

VLR-2/20/90 NRHP-1/24/91

United States Department of the Interior National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Plumb House

other names/site number DHR file 136-3

2. Location

street & number 1012 West Main Street n/a [ ] not for publication

city, town Waynesboro n/a [ ] vicinity

state Virginia code VA county Waynesboro (city)code 820 zip code 22980

3. Classification

Ownership of Property

- private [ ] public-local [ ] public-State [ ] public-Federal [ ]

Category of Property

- building(s) [x] district [ ] site [ ] structure [ ] object [ ]

Number of Resources within Property

Table with 2 columns: Contributing, Noncontributing. Rows: buildings, sites, structures, objects, Total.

Name of related multiple property listing: n/a

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination [ ] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [x] meets [ ] does not meet the National Register criteria. [ ] See continuation sheet.

Signature of certifying official Director, Department of Historic Resources

Date 17 Dec 1990

State or Federal agency and bureau

in my opinion, the property [ ] meets [ ] does not meet the National Register criteria. [ ] See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

[ ] entered in the National Register, [ ] See continuation sheet,

[ ] determined eligible for the National Register. [ ] See continuation sheet.

[ ] determined not eligible for the National Register.

[ ] removed from the National Register. [ ] other. (explain:)

Signature of the Keeper

Date of Action

## 6. Function or Use

Historic Functions (enter categories from instructions)

Single dwelling

Secondary structure

Current Functions (enter categories from instructions)

Single dwelling

Secondary structure

## 7. Description

Architectural Classification  
(enter categories from instructions)

Early Republic: Federal

Materials (enter categories from instructions)

foundation STONE: limestone

walls ASBESTOS (siding)

WOOD (structure and trim)

roof METAL

other WOOD (porch)

Describe present and historic physical appearance.

### SUMMARY DESCRIPTION

The Plumb House is a rare survival: a relatively unaltered circa 1810-20 log dwelling located in a commercial area of Waynesboro, an early Valley of Virginia town that has lost most of its nineteenth-century buildings. The original, main block of the house is a two-story, three-bay log structure resting on an uncoursed rubblestone foundation. The house has a central-passage plan created in the mid-nineteenth century from the original hall-parlor plan. Two exterior brick chimneys heat fireplaces on both floors of the main block; one of these chimneys has rare glazed-header, Flemish-bond brick patterning. The present front porch, with Greek Revival detailing, was added in the mid-nineteenth century. The only surviving addition is a circa 1870-90 one-story, two-room-plan kitchen ell at the rear of the house.

The nominated property consists of a lot measuring 75' x 210'. On it stands the main house and two small outbuildings. A contributing building is the smokehouse-cum-summer kitchen, an unusual building that may date to the early nineteenth century, but which was brought to its present form in the late nineteenth century. A small noncontributing twentieth-century shed also stands on the property.

### ARCHITECTURAL ANALYSIS

The Plumb House, one of a handful of antebellum structures remaining in Waynesboro, faces north on a level site that slopes abruptly to West Main Street. It is located between two concrete-block commercial buildings, making the Plumb House an anomaly on a once-residential street that has become commercial. Few trees remain on the property, and an early fence no longer survives. The south elevation faces Sycamore Alley. The west edge of the property borders South New Hope Road, which is no longer in use.

The original house is a two-story log structure that measures 32' x 20' and is set on an uncoursed rubble limestone foundation. Deeply rooted in the Federal tradition of the Shenandoah Valley, this central-passage-plan house probably was constructed on a hall-chamber plan. The house has a gable roof that is covered with standing-seam sheet metal and is flanked

See continuation sheet

**B. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally  statewide  locally

Applicable National Register Criteria  A  B  C  D

Criteria Considerations (Exceptions)  A  B  C  D  E  F  G

Areas of Significance (enter categories from instructions)

Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance  
ca. 1810 -1880

\_\_\_\_\_  
\_\_\_\_\_

Significant Dates

c1810  
1838  
c1880

Cultural Affiliation

n/a  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person

N/A

Architect/Builder

N/A

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

**STATEMENT OF SIGNIFICANCE**

Constructed between 1810 and 1820, the Plumb House is one of the oldest substantially intact dwellings in the city of Waynesboro, which was laid out in lots in 1797 and incorporated as a town four years later. The house was erected for Thomas Wilson in one of Waynesboro's first subdivisions. Alfred Plumb, who operated a tavern elsewhere in town, purchased the property as his residence in 1838, and it has remained in the hands of the Plumb family ever since. Now located in a commercial area of the city, the house is a two-story log structure built on a hall-chamber plan later converted to a central-passage plan. Architecturally, the house is distinguished by elaborate Federal-style mantels and an exterior end chimney of Flemish-bond brick with patterned glazed headers. Surviving examples of such brickwork are rare in the Valley of Virginia. The property also includes an early smokehouse-cum-summer kitchen.

**JUSTIFICATION OF CRITERIA**

The Plumb House is eligible for inclusion on the National Register of Historic Places under Criterion C. It is a rare survival of an early-nineteenth-century suburban dwelling and retains much of its integrity.

**HISTORICAL BACKGROUND**

Although the village of Waynesboro first was laid out in 1797, the town was not incorporated by an act of the General Assembly until 8 January 1801. Lots were bought and sold briskly, and soon tracts of land bordering the new town were subdivided for sale and development.

Claudius Buster and Jacob Bumgardner created one such subdivision just to the west of Waynesboro. They divided their parcel of land into seventeen

**9. Major Bibliographical References**

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 # \_\_\_\_\_

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local
- University
- Other

Specify repository:

VA Dept. of Historic Resources  
 221 Governor Street  
 Richmond, VA 23219

**10. Geographical Data**

Acreege of property less than an acre

UTM References

A 17 684420 4215600  
 Zone Easting Northing

C         

B           
 Zone Easting Northing

D         

See continuation sheet

Verbal Boundary Description

See continuation sheet

Boundary Justification

See continuation sheet

**11. Form Prepared By**

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 street & number Mary Washington College telephone 703-899-9297  
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on both sides by tall brick exterior end chimneys. A single-story one-room addition was constructed in the late 1870s.

The original house and the 1870s addition first were covered with weatherboards, but this siding was replaced in the 1930s with asbestos shingles. The three-bay facade is dominated by a single-story wooden mid-nineteenth century (or Greek Revival) porch that was added to the house sometime during the early 1880s.

The windows were originally glazed with nine-over-nine double-hung sash, but these were replaced with four-over-four double-hung sash windows around 1880. The windows are surrounded by plain architrave mouldings. The main entrance of the house, also located on the north elevation, has a six-paneled door with a four-pane transom.

The chimney on the east elevation of the house is original to the house and is laid in Flemish bond with regular glazed headers, creating a checkerboard pattern on the broad face of the chimney. The use of glazed headers was extremely rare in early Valley construction and only a few examples are known to survive. This end of the house has no openings.

The chimney on the west elevation of the house is a late-nineteenth-century replacement of the original structure. It is laid in American bond and contains smaller bricks than the chimney located on the east elevation. It is composed with an irregular pattern of nine or ten headers set centrally on the broad face of the chimney and repeated every five, seven, nine or eleven courses. One first story window, glazed with four-bay double-hung sash is to the south of this chimney. At the attic level, the chimney is flanked on either side by small four-paned casement windows.

The main entrance opens into the central passage. This narrow passage is ornamented with a plain chair rail and baseboard. Directly opposite the front door is a board-and-batten door that originally served as a back door to the house. The door now leads to a small modern bathroom added to the house during the 1930s.

One room is located on either side of the passage. Both rooms have fireplaces and are almost identical in size. The "best" room, or parlor, can be entered from the east side of the passage. The room has flat wainscoting on all four walls. The west wall of this room is covered with shiplapped boards. The east wall of the parlor has an extraordinary Federal mantel embellished with a complex series of moldings, carved rosettes, and stop-fluted Doric pilasters.

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Located in the northwest corner of the parlor is a winder stair enclosed by carefully-fitted vertical boards. Beneath the stair is a small door opening into a shallow closet.

