

✓ LK-9/13/00 NRHP-3/6/01

(Rev. 10-90)
NPS Form 10-900

OMB No. 1024-0018

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in **How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A)**. Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items

1. Name of Property

historic name KYLE'S MILL HOUSE

other names/site number VDHR # 082-5075

2. Location

street & number 1764 CROSS KEYS ROAD not for publication N/A

city or town HARRISONBURG vicinity X

state Virginia code VA county ROCKINGHAM code 165 Zip 22801

3. State/Federal Agency Certification

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

H. Alexander 12/29/00
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 for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is: _____ other (explain): _____

_____ 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

Signature of Keeper

Date of Action _____

U. S. Department of the Interior
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KYLE'S MILL HOUSE
ROCKINGHAM COUNTY, VIRGINIA

5. Classification**Ownership of Property** (Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property (Check only one box)

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

Number of Resources within Property

Contributing	Noncontributing
<u>1</u>	<u>7</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>7</u> Total

Number of contributing resources previously listed in the National Register 0

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

N/A

6. Function or Use**Historic Functions** (Enter categories from instructions)

Cat: DOMESTIC Sub: SINGLE-FAMILY

<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: SINGLE-FAMILY
AGRICULTURE ANIMAL FACILITY
AGRICULTURE AGRICULTURAL OUTBUILDING

<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>

KYLE'S MILL HOUSE
ROCKINGHAM COUNTY, VIRGINIA

7. Description

Architectural Classification (Enter categories from instructions)

NO STYLE

Materials (Enter categories from instructions)

foundation STONE: limestone
roof ASPHALT
walls WOOD: log
other _____

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

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.

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

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

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Areas of Significance (Enter categories from instructions)

ARCHITECTURE

Period of Significance ca. 1750-1903

Significant Dates ca. 1750

1826

1903

Significant Person (Complete if Criterion B is marked above)

N/A

Cultural Affiliation N/A

Architect/Builder UNKNOWN

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS)

preliminary determination of individual listing (36 CFR 67) has been requested.

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey #

recorded by Historic American Engineering Record #

Primary Location of Additional Data

X State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: VIRGINIA DEPARTMENT OF HISTORIC RESOURCES

10. Geographical Data

Acreage of Property 277

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

Zone Easting Northing Zone Easting Northing

1 2

3 4

KYLE'S MILL HOUSE
ROCKINGHAM COUNTY, VIRGINIA

☒ See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title: LISA MARIE TUCKER

Organization: Millennium Design date 7 JULY 2000

street & number: 219 N. MADISON STREET telephone (540) 885-3225

city or town STAUNTON state VA zip code 24401

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name DAN STICKLEY AND KYLE'S MILL L.L.C.

street & number 1764 CROSS KEYS ROAD telephone (540) 433-0163

city or town HARRISONBURG state VA zip code 22801

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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7. Summary Description:

ARCHITECTURAL DESCRIPTION

SUMMARY

The Kyle's Mill House property contains a ca. 1750 log house, two non-contributing late-twentieth-century barns, and five non-contributing mid-to-late-twentieth-century shed outbuildings. The house has a center-hall plan with a rear ell and was constructed during four periods. The original mid-eighteenth century hall-parlor plan log house was expanded by the first addition in 1826. In 1903, a rear ell was added. The most recent changes were made to the house in 1986. The entire house is clad with weatherborads on the exterior and features stone exterior-end chimneys on the main block and an asphalt shingle gable roof. A one-bay central porch punctuates the front façade.

MID-EIGHTEENTH CENTURY LOG HOUSE

According to oral tradition, the Kyle's Mill House was originally constructed around 1750.

While no documentation has been found to verify this claim, the architectural evidence supports this assertion. The oldest part of this log dwelling consists of a hall-parlor plan with a single

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room on the second floor and measures 18 feet by 24 feet. The hand-hewn logs are joined using a half-dovetail method with chinking and daubing in between. Some of the original logs have been left exposed in a closet below the stairs and show candle burns and wax stains that indicate the logs may have been exposed for some time prior to being plastered on the interior.

