house lists miscellaneous livestock and farm equipment including gasoline engines, a tractor, and a silo filler (the location of the former silo is unknown). The list of household furniture includes dozens of beds and bedside tables, presumably furnishings left over from the resort.<sup>12</sup>

A historic photograph apparently taken in the early twentieth century provides additional information on the farm during the period. The house had received its front porch extension by the time of the photograph and its yard had been enclosed by a white picket fence. Directly behind the house stood a secondary dwelling, one-story with garret or a story-and-a-half, with a relatively steep gable roof and a gable-end chimney. The secondary dwelling may have been the original house on the farm reused as a cook’s dwelling or slave house. (According to family tradition, the original house on the farm, either this house or another building, was log.) In the early twentieth century the household employed a black cook who was the granddaughter of one of the Kisling slaves. The cook lived in the room over the kitchen. Earlier, in 1878, a black servant lived in the house, presumably in the same room, as demonstrated by a newspaper account concerning G. T. Hopkins shooting and wounding a black man who was entering the house through a window to visit his girl friend (Hopkins mistook the nighttime visitor for a burglar). Three or more farm buildings stood to the west of the backyard dwelling and an unpainted board-and-batten outbuilding stood to its southeast near the present golf cart garage. An icehouse, filled with ice cut on the creek in the early twentieth century, stood to the north of the windmill. The photograph shows some of the complex of farm buildings that stood across the road from the house until their demolition around 1990. The present owner recalls that these included a slatted drive-through corncrib/wagon shelter (which he helped build in the 1930s or 1940s) and two machine sheds. The 1885 atlas shows a blacksmith shop that may have stood near the present farm shop. This shop is known to have been in existence in the 1870s; presumably the farm had a blacksmith shop of some sort from the outset.<sup>13</sup>

At the sale of the farm in 1919, G. T. Hopkins’ son John Luther Hopkins Sr. (1865-1924) purchased the property and lived there with his wife, Grace Lambert Hopkins (1873-1961), and their family. At the time the house had gas lighting but in the early 1920s Hopkins had it electrified. The gas was probably produced in a carbide tank in the yard (if so its location is not recalled). The electricity was supplied by a Delco generator that may once have been located in the concrete outbuilding and by lines of the Virginia Public Service Company. The electric lines may have been constructed through the area before the rural electrification initiative of the New Deal. John Hopkins’ son John L. Hopkins Jr. (1902-

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1995) acquired the farm and made numerous improvements in the 1950s such as constructing the original section of the present shop building, adding the present kitchen cabinetry, and opening up the wall between the front and rear east parlors in the house. The latter was done so that Hopkins' wife, Margaret Funkhouser Hopkins (1902-1988), could host bridge parties in the enlarged space. The Hopkinses had two sons: Eugene, who was crippled in infancy and navigated the property in a wheelchair (the golf cart garage was built for him), and John L. Hopkins III, the present owner. John III is a farmer, builder, and developer who developed the Massanutten Ski and Golf Resort beginning around 1970 (the resort incorporates land once occupied by Rockingham Springs). Hopkins renovated the house as Cave Hill Farm Bed and Breakfast in 2002 and continues to operate it as such today.<sup>14</sup>

Cave Hill Farm remains in active farm use; the acreage to the north of the road is used as pasture and the acreage on the south side is cultivated by a Mexican family for the growing of spinach, tomatoes, potatoes, beets, and carrots. The growing of tomatoes perpetuates an agricultural focus of the Depression era. A 1937 aerial photograph shows rows of dots in the field to the south of the house that John Hopkins identifies as tomato stakes. Prison labor from the county jail was used to grow tomatoes that were shipped to a cannery in Luray. Preserved on the farm is a large collection of farm implements. Some of these are stored in the concrete outbuilding and others are displayed on the wall of the house's back porch. The latter includes a hand-held blackberry harvester of wooden boxlike construction with metal tines at the collecting end; a cone-shaped metal potato planter with bins for potato pieces and chicken manure; and a glovelike corn shucker. In the outbuilding are plows, pieces of the barn hayfork, and a hydraulic ram manufactured by the Rife Ram and Pump Works of Waynesboro and probably dating to 1915 or later.<sup>15</sup>

### *Architectural Discussion*

Cave Hill is a large example of the two-story brick residences that were common among Virginia's plantation elite during the antebellum period. Secondary features such as the symmetrical five-bay façade, gable-end chimneys, and integral ell were also common. Somewhat unusual, a break from the otherwise scrupulous symmetry of the house, is the disparity of the double chimneys on the east end and the single chimney on the west end. Interior plan considerations appear to have driven the asymmetry. Although the house contains lingering Federal-style details like the asymmetrical moldings found in all rooms except the entry hall, the defining stylistic feature of the pedimented entry porch with its stout Doric-like columns is squarely Greek Revival. The heft of the pillars gives the porch monumentality despite the fact they are only a single story tall. The use of such stylish and substantial pillars on Cave Hill's back porch is notable. The back porches of the region's farmhouses were ordinarily treated more simply than front porches.