Opposite the passage from the parlor is the west room of the house. This room has a plain mantel with a shelf. Modern fiberboard paneling has been installed above the original wide molded chair rail. Original or early plaster survives below the chair rail.

The second-story plan of the house is identical to that of the first floor and the two levels are connected by the steep wooden winder stair that is accessible through a doorway in the central passage.

An extensive renovation of the Plumb House seems to have taken place during the late 1870s or early 1880s when the porch and window sash were replaced, and when the single-story one-room addition was built onto the south elevation. The wood-frame addition was divided during another renovation in the 1930s. It has the same exterior covering and roofing as the original house. A window in the south elevation was replaced by a doorway to permit access to the addition. The west wall of the addition has three bays, a door situated between two windows, which are smaller than the windows of the original house. The doorway was made inaccessible when the room was partitioned during the 1930s. The east wall contains a doorway which serves as the back entrance of the house. The kitchen is lit by three windows, one each on the east, south, and west elevations. A brick stove flue is located centrally on the partition wall.

At some time the roof of the addition was raised and a small porch was built onto its east side. The foundation is made of concrete and the plain columns are wooden. The roof covering is consistent with that of the rest of the house.

The smokehouse/summer kitchen is located a few feet southeast of the rear addition. This wood-framed building measures about 32' x 28' and is clad in both vertical-board wood siding and asbestos shingles. Two doorways pierce the south elevation of the smokehouse/summer kitchen. The windows of the building vary in size and a few are boarded over. The roofing is standing-seam metal.

A wooden shed, measuring 20' x 8' lies along the west side of the property. The east elevation of the shed has three doors hung with heavy wrought-iron hinges. There are two wooden hopper windows on the shed. Flush vertical wooden boards cover the exterior of the shed. The roofing

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is standing-seam sheet metal

A slaughterhouse once stood on the Plumb property somewhere to the southwest of the surviving shed. Much of the original extensive back yard was paved with brick, and the front yard extended much farther north than it does today. Much of the front yard was lost when Main Street was widened and paved.

Inventory, Plumb House

1. Main dwelling	early 19th c.	building	contributing
2. Kitchen/smokehouse	mid to late 19th c.	building	contributing
3. Shed	mid 20th c.	structure	noncontributing

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three-acre lots. In April 1805 William Nabours purchased one of the lots (Number 11) for \$90. He sold it for the same amount two years later, on 28 September 1807, to Isham Johnston. In July 1810 Johnston sold the lot to Thomas Wilson for \$100. Because the price of the lot remained essentially the same throughout these transactions, it is likely that no dwelling had been constructed prior to Wilson's purchase in 1810.<sup>1</sup>

Thomas Wilson died in 1818 and left all his property to his wife, Martha Wilson, then to their children upon her remarriage or death. Buildings valued at \$700 stood on the property in 1820, the first year that this information was recorded in the land tax books. It is therefore likely that the dwelling presently known as the Plumb House was built between 1810 and 1820.<sup>2</sup>

The property remained in the hands of the Wilson heirs until 1833, when they sold half of the lot and buildings to J. Thomas Micky. In 1835 the heirs sold the other half of the lot, upon which the Plumb House sits, to Robert<sup>3</sup> Guy. The value of the buildings on each half-lot was assessed at \$350.

In 1838 Robert and Gilley S. Guy sold their half of the lot to Alfred Plumb. The new owner had begun acquiring property in the original part of Waynesboro in 1837, when he moved to the town from Richmond. His Waynesboro property soon included a tavern that was located on the southeast corner of the intersection of present-day Wayne Avenue and Main Street, as well as other lots.<sup>4</sup>

According to the Plumb family Bible, Alfred Plumb was the son of Francis Plumb, a copperplate engraver who emigrated from England to Philadelphia in 1826. Alfred Plumb died in 1850 and left his property to his wife, Mary Plumb.<sup>5</sup> The Plumb House has remained in the hands of his descendants ever since.