According to local architectural historians, the half-dovetail joinery is often found in the earliest log structures in this part of the Shenandoah Valley.¹ The hand-hewn roof rafters are joined by mortise and tenon and are held together by a square peg. As was the custom at the time, they are numbered with Roman numerals though they weren't necessarily placed in sequence, only paired by number so that each number was mortised and tenoned to the proper matching number. Some hand-wrought nails from the original roof can still be seen in the attic, although no early shingles remain.

While most of the original architectural fabric is extant, the stone exterior-end chimney has been reworked, possibly as the result of an early fire for which there is evidence in the attic. Both it and the newer chimney were recently repointed and according to the stonemasons, some unusual characteristics were uncovered in the older chimney. The chimney has pieces of iron

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laid into the mortar joints between the layers of stone. These were then connected to the logs with tie bars to prevent the chimney from pulling away from the house. Additional indications of some alterations can also be found in the attic. The wood floorboards have been spliced with new pieces and there is visible charring of the roof rafters. Sometime during the Conger period of ownership from 1878 to 1928, a slate shingle roof was added. As a result, roof joists were added to support the additional weight. These exhibit circular saw marks, as would be expected. The new rafters have been interspersed between the original framing members.

The interior trim dating to this earliest period has been retained with some changes. The base molding has a single bead at the top and runs the perimeter of the rooms on both floors as does a flat-board chair rail with a bull nose cap. A later Greek Revival period mantel features unadorned Doric pilasters with a simple mantel shelf. This mantel likely replaced the original following the fire. The windows date to the 1826 addition and have an attenuated Federal-style muntin. The six-over-six, double-hung sash windows are framed in architrave trim on the interior.

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1826 ADDITION

To the earliest log section, a room was added on each floor creating a central-hall plan.

Architectural evidence points to the early nineteenth century for this addition, and land tax records concur with a tax increase in 1826 for building improvements. At that time, it appears the earlier stair was reworked. A patch in the attic floor indicates the location of the original corner stair. As a result of the alterations, a dog-leg stair now leads to the second floor and attic. The side of the stair has a series of recessed panels atop which a decorative stringer board rests. At each step, the stringer features an applied wave motif. The balusters are square as are the pegged-together newel posts and are topped by a heavy squared handrail. At the stair landing there is a board-and-batten door that appears to have been resized from another location and placed at the time of the rear ell addition. The door retains its original H-L hinges.

The 1826 addition features a period mantel and six-over-six double-hung windows. Consistent with this era, the muntins and mantel reflect a Federal-style influence. The base molding and chair rail were altered when a later addition was built onto the house and have recently been restored to match the mid-eighteenth century period. In the attic, the roof framing can be seen.

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As expected, the rafters feature pegged mortise-and-tenon joinery and there is no ridge board.

Unlike the square pegs found in the earlier section, round pegs are used in the 1826 addition.

The wood has reciprocating saw marks and the roofing was nailed with cut nails.

1903 ADDITION, 1986 RENOVATION

In 1903, the 1826 section of the house was updated to reflect the Victorian period by the insertion of new four-panel doors and a rear ell was added complete with an enclosed stair. The Victorian-era addition was renovated in 1986 by the current owners. As a part of the renovation many of the interior doors were replaced in the rear ell. Also at that time, the rear ell was reworked to accommodate a kitchen and enlarged to include a dining area. The Victorian-era porches were enclosed for additional living space. The moldings and doors added during the 1903 renovation were removed from the 1826 section of the house in 1986. These were replaced with moldings and doors in the style of the original eighteenth-century house.

SITE

In addition to the Kyle's Mill House, there are seven non-contributing buildings on the property.

