

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 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.

1. Name of PropertyHistoric name: Kauffman's Mill HomesteadOther names/site number: DHR ID# 069-0118

Name of related multiple property listing:

N/A

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

2. LocationStreet & number: 1059 Kauffman's Mill RoadCity or town: Luray State: Virginia County: Page

Not For Publication:

☐ N/A

Vicinity:

☒ X**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, 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 at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria:

X A B X C D

Signature of certifying official/Title:

Date

Virginia Department of Historic Resources

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

Kauffman's Mill Homestead

Name of Property

Page County, Virginia

County and State

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

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

☐

Kauffman's Mill Homestead
Name of Property

Page County, Virginia
County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>7</u>	<u>1</u>	buildings
<u>2</u>	<u>0</u>	sites
<u>2</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>11</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

DOMESTIC: secondary structure – wash house, garage, smoke house

INDUSTRY/ PROCESSING/ EXTRACTION: manufacturing facility – mill

AGRICULTURE/SUBSISTENCE: agricultural outbuilding – barn, wellhouse

AGRICULTURE/SUBSISTENCE: animal facility

RECREATION AND CULTURE: music facility – dance hall

RECREATION AND CULTURE: outdoor recreation

FUNERARY: cemetery

Current Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

DOMESTIC: secondary structure – storage

VACANT/NOT IN USE

AGRICULTURE/SUBSISTENCE: agricultural outbuilding – barn, wellhouse

RECREATION AND CULTURE: outdoor recreation

FUNERARY: cemetery

7. Description

Kauffman's Mill Homestead

Name of Property

Page County, Virginia

County and State

Architectural Classification

(Enter categories from instructions.)

EARLY REPUBLIC: Federal

Materials: (enter categories from instructions.)

Principal exterior materials of the property: BRICK; WOOD: Weatherboard; STONE: Limestone; METAL: Tin

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Kauffman's Mill Homestead is a historically significant rural mill complex and farmstead, located along Kauffman's Mill Road on a river terrace adjacent to the South Fork of the Shenandoah River, approximately four miles west of Luray in Page County, Virginia. The 5.5-acre tract encompasses the 1820 House, a two-story brick Georgian/Federal-inspired dwelling; a collection of early-20th-century agricultural and domestic outbuildings; remnants of the historic millrace and mill foundation; the 1927 River View Pavilion/Dance Hall; and the Kauffman-Mauck Cemetery. The property is situated within the historic Massanutten Settlement, surrounded by open pastureland, river bottom, and views toward Massanutten Mountain and the Blue Ridge Mountains. The ensemble retains a high degree of historic integrity of location, setting, materials, workmanship, design, feeling, and association, illustrating continuous occupation and adaptation from the 18th century through the 20th century. The property reads as a cohesive cultural landscape illustrating the transition from early industrial milling to agricultural use and ultimately to rural recreation.

Kauffman's Mill Homestead
Name of Property

Page County, Virginia
County and State

Narrative Description

Primary Dwelling; ca. 1820; Contributing Building

Exterior

The primary dwelling, completed in 1820 by Daniel Strickler, the majority stakeholder in Kauffman's Mill at that time, is a three-bay, two-story brick residence resting on a raised stone foundation. The original dwelling is laid in common bond with neatly tooled mortar joints and flat brick lintels surmounted by shallow segmental relieving arches above the window openings. The side-gable roof, originally covered with chestnut shingles, is now clad in standing-seam metal roofing and retains two interior end brick chimneys. Small attic windows are centered within each gable end, while the original wood window casings and sills remain throughout the house. Although the existing six-over-six double-hung sash are modern replacements, they faithfully replicate the original muntin pattern and proportions.

The principal (west) elevation, overlooking the South Fork of the Shenandoah River, is defined by a central entrance flanked by two symmetrically placed windows. A one-story wraparound porch, constructed during the early twentieth-century modernization of the dwelling, extends across the full width of the façade and continues along the south elevation. The porch features built-up boxed wood posts with applied trim supporting a simple boxed cornice, a tongue-and-groove wood ceiling, wood flooring, and a wood balustrade composed of square balusters and molded handrails. Although not original to the 1820 dwelling, the porch falls within the property's period of significance and contributes to the evolution of the house during its transition from an industrial mill residence to lodging associated with the River View Resort.