After the Civil War began Alfred Plumb's son Henry joined the Confederate army and was killed in July 1862 at the Battle of Manassas.<sup>6</sup> The war found the Plumb House when on 2 March 1865 Union General Philip H. Sheridan engaged the Confederate soldiers of Jubal Early's army at Waynesboro.<sup>7</sup> Because the Plumb House stood at the western edge of town, the battle virtually was fought in its back yard.<sup>8</sup>

Alfred E. Plumb, the surviving son of the elder Alfred Plumb, inherited the family home from his mother in 1860 and lived there for the remainder of his life. He operated a successful slaughterhouse on the rear of the property,<sup>9</sup> which was then joined by the woods that bordered the outskirts of town.

Alfred E. Plumb died in 1918 and left the house to his daughter Willie Ann Plumb on the condition that she never marry.<sup>10</sup> Willie Ann Plumb--

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Miss Willie, as most citizens of Waynesboro called her--maintained the household after her father's death. She also reared her nephew, William Howard Plumb, who came to 1012 West Main Street upon the death of his mother when he was seven months old. When William H. Plumb was grown he and his wife Lois continued to live at 1012 West Main Street with Willie Ann Plumb. In the early 1950s Willie Ann Plumb moved to a residence on Jefferson Parkway.

In 1948 Waynesboro was incorporated as an independent city. Also in that year the city tax assessor reduced the assessed value of the Plumb House property "by \$800 by a Board of Equal Order,"<sup>11</sup> probably because of the demolition of the slaughterhouse at the rear of the property. A Sanborn Insurance map revised in February 1952 shows the Plumb House and, beneath a small patch of paper, the outline of the defunct slaughterhouse.<sup>12</sup>

In 1957 Willie Ann Plumb died and left the house to William H. Plumb in gratitude for his care of her over the years.<sup>13</sup> William H. Plumb, Lois Plumb, and their three children all remained in the house after Willie Ann Plumb's death. On 8 March 1983 William H. Plumb died intestate and the property devolved to Lois Plumb.<sup>14</sup> Mrs. Plumb still resides at 1012 West Main Street. She has witnessed many changes to her house: the addition of electricity, a bathroom, a partition wall in the rear one-room ell that allows her to have a modern kitchen, and a sheathing of asbestos shingles for the entire house. In all probability, Mrs. Plumb will be the last of her family to inhabit this house, which has perhaps the longest continuous family ownership and residence of any house in Waynesboro.

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## ENDNOTES

1. Augusta County, Deed Book 33, 1804-1807, Reel 15, pp. 77-78, Buster et al. to Nabours; *ibid.*, Deed Book 34, 1807-1808, Reel 15, p. 128, Nabours to Johnston; *ibid.*, Deed Book 36, 1810-1811, Reel 15, pp. 99-100, Johnston to Wilson, Virginia State Library and Archives, Richmond, Va. (VSL&A).
2. Augusta County, Will Book 12, 1814-1819, Reel 46, pp. 368-369, will of Thomas Wilson; Records of the Auditor of Public Accounts, Land Tax Books, Augusta County, 1820, VSL&A.
3. Records of the Auditor of Public Accounts, Land Tax Books, Augusta County, 1833-1835; Augusta County, Deed Book 57, 1835-1836, pp. 207-208, Wilson et al. to Guy, VSL&A.
4. Augusta County, Deed Book 59, 1837-1838, Reel 24, pp. 324-325, Guy to Plumb, VSL&A.
5. Augusta County, Will Book 30, 1850-1851, Reel 55, pp. 369-370, will of Alfred Plumb, VSL&A.
6. George R. Hawke, "History of Oldest Continuously Inhabited Home in City Traced," The News-Virginian, March 8, 1977, p. 3.
7. The War of the Rebellion: A Compilation of the Official Records of the Union and Confederate Armies. Prepared Under the Direction of the Secretary of War by Robert N. Scott, Series I, 46:515.
8. *Ibid.*
9. Hawke, "History," 3.
10. Augusta County, Will Book 72, p. 443, will of Alfred E. Plumb, 11 May 1916, Augusta County Courthouse.
11. Waynesboro, Land Tax Book, 1948.
12. Sanborn Insurance Map, revised February 1952, sheet 21.
13. Waynesboro, Will Book 4, p. 124, will of Willie Ann Plumb dated 23 January 1957, City Clerk's Office, Waynesboro, Va.
14. Waynesboro, Deed Book 25, p. 51, deed, William Howard Plumb to Lois C. Plumb, 16 March 1983, City Clerk's Office, Waynesboro, Va.