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Nearest the house are a frame garden shed with a corrugated metal gable roof and two frame chicken houses dating to the 1940s. The chicken houses were moved from a different location. Northwest of the house are two frame barns with metal roofs and two frame sheds with metal roofs, all dating to the late twentieth century.

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8. Statement of Significance

STATEMENT OF SIGNIFICANCE

Kyle's Mill House is an excellent example of a mid-eighteenth-century log dwelling that evolved during the late eighteenth, nineteenth, and twentieth centuries into a substantial farmhouse. The original part of Kyle's Mill House typifies log building construction of the Shenandoah Valley during the eighteenth century and is a rare surviving early example of the type of homes built when the valley was the western frontier. An 1826 frame addition exhibits characteristics of the Federal style, while a 1903 rear addition updated the house during the Victorian period. Having survived over two hundred years of modifications, Kyle's Mill House is a textbook example of vernacular architecture characteristic of the Shenandoah Valley from the eighteenth to the twentieth centuries.

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Constructed of logs on the land originally granted to Jacob Stover in 1733, Kyle's Mill House allegedly dates to the mid-eighteenth century according to local tradition. Robert Mitchell's book Commercialism and Frontier: Perspectives on the Early Shenandoah Valley, indicates the land within the Stover land grants was the first to be settled in this section of the Shenandoah.² Although Stover's grant was revoked, John Stevenson settled the property in 1741. While no written documentation can be located to support a mid-eighteenth century date for the house, according to local tax records a house existed by 1826 when a significant addition was made. Major alterations were again made to the main house at the turn of the century, and in the 1980s a complete restoration was done of the house and a final addition was appended to the rear.

Like much of the land in this area of the Shenandoah Valley, the property on which Kyle's Mill House is located was settled by Scots-Irish immigrants. John Stevenson most likely constructed the original section of Kyle's Mill House during his period of ownership between 1741 and 1783. A newcomer to the Shenandoah Valley from the north of Ireland, Stevenson arrived in the area in 1741 with his two daughters and received a grant from the crown for 400 acres in

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Augusta County, from which Rockingham County was formed in 1778. The land granted to Stevenson was located along an early Indian path that had developed into a key travel route from Pennsylvania to North Carolina. As such, it would have been the likely site for the earliest buildings in what would become Rockingham County. As early as 1750, Stevenson received permission from the Augusta County court to build a gristmill on the property.³ Mills were established along early roads to take advantage of the growing number of potential customers from new settlements in the vicinity.⁴ It is likely that Stevenson had built a house prior to constructing the first mill. This mill, or a later one on the same site, was still in use in 1866, according to a map of Rockingham County by Jed Hotchkiss.

In 1783, Stevenson's widow sold the property and its buildings to John Snapp, Sr. and his wife, Mary. Like Stevenson, Snapp made an effort to capitalize on the fortuitous location of the farm. In 1792, he applied for a license to operate an ordinary, though he did not have the bonds ready. He was later granted a tavern license. In addition, his son, John Snapp, Jr., appears to have expanded the milling operations on the property. Snapp was taxed on a sawmill and mill according to land tax records of 1813. In 1814, he was taxed on a gristmill, tub mill, and chip mill.

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In 1815, John Snapp, Sr. and his wife Mary Snapp sold two tracts of land to David Kyle. The first consisted of 303 acres containing the house and mill and the second consisted of sixty-six acres.⁵ A recent Irish immigrant, Kyle built a large addition to the house during his occupation that ended in 1871. The value of the building on the Kyle parcel containing the house increased by nearly fifty percent in 1826. This date corresponds well with the architectural evidence in the house. It also corresponds with Kyle's prosperity. Kyle took advantage of his location along a major transportation corridor and expanded his land holdings. By 1818, Kyle was being taxed on parcels totaling over 2200 acres.⁶