Cave Hill shares many architectural features with the 1827 Miller-Kite House in the nearby town of Elkton. In December 1826 Henry Miller Jr. contracted with Samuel Gibbons to "do the joiners and carpenters work" for a two-story brick house with an integral ell. The contract describes the dimensions of the house but it seems to obligate Gibbons to complete only the woodwork, stating that he "is to do all the joiners work necessary to be done such as floors, partitions [partitions], chimney and closets and every thing necessary to complete said House." By "chimney" the contract probably meant mantelpieces rather than the brickwork of the chimneys since the item is listed with other framing and finish carpentry. The brick mason for the Miller-Kite House is unknown and it is the brickwork that is most similar to Cave Hill. Features in common include the shallowness of the chimney projections and the molded brick cornice (the latter a common detail of Valley houses during the period) and most especially the unusual ovolo molded brick water table. There is also some similarity in the design of mantels in the two houses. A mantel in the Miller-Kite House is celebrated for the tulip and vine carving on its frieze, a design that is considered Germanic, but otherwise it has a fairly standard transitional Federal-Greek Revival composition with paired colonnette pilasters and molded tablets at the ends of the frieze, not too different from the slightly later (stylistically and apparently chronologically) form of the early Greek Revival mantels at Cave Hill. The Miller-Kite House also has regionally early Greek Revival symmetrical moldings in its front entry surround, which is otherwise Federal in character. Based on a comparison of the overall character of Cave Hill and the Miller-Kite House, it is probably safe to say they were both built by the same unidentified brick mason and that it is plausible Samuel Gibbons was the carpenter for Cave Hill as he was for the Miller-Kite House.<sup>16</sup>

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The similarity of Cave Hill's brickwork to that of the Miller-Kite House tends to corroborate Hopkins family tradition that Cave Hill was built about 1830—a tradition that is hard to reconcile with the unambiguous mid-1840s date stated in the land tax books. According to family tradition, the builder of the Miller-Kite House took on as his next commission the Cave Hill house, which required three years to build (1827 plus three giving the date ca. 1830). It is not inconceivable the house was begun around 1830 but not completed and placed on the tax rolls until 1847, perhaps as a result of financial reversals or other now-unknown factors that might have delayed completion. Cave Hill's molded brick cornice is a detail that architectural historian Pam Simpson notes was most popular in the Valley of Virginia during the period from the mid-1810s to 1840, although the cornices continued to be built after 1840. Another brickwork detail of note, one that appears to be more restricted to Rockingham County and adjacent Page County, is a form of Flemish bond appropriately known as "staggered Flemish bond." The architectural historians who conducted a survey of Rockingham County in 1999-2000 wrote, "This staggered pattern contributes verticality to the elevation." The survey counted eighteen examples of staggered Flemish bond in the county with stylistic associations that suggest its use from the antebellum period into the postbellum years. Examples of the bond in Page County tend to date to after the Civil War and typically employ vitrified headers to emphasize the vertically striped or zipper effect.<sup>17</sup>

