



**PRELIMINARY INFORMATION FORM (PIF) for INDIVIDUAL PROPERTIES**

*Note: PIFs are prepared by applicants and evaluated by DHR staff and the State Review Board based on information known at the time of preparation. Recommendations concerning PIFs are subject to change if new information becomes available.*

**DHR No. (to be completed by DHR staff)** 115-5184

**1. General Property Information**

Property name: Sherwood Hill

Property address: 2410 Spotswood Trail

City or Town: Harrisonburg

Zip code: 22802

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

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

Building X                      Site \_\_\_\_\_                      Structure \_\_\_\_\_                      Object \_\_\_\_\_

**2. Physical Aspects**

Acreage: 125

Setting (choose only one of the following):

Urban \_\_\_\_\_ Suburban \_\_\_\_\_ Town \_\_\_\_\_ Village \_\_\_\_\_ Hamlet \_\_\_\_\_ Rural x

Briefly describe the property’s overall location and setting, including any notable landscape features:

*The house on Sherwood Hill sits just inside Harrisonburg city limits atop Rockingham County’s highest foothill (along Chestnut Ridge). The style of the house is rare in Virginia. It represents the artistic vision of Philadelphia architect Henry L. Reinhold, who desired that the house be “natural,” as if it “grew out of the ground.” The additional acreage is in the County and holds breathtaking views West towards the City of Harrisonburg, and beyond the ridges of the Shenandoah Mountains are visible as an outstanding backdrop. To the North, the Massanutten range is on display behind rolling farmland in the Mountain Valley area of the County. Views of the Blue Ridge to the East are*

### 3. Architectural Description

Architectural Style(s): English-Style Manor

If the property was designed by an architect, landscape architect, engineer, or other professional, please list here: Henry L. Reinhold; Floyd Johnson

If the builder is known, please list here: \_\_\_\_\_

Date of construction (can be approximate): 1931;1946

#### **Narrative Description (Please do not exceed one page in describing the property):**

Briefly describe the property's general characteristics, 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 materials and method(s) of construction, physical appearance and condition (exterior and interior), and any additions or other major alterations.

*This house was used as a primary residence until September 25<sup>th</sup>, 2008. The house is a perfect description of the English-style manor, constructed of native limestone (harvested on site), it rises from the side of the hill. Ivy-covered stone walls form a "lazy V-shape," and a nine-gabled roof supports 55 tons of rust-colored ceramic tile. The house rests among 125 acres of hills, gardens and woods.*

*Although designed in a style contrasting its Gothic exterior, the interior is just as striking. Decorated in an 18th-century motif, the rooms are classic and bright, inviting the sun in through their oversized windows. The two-story spiral staircase, carpeted in red, leads to an oval-shaped window and balcony. The living room, patterned after the East Room of the White House, has a suspended ceiling with an ornamental, sculptured cornice extending around its length. The ornate trim was pre-cast in Italy and complements the room's handmade, herringbone oak floor. Tiny wall chandeliers dapple light across the smooth walls and shimmer upon the intricate molding.*

*Inside the home, each room flows into another. Graceful archways draw the eye from the comfortable kitchen to the elegant dining room to an entrance hall lit by a crystal chandelier. Two Chippendale cabinets displaying delicate glassworks line the rough-textured walls.*

In a bullet list, include any outbuildings or secondary resources or major landscape features (such as barns, sheds, dam and mill pond, storage tanks, scales, railroad spurs, etc.), including their condition and their estimated construction dates.

- *An in-ground pool and pool house-poor condition, constructed 1980s.*
- *The house sits on the highest elevation in the City of Harrisonburg, VA.*
- *A 1980s style ranch house is located at the foot of the hill as you enter one of the three driveways.*
- *The remaining estate has remnants of vast unmaintained gardens, once part of Virginia garden tours and roughly 30 acres of healthy, mature hardwood.*
- *Open fields on the south side of the property are currently in crop rotation.*

#### 4. Property's History and Significance (Please do not exceed one page)

Briefly explain the property's historic importance, such as significant events, persons, and/or families associated with the property.

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

*The property was purchased and the house constructed by Fred K. Betts, a prominent historical leader in the construction and construction materials industry of the central Shenandoah Valley. Later, the home was finished and added to by his daughter and son-in-law, Robert and Linda (Betts) Frazier.*

*Just below the house meanders Betts Road, named after Fred K Betts Jr., where the road turns from pavement to an unpaved road when it reaches the county, immediately greeted by farmland and rolling hills with Massanutten Mountain as the backdrop.*

*Due to its almost panoramic view, immediately after the bombing of Pearl Harbor in 1941, Sherwood Hill was used as an observation post to spot enemy planes. Hilltop shelters had been requested by the government as lookout points, and the Betts didn't hesitate to offer their residence to a rotating schedule of 350 volunteers on a 24-hour-a-day basis.*

Please list all sources of information used to research the history of the property, such as deeds, census and tax records, and/or published articles and books. (It is not necessary to attach lengthy articles or family genealogies to this form.)