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Architectural Survey File 136-3. Department of Historic Resources.  
Richmond, Va.

Auditor of Public Accounts. Land Tax Books. Augusta County. 1820-1863.  
Virginia State Library and Archives. Richmond, Va. (VSL&A).

Augusta County. Deed Books 33, 34, 36, 57, 59. Microfilm. VSL&A.

Augusta County. Will Books 12, 30, 72. Microfilm. VSL&A

Hening, William Waller, ed. The Statutes at Large; Being a Collection of  
all the Laws of Virginia, from the First Session of the Legislature,  
in the year 1619. . . . 13 vols. Richmond, Philadelphia, and New  
York, 1809-1823.

The News-Virginian. 8 March 1977.

Sanborn Insurance Map. Waynesboro. 1952

The War of the Rebellion: A Compilation of the Official Records of the  
Union and Confederate Armies. Prepared Under the Direction of the  
Secretary of War by Robert N. Scott. 129 vols. Washington:  
Government Printing Office, 1880-1901.

Waynesboro. Deed Book 25. City Clerk's Office, Waynesboro, Va.

Waynesboro. Will Book 4. City Clerk's Office, Waynesboro, Va.

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**VERBAL BOUNDARY DESCRIPTION**

Beginning at the southeast corner of the intersection of West Main Street and Old South New Hope Road, proceed east along West Main Street 75', then proceed south 210' to Sycamore Alley, then west along Sycamore Alley to the southwest intersection of Sycamore Alley and Old South New Hope Road, thence north to the point of beginning.

**BOUNDARY JUSTIFICATION**

The boundaries of the nomination are drawn to include the house and remaining outbuildings historically associated with the property.