The paw-print-like marks on the brickwork at the back corner of the ell and also possibly the triangular and X marks were made by the individuals who molded the bricks. The molding and firing of the bricks would most likely have occurred on the property, and although the process would have been supervised by the brick mason or by Henry Kisling, the labor would likely have been performed by slaves, very possibly by Kisling's slaves. It has been proposed that the triangular marks have an African association. Incised marks featuring Xs alone or enclosed in circles or squares documented from colonoware bowls uncovered in South Carolina have been interpreted as evidence of West African-based religious practice. At some point after the bricks were laid a person drew on the largest triangular mark with red pigment, tracing the inscribed lines and adding a cross to the peak (the cross is in the brick above and its stem is drawn across the mortar joint). Other figures in red, some cross-shaped, others perhaps letters or numbers, were also added. The overdrawing may have been done at any time but one possibility is it is concurrent with the addition of red wash to the house. A German folk magic interpretation for the overdrawing is possible. Folklorist David Kriebel reports a Pennsylvania Dutch procedure for protecting a building from hexes. One of Kriebel's informants described "folding pieces of paper into triangles, placing three Xs on them, and placing the triangles in the windows." The geometry of triangles and Xs/crosses is reminiscent of the forms on the Cave Hill bricks. Cultural historian Patrick Donmoyer, who has made an intensive study of Pennsylvania Dutch ritual markings, notes the drawing of three crosses above windows and entries as a means of protecting dwellings from the penetration of evil influences. The Cave Hill overdrawing does not occur at an entry or window, however, but was applied to apparently preexisting markings. A highly speculative explanation would be that the overdrawing was done to counteract some perceived negative influence associated with the original figures. It is perhaps relevant that the farm's next-door neighbor in the late nineteenth century, Jacob Burner, served the community as a root doctor. Traditional German "root work" had parallels with folk magic. The unusual pattern of the house's red wash is reminiscent of Pennsylvania Dutch barn painting; perhaps there is a ritual element to it as well.<sup>18</sup>

The X mark has something of the look of mason marks of the period, signature marks that were carved on stones to indicate the work of specific masons (possible overdrawing in red pigment complicates a determination of whether the mark was made before or after firing). It may be a Roman numeral ten and perhaps represents a count of the number of bricks made or some other production-related record keeping. The paw prints, if they are manmade, suggest a prank, perhaps an allusion to the actual animal prints that are sometimes preserved in bricks, although a ritual explanation also seems possible. That the bricks are visible at all suggests competing motivations: a desire to relegate them to one of the least conspicuous locations on the house but also an intention to place them at approximately head height where they would be readily visible on closer inspection. The discrete placement calls to mind builder and carpenter signatures in tucked away locations in other buildings, which supports an interpretation of the marks as brickmaker signatures. Such an interpretation would not necessarily conflict with a folk magic explanation for the overdrawing—it is conceivable the meaning of the original markings was unknown or misinterpreted at the time the overdrawing was done.

### *Archaeological Discussion*

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Cave Hill Farm has three documented archaeological sites. DHR Site Number 44RM0244 is believed to be the remains of a “specialized camp or activity locus” dating to the Early Woodland Period (1000 to 1 B.C.). DHR Site Number 44RM0245 is also thought to be the remains of an Early Woodland Period campsite. DHR Site Number 44RM0246, which may also date to the Early Woodland Period, is described as a “possible” camp associated with a “former stone mound” that was interpreted by the investigating archaeologist as being potentially prehistoric in date. Property owner John Hopkins reports the former existence of the mound which, if it was not prehistoric, may have been a product of historic-period field clearance. According to Department of Historic Resources mapping, sites 44RM0244 and 44RM0245 are located partly on adjacent parcels outside the nominated area. The integrity of the three sites is unknown and they have not been reinvestigated as a result of the nomination effort, hence Criterion D is not pursued and they are listed as noncontributing resources in the inventory. Archaeological investigation of the nominated area, should it be pursued, would have the potential to elucidate aspects of the property’s historic development such as the location of slave dwellings, early industrial sites, former farm buildings, the function of the race, and the location and function of possible Civil War-related resources.<sup>19</sup>

### Acknowledgements

A number of individuals and organizations assisted the preparation of the report. Foremost among these was the sponsor of the nomination, John L. Hopkins III, representing the owner, Cave Hill Farm LLC. In April 2011 Hopkins convened a historic roundtable to generate information for the nomination in which the following historians and genealogists participated: Casey Billhimer, Glenn Hawkins, Bill Holt, Helen Hopkins, John Hopkins, Lorraine Strickler, and Robert H. “Twig” Strickler. Their contributions are acknowledged in the endnotes and bibliography. Assistance was also provided by Kaye Meyers, historian Nancy Hill Hess, cultural historian Patrick Donmoyer of the Pennsylvania German Cultural Heritage Center at Kutztown University, John Metz with the Virginia State Review Board, and geographer Zack Bortolot of James Madison University. Staff members of the Virginia Department of Historic Resources who provided review and other assistance included David Edwards, Joanie Evans, Jennifer Hugman, Amy Moses, Michael Pulice, and Marc Wagner. This nomination reflects the state of information known for Cave Hill Farm at the time of preparation. Additional information on the property’s history is likely to be discovered in the future.