It is known that Kyle tried to change the name of his mill to the Brackney Mill in commemoration of his Irish origins, although it is from his surname that the property received its most well known name. Tax records indicate that Kyle was taxed on the saw and tub mills in 1815. By the time of his death in 1845, David Kyle was one of the wealthiest men in Rockingham County. In his will he left his home plantation, slaves and mill to his sons Jeremiah and William after the death of his wife, Martha.⁷

The Kyle family owned the property for the duration of the Civil War. Several battles were

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fought in and around Rockingham County in 1862 as a part of Stonewall Jackson's Shenandoah Valley campaign. The closest to Kyle's Mill farm was the Battle of Cross Keys that took place June 8, 1862 partially on land belonging to the Kyle family. This has been documented as a part of a study of Civil War sites in the Shenandoah Valley of Virginia conducted under the auspices of the Department of the Interior in 1992. David's wife, Martha Kyle, owned the property during the Civil War and shortly after the Battle of Cross Keys, is listed in the Rockingham Register as one of the landowners incurring losses at the hands of the Union soldiers. Losses to the Kyles included hogs, corn, a calf, a silver basket, flour, vegetables, tin ware, poultry, rails, wheat destroyed, and notably, damage to a merchant mill. Total damages amounted to not less than \$682.00⁸ The close proximity to the battlefield and the use of the adjacent property as a hospital may suggest some additional association with the Civil War though none has been documented.

In 1871, Catherine and Edward Sullivan purchased the property from the Kyle estate although they apparently never lived in the house. Edward Sullivan speculated in land and owned several properties in Rockingham County. The Sullivans retained the property until 1878 when it was sold to Charles and Sarah Conger. Like the Kyles, the Congers owned the property for many

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years. During their occupation of the house, the rear ell was added and substantial renovation was done to the house and surrounding property. The land taxes increased from \$500 to \$1150 between 1878 and 1903; a \$500 increase was noted in 1903 for building improvements. Conger engaged in a variety of enterprises on his property. In 1884, he planted the county's first peach orchard on ten acres and later added an additional 30 acres after his initial accomplishment.⁹ He constructed a large barn on the property that boasted three cupolas. Unfortunately, the barn burned in the 1980s. Conger made a business success from the discovery of acres of marl or Massanetta silt loam on his property near Mill Creek. Formed when two dissimilar waters meet and create a whitish soil, marl contains a pH between 7.4 and 8.4 and is highly alkaline. The Congers sold marl to many local farmers, enchanting them with before and after photographs of the results produced by the marl. Entrepreneurial like her husband, Sarah Conger chose to raise silk worms on the farm and planted an orchard of twenty-seven mulberry trees, several of which are still standing today. The entire operation is reputed to have taken place in the house.¹⁰

In 1928, B.F. Long bought the farm. After his demise, the family sold the property to H.F. Smith in 1944 who in turn sold it to the current owner's father in 1949. It is during the ownership of Dan Stickley, Sr. that the Osage orange trees were reworked. Once commonly used as a natural

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way of maintaining a barrier for cows, the line on the Kyle's Mill House property is one of three remaining examples of Osage tree line fences in Rockingham County. Since 1949, Kyle's Mill House and the surrounding property have remained in the Stickley family. In the tradition of the previous owners, the Stickley family leases some of the farmland for grazing experimental livestock. The farm currently consists of the original 225 acres sold to the Congers in 1878 and retains its historic integrity as an agricultural landscape, although growth from Harrisonburg slowly creeps towards the perimeter.

¹ According to architectural historian Ann McCleary. Interview with Nancy Sorrells, May 23, 2000.

² Mitchell, Robert. Commercialism and Frontier: Perspectives on the Early Shenandoah Valley, Charlottesville, Virginia: University of Virginia Press, 1977, p. 26-27

³ Augusta County patent, June 1, 1741. 400 acres to John Stevenson and children Sarah and Mary.

⁴ Mitchell, 144.

⁵ Deed in possession of current owner.

⁶ Land Tax records, Rockingham County Court House, 1818.