- *Duvall, D. (1985). The house on the hill: Linda and Robert Frazier's estate is built from the dreams of her parents. Curio Publication, pp. 26–29. Photography by S. Jaffe.*
- *D. Frazier, personal recollection, March 2026*
- *R.B. Frazier, Personal Recollection, February 2026*
- *B.Y. Frazier, Personal Recollection, February 2026*

**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:  David A. Frazier, Aichus, LLC

organization:  Aichus, LLC

street & number:  560 Neff Avenue Suite 200

city or town:  Harrisonburg  state:  VA  zip code:  22801

e-mail:  david.frazier@frazierquarry.com  telephone:  540-209-4397

Legal Owner's Signature:  

Date:  2.16.2026

**•• 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:  David A. Frazier

Daytime Telephone:  540-209-4397

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

name/title:  Managing Partner

organization:  Aichus, LLC

street & number:  560 Neff Avenue, Suit 200

city or town:  Harrisonburg  state:  VA  zip code:  22801


e-mail:  david.frazier@frazierquarry.com  telephone:  (540) 209-4397

Date:  3/9/2026

**PLEASE DO NOT ATTACH CONTINUATION SHEETS TO THIS FORM. THANK YOU!**

**PIF BOUNDARY MAP**

Sherwood Hill  
City of Harrisonburg, VA  
DHR ID# 115-5184


 Proposed Boundary

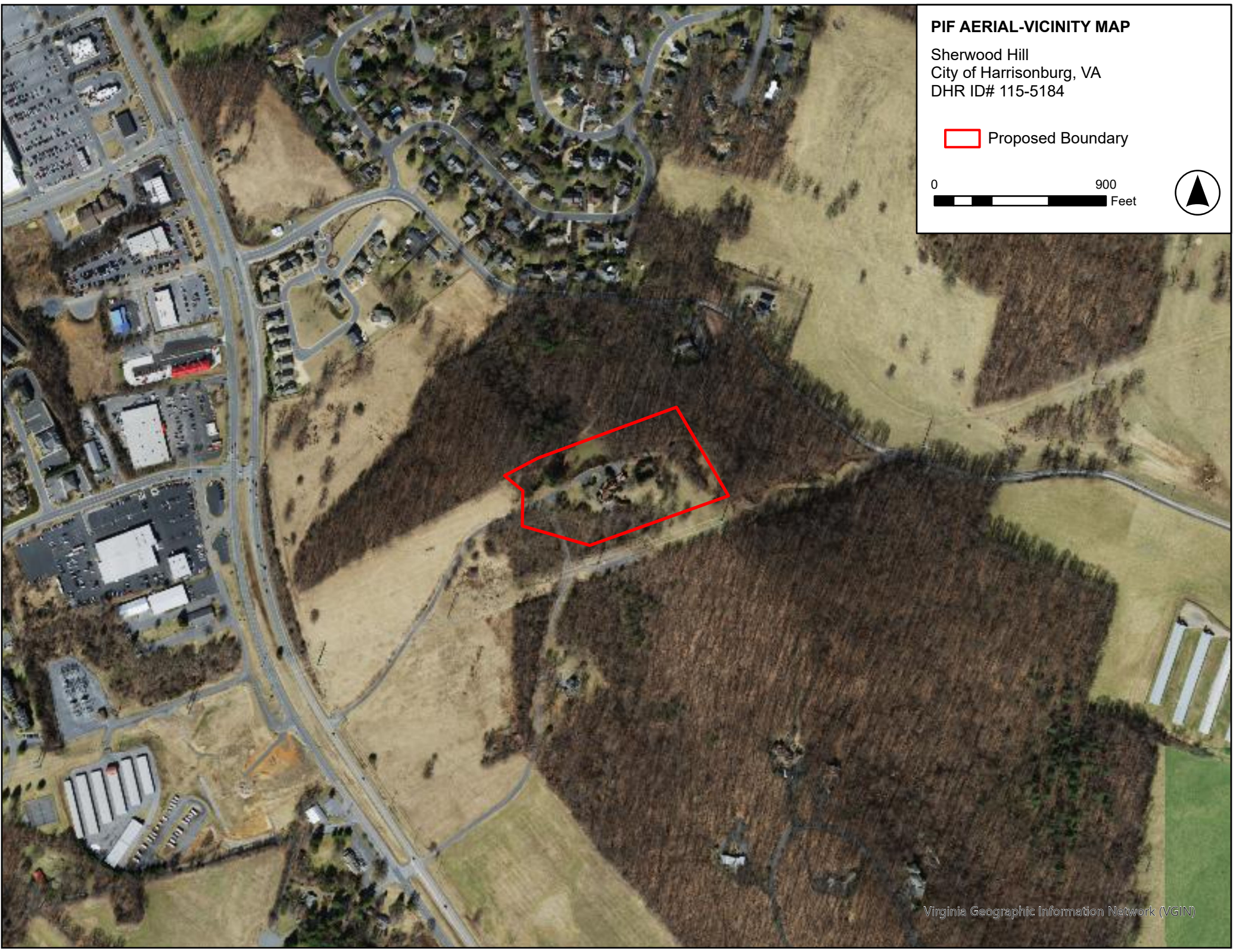
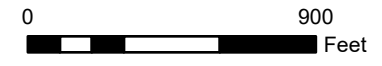
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**PIF AERIAL-VICINITY MAP**

Sherwood Hill  
City of Harrisonburg, VA  
DHR ID# 115-5184

 Proposed Boundary

































EMERALD TILE

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