### Endnotes

1. John Hopkins and Glenn Hawkins personal communication; Hawkins, *Two Centuries* (Rockingham Register notice); *Rockingham Register*, March 9, 1839; *Farmer’s Register*, April 1, 1838 (p. 51); Rockingham County land tax books; U.S. census.
2. John Hopkins and Casey Billhimer personal communication.
3. Nancy Hill Hess personal communication; Cave Hill Farm Papers, letter from Jinnie Lipscomb to George J. Kisling, October 21, 1863, and Jinnie Lipscomb to George J. Kisling, March 13, 1864.
4. Rockingham County Deed Book 4, 234; Deed Book 9, p. 299; Deed Book 16, p. 401; Hawkins, *Two Centuries* (Rockingham Register notice); *Rockingham Register*, November 7, 1856, January 28, 1859, and February 17, 1860; *American Union*, April 21, 1866.

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5. Hawkins, *Two Centuries* (Rockingham Register notice); *Rockingham Register*, November 4, 1859, and February 21, 1867; April 26, 1872; October 28, 1875; November 15, 1883.
6. Hawkins, *Two Centuries* (Rockingham Register notice); *Rockingham Register*, December 5, 1890.
7. *Atlas of Rockingham County*; Hotchkiss, "Map of Rockingham County;" U.S. census.
8. Hawkins, *Two Centuries* (Rockingham Register notice); *Rockingham Register*, May 9, 1872, and April 14, 1873; Cave Hill Farm Bed and Breakfast website.
9. Rockingham County aerial photographs.
10. John Hopkins personal communication; Hawkins, *Two Centuries* (Rockingham Register notice); *Rockingham Register*, June 26, 1874; Wayland, *History of Rockingham County*, 397; Massanutten Resort website; "Rockingham Springs," 5-7.
11. Glenn Hawkins personal communication; *Atlas of Rockingham County*; "Sidney Lanier;" Wayland, *Sidney Lanier at Rockingham Springs*, 18, 29-30; Massanutten Resort website.
12. *Daily News-Record*, January 27, 1919.
13. John Hopkins, Robert Strickler, and Glenn Hawkins personal communication; *Atlas of Rockingham County*; Hawkins, *Two Centuries* (Rockingham Register notice); *Rockingham Register*, December 12, 1878.
14. John Hopkins personal communication; Wayland, *Men of Mark and Representative Citizens of Harrisonburg and Rockingham County*, 245; Hawkins, "Cave Hill Farm."
15. John Hopkins personal communication; Rockingham County aerial photographs.
16. John Hopkins and Casey Billhimer personal communication; Upton et al, "Miller-Kite House;" Loth, *Virginia Landmarks Register*, 474; Baker, *Old Houses in Rockingham County Revisited*, 135-136.
17. John Hopkins personal communication; Simpson, "Molded Brick Cornice;" E.H.T. Tracerics, "Historic Architectural Survey of Rockingham County," 42-43; Giles and Pezzoni, "Page County Historic Resources Survey Report," 34-36.
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# Cave Hill Farm