⁷ David Kyle's will, dated June 7, 1843

⁸ Rockingham Register and Advertiser, Friday Morning, June 27, 1862.

⁹ Research by Dan Stickley, unpublished document at Rockingham County Historical Society.

¹⁰ Stickley research paper.

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9. BIBLIOGRAPHY:

Daily News Record. "Kyles Mill." October 17, 1992, p. 23.

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Rockingham County Deeds, Rockingham County Court House, Harrisonburg, Virginia.

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10. GEOGRAPHICAL DATA

UTM References

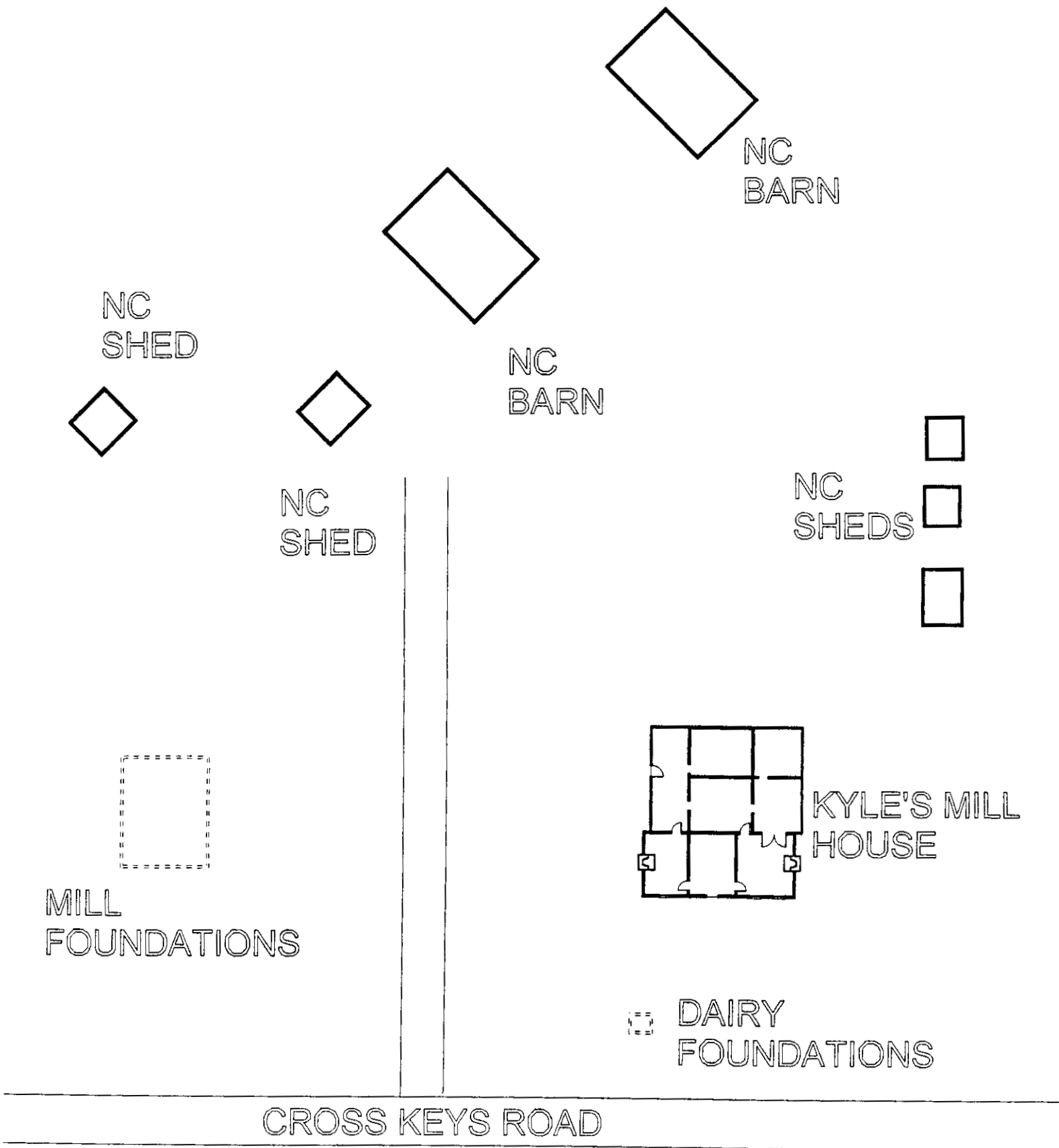
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K	17	689280	4248880
L	17	689150	4249050
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Verbal Boundary Description:

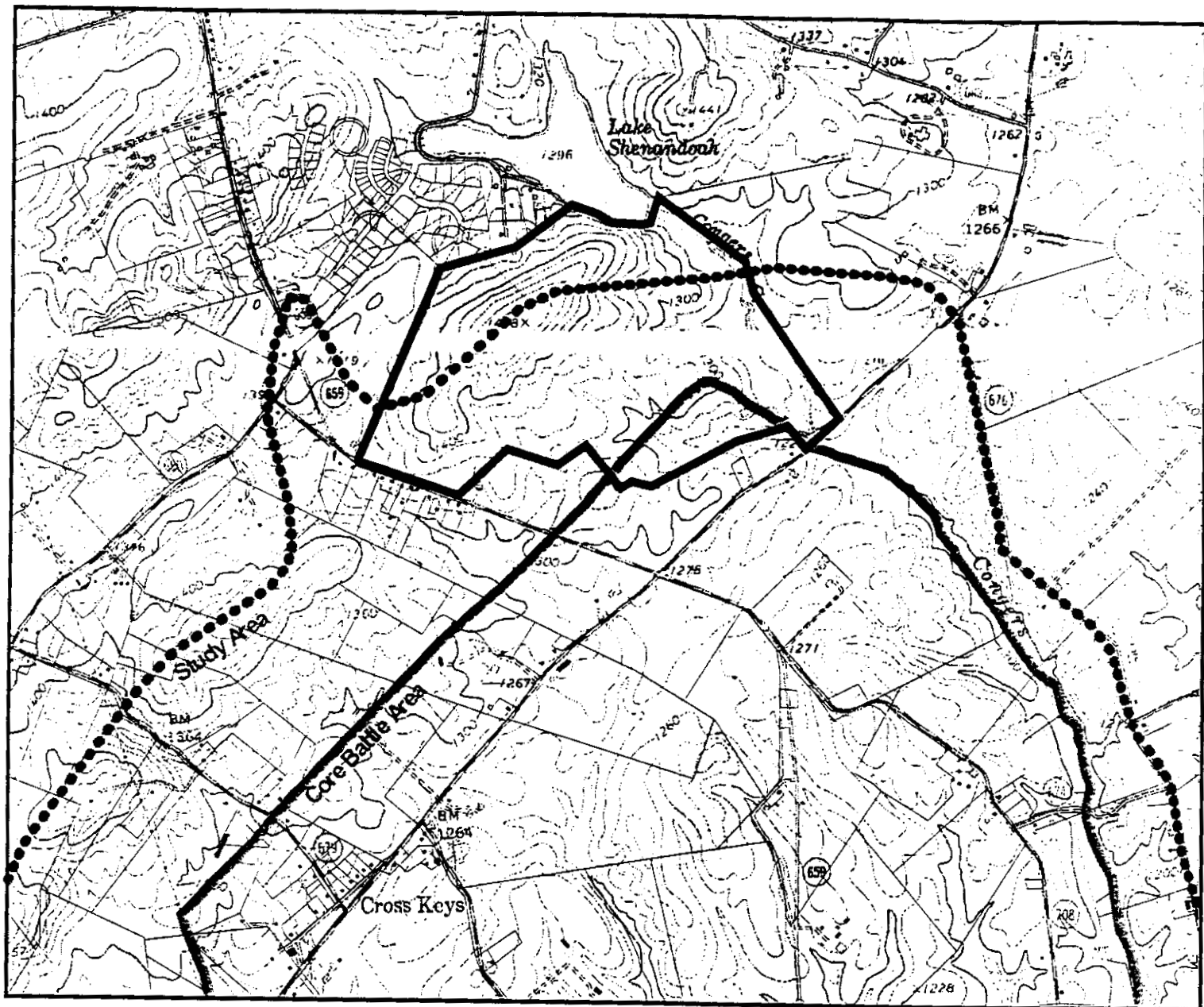
See USGS Maps for boundaries. Contains the following legal parcels: Tax Parcel Number 140 (A)-20 (11 acres-containing house), Tax Parcel Number 140 (A)-L1 (213.285 acres) and Tax Parcel Number 125-(A)-L265 (53.069 acres).