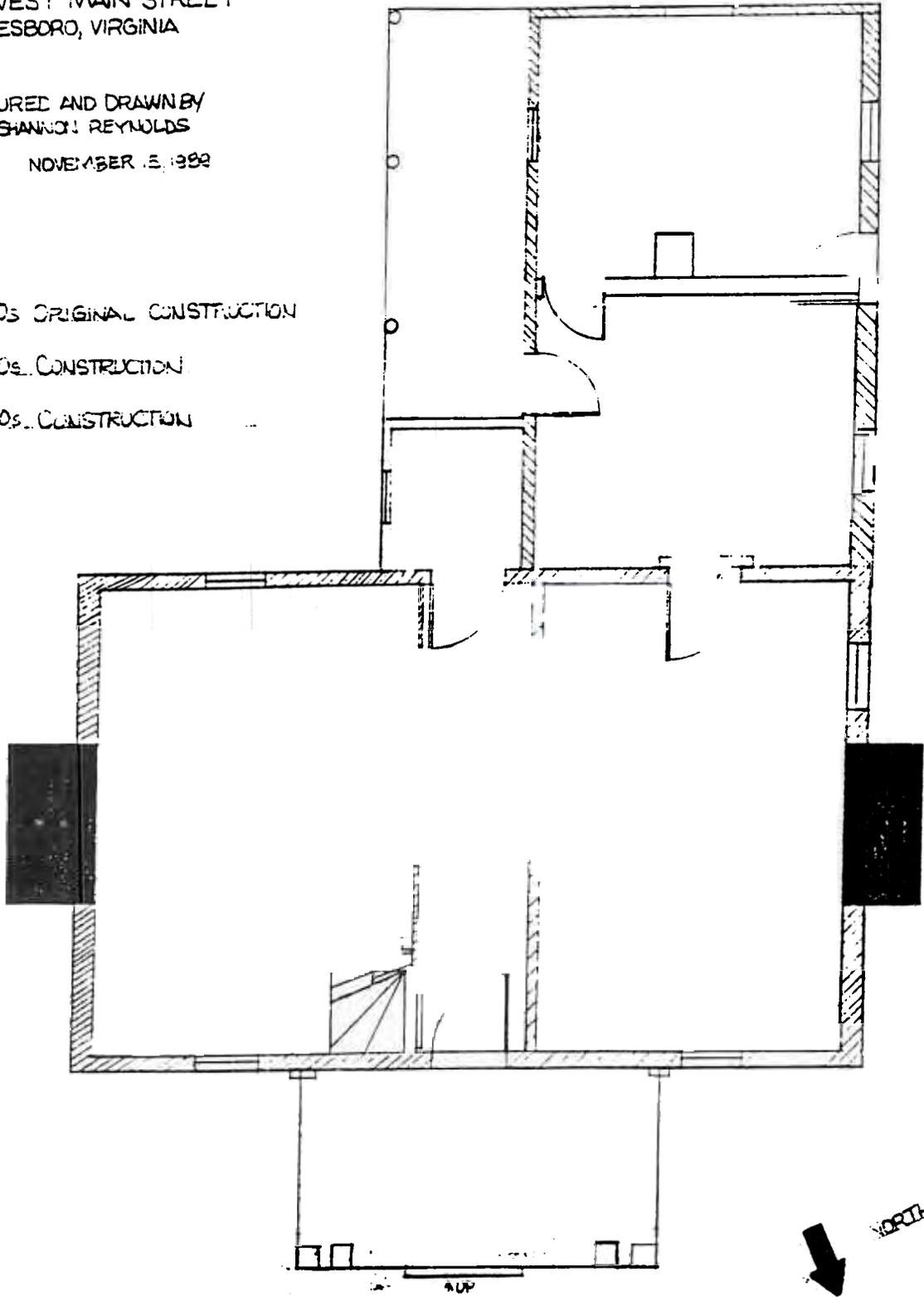


THE PLUMB HOUSE  
 1012 WEST MAIN STREET  
 WAYNESBORO, VIRGINIA

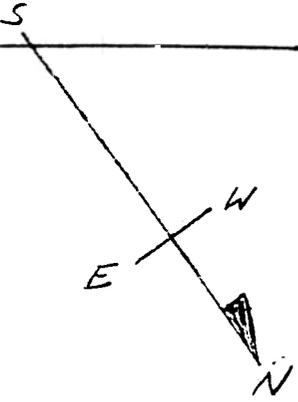
MEASURED AND DRAWN BY  
 SHANNON REYNOLDS  
 NOVEMBER 15, 1998

-  1830s ORIGINAL CONSTRUCTION
-  1880s CONSTRUCTION
-  1930s CONSTRUCTION

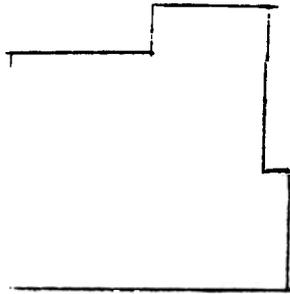
1880s WALL PART  
 DOOR 1830s LETTER



SYCAMORE ALLEY



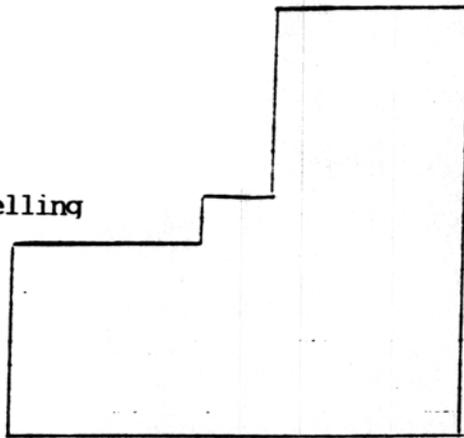
kitchen/smokehouse



shed