Map 1 of 2

Rockingham County, Virginia

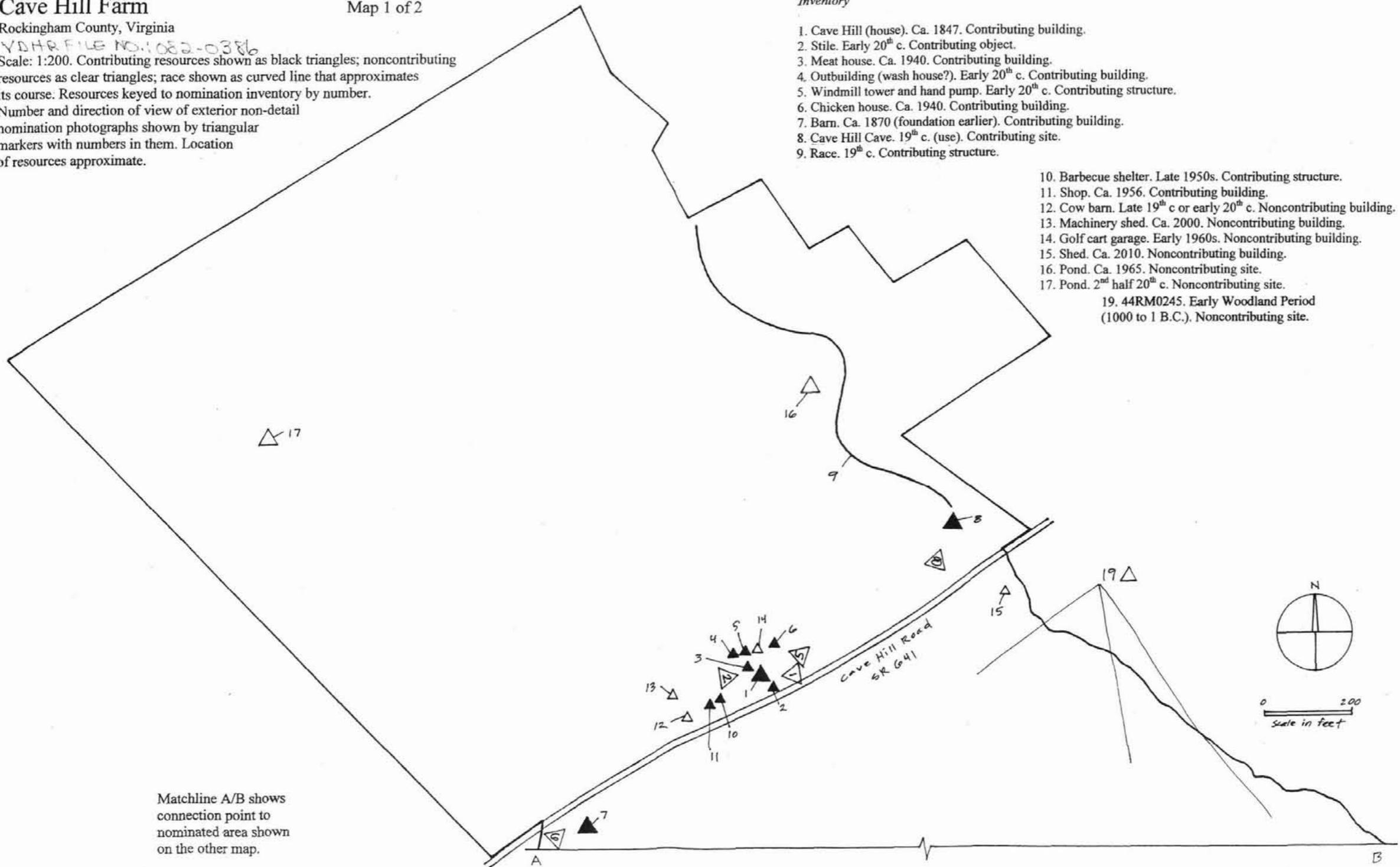
VDHR FILE NO. 1082-0386

Scale: 1:200. Contributing resources shown as black triangles; noncontributing resources as clear triangles; race shown as curved line that approximates its course. Resources keyed to nomination inventory by number.

Number and direction of view of exterior non-detail nomination photographs shown by triangular markers with numbers in them. Location of resources approximate.

## Inventory

1. Cave Hill (house). Ca. 1847. Contributing building.
2. Stile. Early 20<sup>th</sup> c. Contributing object.
3. Meat house. Ca. 1940. Contributing building.
4. Outbuilding (wash house?). Early 20<sup>th</sup> c. Contributing building.
5. Windmill tower and hand pump. Early 20<sup>th</sup> c. Contributing structure.
6. Chicken house. Ca. 1940. Contributing building.
7. Barn. Ca. 1870 (foundation earlier). Contributing building.
8. Cave Hill Cave. 19<sup>th</sup> c. (use). Contributing site.
9. Race. 19<sup>th</sup> c. Contributing structure.
10. Barbecue shelter. Late 1950s. Contributing structure.
11. Shop. Ca. 1956. Contributing building.
12. Cow barn. Late 19<sup>th</sup> c or early 20<sup>th</sup> c. Noncontributing building.
13. Machinery shed. Ca. 2000. Noncontributing building.
14. Golf cart garage. Early 1960s. Noncontributing building.
15. Shed. Ca. 2010. Noncontributing building.
16. Pond. Ca. 1965. Noncontributing site.
17. Pond. 2<sup>nd</sup> half 20<sup>th</sup> c. Noncontributing site.
19. 44RM0245. Early Woodland Period (1000 to 1 B.C.). Noncontributing site.



Matchline A/B shows connection point to nominated area shown on the other map.

# Cave Hill Farm

Map 2 of 2

Rockingham County, Virginia

DHR FILE NO: 082-0386

Scale: 1:200. Matchline A/B shows connection point to nominated area shown on the other map.

## Inventory

18. 44RM0244. Early Woodland Period (1000 to 1 B.C.). Noncontributing site.

20. 44RM0246. Early Woodland Period (1000 to 1 B.C.)? Noncontributing site.