Boundary Justification:

The boundary includes the farmhouse, outbuildings, fields, dairy, and mill foundations that have been historically a part of Kyle's Mill Farm. Portions of the original farm that were sold in the late nineteenth century were not included.



KYLE'S MILL HOUSE: SITE SKETCH



LEGEND

- Kyles Mill Farm
- Battle of Cross Keys – Core Area *
- Battle of Cross Keys – Study Area *
- Parcel Boundaries

0.09 0 0.09 0.18 Miles

1:24,000



* Battle of Cross Keys, June 8, 1862; Core and Study Areas identified in "Study of Civil War Sites in the Shenandoah Valley of Virginia" (NPS 1992)

SOURCE: SVBNHDC GIS (4/2000)

KYLE'S MILL FARM

1764 Cross Keys Road
Harrisonburg, VA 28021

April 2000

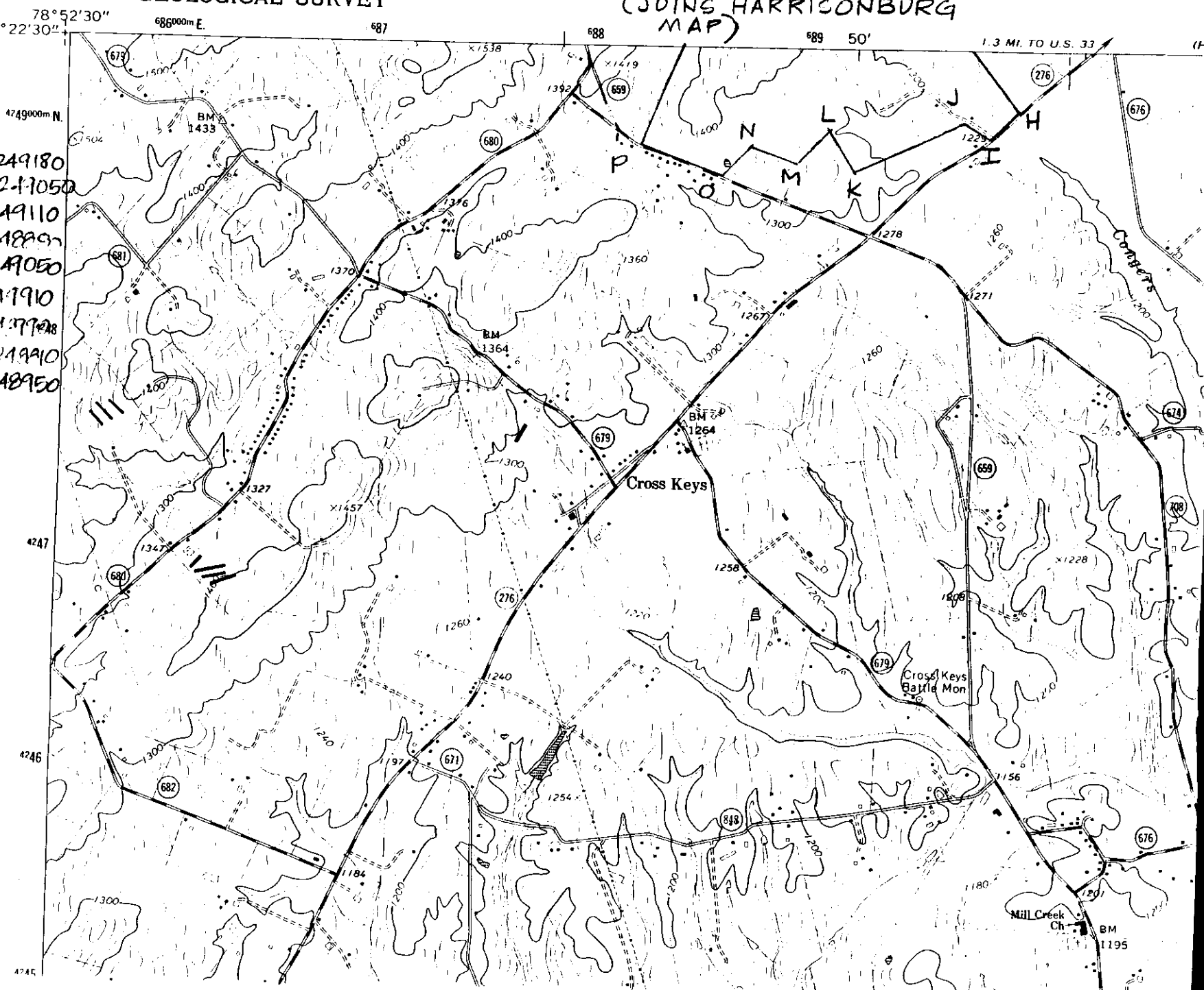
COMMONWEALTH
DIVISION OF

KYLE'S MILL
HOUSE. 38

ROCKINGHAM
COUNTY, VA

UTMS

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17	689800	4249110
17	689280	4248990
17	689150	4249050
17	680000	4249910
17	688810	4249998
17	688675	4249910
17	688275	4248950



KYLE'S MILL HOUSE
ROCKINGHAM
COUNTY, VA

UTM REFERENCES

A 17 688450 4249680
B 17 689910 4249780
C 17 689080 4249900
D 17 689280 4249820
E 17 689320 4249720
F 17 689620 4249700
G 17 689680 4249580

