



PRELIMINARY INFORMATION FORM (PIF) for INDIVIDUAL PROPERTIES

DHR No. (to be completed by DHR staff) 069-0101

Purpose of Evaluation

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

We believe the Joseph House is a unique part of Page County history and request that it be considered for inclusion in the Virginia DHR register.

Are you interested in applying for State and/or Federal Rehabilitation Tax Credits? Yes No X

Are you interested in receiving more information about DHR's easement program? Yes X No

1. General Property Information

Property name: Joseph House (aka the Lewis Koontz House)

Property address: 5329 Farmview Road

City or Town: Stanley

Zip code: 22851

Name of the Independent City or County where the property is located: Page

Category of Property (choose only one of the following):

Building X Site Structure Object

2. Physical Aspects

Acreage: 1.785 acres

Setting (choose only one of the following):

Urban Suburban Town Village Hamlet Rural X

Briefly describe the property's overall setting, including any notable landscape features:

The Joseph House is located in a rural setting adjacent to a working farm. The farm has been subdivided and the house is located on a 1.785 acre lot. The corn crib and 1980 barn are now on another lot. The house faces west and overlooks a creek in the fields below and is surrounded by views of the Blue Ridge and Massanutten Mountains.

3. Architectural Description

Architectural Style(s): Greek-Revival-Italianate-style

If the property was designed by an architect, landscape architect, engineer, or other professional, please list here: unknown

If the builder is known, please list here: Core Proctor of Shenandoah County

Date of construction (can be approximate): ca. 1870

Narrative Description:

In the space below, briefly describe the general characteristics of the entire property, such as its current use (and historic use if different), as well as the primary building or structure on the property (such as a house, store, mill, factory, depot, bridge, etc.). Include the architectural style, materials and method(s) of construction, physical appearance and condition (exterior and interior), and any additions, remodelings, or other alterations.

Exterior

The Joseph House is a two-story, three bay transitional Greek Revival/Italianate brick residence with a reconstructed centered front portico. The house features a central passage plan with a brick rear ell. Originally the rear ell featured a second story porch that has since been enclosed for additional living space. A screened in porch has been added to the north elevation of the ell. The house is laid in 5 course common bond on all elevations. The front portico is a reconstruction and is supported by octagonal columns and features an upper balustrade. The porch covers an entry with sidelights and topped with a 3-light transom. The front elevation is also marked with five paired original windows, each topped with denticulated lintels. Additionally the house features a bracketed cornice with repeated square and lozenge figures in the frieze. On the south gable end there are four false windows, each fitted with louvered shutters. The south elevation of the main block features four six-over-six wood windows, each with simple wood sills and lintels. The windows on the ell are also six—over-six wood windows.

Interior

The house has a central passage with a stair that rises along the south wall of the passage and features a heavy transitional rounded and octagonal newel post with a balustrade of simple squared posts, two to a tread. The rooms on both sides of the passage feature two-panel doors with eared or molded surrounds, and pilaster-and-frieze mantels and some with curved frieze profiles. The ell features a dining area with a centered fireplace along the east wall with a simple pilaster and frieze mantel. Also along the east wall, adjacent to the fireplace is a boxed stair. On the other side of other side of the fireplace is a set of French doors leading to a modern kitchen. The upstairs features two bedrooms, both with their original mantels that mimic those on the first floor. The house retains most of its original flooring, moldings and paneling but was renovated in the 1990s converting an upstairs bedroom in the ell into a bathroom, paint removal and staining of some features, for example the mantel in one of the parlors (now used as study) and removal of the Trompe l'oeil paintings that were once prevalent throughout the house. The current owner said they were not able to be saved.

Briefly describe any outbuildings or secondary resources (such as barns, sheds, dam and mill pond, storage tanks, scales, railroad spurs, etc.), including their condition and their estimated construction dates.

There are no other structures on the current 1.785 acre lot. Foundations of a former barn are visible on the lot and located approximately 50 feet to the east of the house.

4. Property's History and Significance

In the space below, briefly describe the history of the property, such as significant events, persons, and/or families associated with the property. Please list all sources of information used to research the history of the property. (It is not necessary to attach lengthy articles or family genealogies to this form.)

If the property is important for its architecture, engineering, landscape architecture, or other aspects of design, please include a brief explanation of this aspect.

David Koontz whose house stands just down the road, probably built this Greek-Revival-Italianate-style house about 1870. The house is similar in many respects to the ca.1867 house known as Meadow Mills farm, located on Highway 340 south of Luray. According to Koontz family tradition, the contractor for the home was Core Proctor of Woodstock in neighboring Shenandoah County, and the interior "mantels and 'fancy work'" were executed by I.B. Sheets, also of Woodstock. The property was inherited by John Koontz in 1895, and the Cave family bought it from later owner W.O. Housden in 1943. The Koontz House is one of at least two sophisticated Greek-Revival-Italianate-style houses in the county attributed to Shenandoah County builder Core Proctor.

The house was purchased by Joseph Maxwell Cave, Sr. in 1943 and later Joseph Maxwell Cave, Jr. inherited the house. The house is now owned by Joseph Senior's grandson, Jason Cave and his wife Cora.

The Joseph House is being considered for the NR under Criterion C: Architecture, locally significant, as a good example of a brick transitional Greek Revival/Italianate residence in rural Page County and possibly as one of the few known homes constructed by Shenandoah County builder Core Proctor. The period of significance begins and ends with the date of construction ca. 1870.

5. Property Ownership (Check as many categories as apply):

Private: X Public\Local _____ Public\State _____ Public\Federal _____

Current Legal Owner(s) of the Property (If the property has more than one owner, please list each below or on an additional sheet.)

name/title: Cora and Jason Cave (Skyline Log Cabins, LLC)

organization: _____

street & number: 182 Log Cabin Drive

city or town: Stanley state: VA zip code: 22851

e-mail: jason_cave@yahoo.com telephone: 540-860-1099

Legal Owner's Signature: _____ Date: _____

• • Signature required for processing all applications. • •

In the event of corporate ownership you must provide the name and title of the appropriate contact person.

Contact person: _____

Daytime Telephone: _____

Applicant Information (Individual completing form if other than legal owner of property)

name/title: _____

organization: _____

street & number: _____

city or town: _____ state: _____ zip code: _____

e-mail: _____ telephone: _____

6. Notification

In some circumstances, it may be necessary for DHR to confer with or notify local officials of proposed listings of properties within their jurisdiction. In the following space, please provide the contact information for the local County Administrator, City Manager, and/or Town Manager

name/title: Amity Moler/Administrator

locality: Page County

street & number: 103 South Court Street

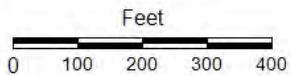
city or town: Luray state: VA zip code: 22835

telephone: 540-743-4142

Page County, Virginia

Legend

- Major Roads
- Roads
- Railroads
- Other Counties
- Parcels
- Shenandoah River
- Streams



Title: Joseph House 5329 Farmview Road

Date: 1/26/2021

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Page County, Virginia

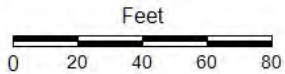
Legend

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