dwelling

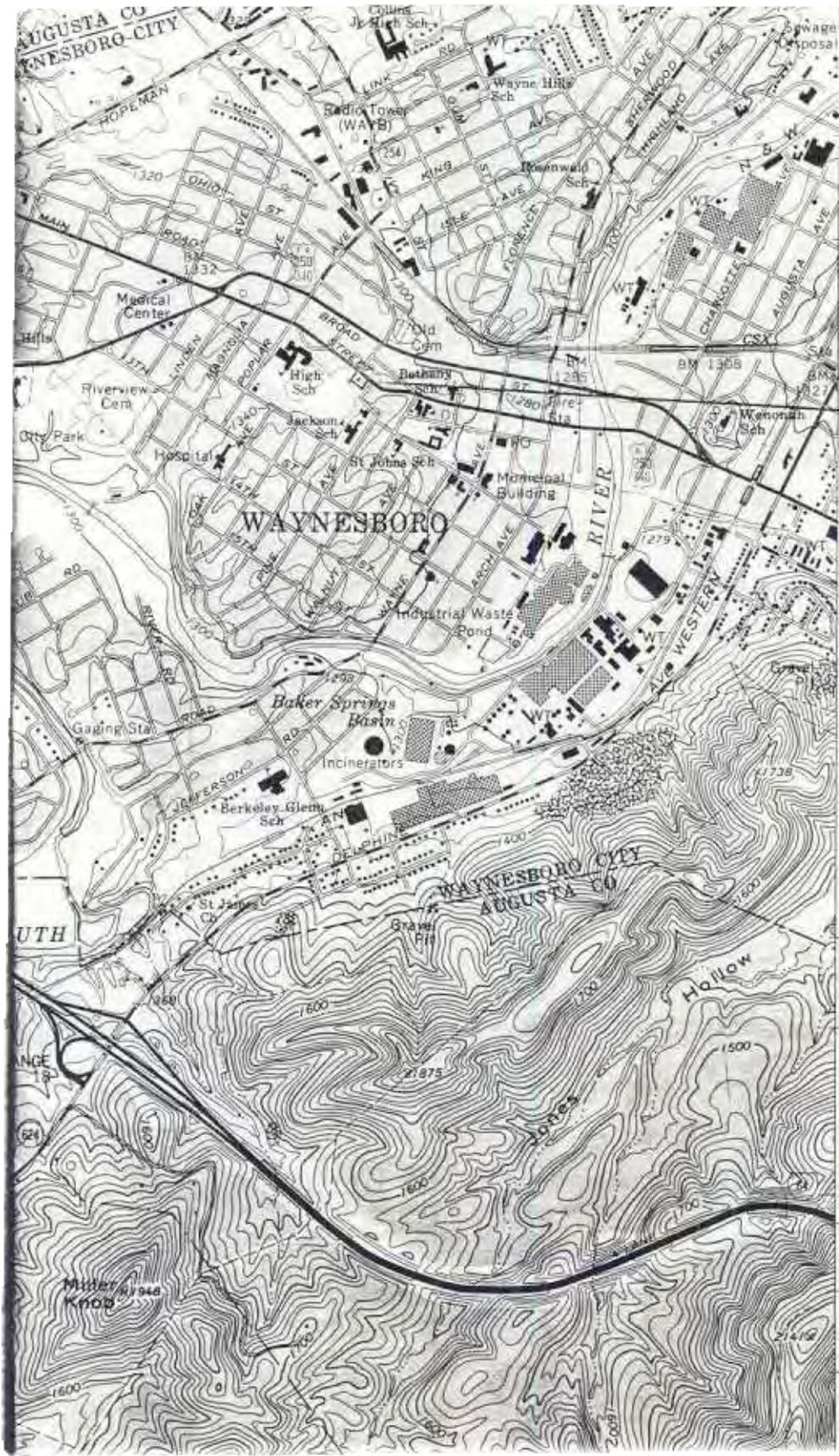


OLD SOUTH NEW HOPE ROAD (NO LONGER IN USE)

1012 W MAIN STREET  
THE FOURIBHOUSE  
US ROUTE 250 : WEST MAIN STREET  
WAYNESBORO, VIRGINIA

- NOT TO SCALE

DRAWN BY: SHANNON REYNOLDS



UTM reference  
A-17-684420-4215600

Plumb House

GROTTICE 1.4 MI  
ELEVATION 30 MI  
IWAYNESBORO EAST  
5660 III SE  
SUMMIT RIVER 19 MI  
BLOTTENVILLE 25 MI  
4214  
4213  
213  
CHARLOTTESVILLE 25 MI  
RICHMOND 93 MI