4250
260 000
FEET

38°22' 30"
78°52' 30"

Produced by the United States Geological Survey
Compiled by photogrammetric methods from imagery dated 1963
Field checked 1964. Revised from imagery dated 1989
Survey control current as of 1964. Map edited 1995
Contours not revised. Contours that conflict with
revised planimetry are dashed

North American Datum of 1927 (NAD 27). Projection and
blue 1000-meter ticks: Universal Transverse Mercator, zone 17
10 000-foot ticks: Virginia coordinate system, north zone

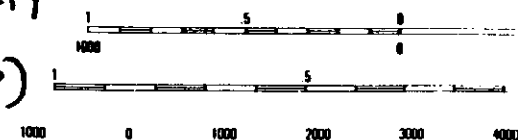
North American Datum of 1983 (NAD 83) is shown by dashed
corner ticks. The values of the shift between NAD 27 and NAD 83
for 7.5-minute intersections are obtainable from National Geodetic
Survey NADCON software

There may be private inholdings within the boundaries of
the National or State reservations shown on this map

KYLE'S MILL PROPERTY
#082-5075
(JOINS GROTTES MAP)

9°
180 MILS
1° 22'
24 MILS

UTM GRID AND 1996 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET



CONTOUR 1:
NATIONAL GEODETIC

THIS MAP COMPLIES WITH N/
FOR SALE BY U.S. GEOLOGICAL SURVEY, DEN
AND VIRGINIA DIVISION OF MINERAL RE
A FOLDER DESCRIBING TOPOGRAPHIC