The south elevation preserves the balanced composition of the original brick block, with evenly spaced window openings on both stories and two centered attic windows within the gable. The continuation of the wraparound porch reinforces the domestic character of the principal façade while clearly distinguishing the original brick dwelling from later historic additions. Original masonry, brick chimneys, and wood window surrounds remain intact and contribute to the building's historic character.

The rear (east) elevation is distinguished by a two-level gallery constructed during the early twentieth-century improvements. The lower level forms an open patio with a poured concrete slab and wood posts supporting the upper gallery. The second-story gallery consists of a full-width porch with tongue-and-groove wood flooring and ceiling, wood posts with decorative scroll-sawn corner brackets, and a simple wood balustrade composed of square balusters and molded handrails. The upper gallery is accessible by both an exterior stair and an interior doorway opening from the second floor of the dwelling. Overlooking the Blue Ridge Mountains, the gallery is a prominent character-defining feature of the River View Resort period and reflects the adaptation of the house to accommodate resort guests during the property's recreational era.

Kauffman's Mill Homestead

Name of Property

Page County, Virginia

County and State

Attached to the north side of the original brick dwelling is a one-story frame service wing constructed around 1900. Supported by a stone foundation enclosing a cellar beneath much of the addition, the wing is clad in weatherboard siding and covered by a standing-seam metal roof. The addition remains clearly distinguishable from the original brick block while maintaining compatibility in scale, materials, and workmanship. The north elevation contains regularly spaced double-hung windows and secondary entrances sheltered beneath the continuation of the wraparound porch. Although utilitarian in design, the addition contributes to the historic evolution of the dwelling and illustrates its continued adaptation to meet the changing domestic and commercial needs of the Kauffman's Mill Homestead during the late nineteenth and early twentieth centuries.

Interior

The original brick dwelling retains a modified center-passage plan. The first floor consists of two principal rooms separated by a central staircase, with a transverse hallway extending along the west (principal) elevation. The original staircase remains a defining interior feature of the house and provides access to the second floor, which is organized around a central passage serving four chambers. The arrangement of the second-story rooms reflects the dwelling's historic evolution while retaining its overall early nineteenth-century character.

Interior finishes include plaster walls, painted wood trim, paneled wood doors with early hardware, and wood flooring throughout much of the house. The two principal first-floor rooms and each of the four second-floor chambers retain their original wood mantels, while the former flue openings remain visible, although now covered, documenting the dwelling's original heating arrangement. The mantels exhibit restrained Federal-period detailing with simple rectilinear moldings characteristic of early nineteenth-century domestic architecture. A mural depicting the Kauffman coat of arms, believed to date from the early twentieth century, survives above one of the first-floor mantels and represents a significant decorative feature associated with the property's long ownership by the Kauffman family.

Around 1900, the dwelling was enlarged through the construction of a one-story service wing containing the kitchen, dining room, pantry, and screened porch. The addition is supported by a substantial cellar that historically provided storage consistent with the domestic and agricultural functions of the homestead. Portions of the residence have since been updated for modern living, including remodeling of the kitchen, enclosure of the screened porch, and replacement of the original window sash with compatible six-over-six units. These alterations are limited in scope and do not diminish the building's historic integrity. The dwelling retains a high degree of integrity of design, materials, workmanship, feeling, and association through the survival of its original masonry construction, principal interior spaces, staircase, mantels, woodwork, and other character-defining features, and remains in excellent structural condition.

Kauffman's Mill Homestead

Name of Property

Page County, Virginia

County and State

Kauffman's Mill Ruins, ca. 1775–1936, Contributing Site

The Kauffman's Mill Ruins occupy a narrow terrace between Kauffman's Mill Road and the South Fork of the Shenandoah River, and represent the archaeological remnants of three successive water-powered mills that operated on the site from ca. 1775 until 1936. Although the last mill structure was deconstructed in 1972, the site retains a varied and highly illustrative collection of foundation remains, millrace components, and structural footings that together convey the evolution of the mill complex over more than 160 years.

The ruins exhibit multiple construction phases. Early supports consist of roughly hewn and stacked limestone, characteristic of late-18th-century vernacular industrial construction. A second generation of dressed limestone foundation piers reflects the reconstruction of the mill following its destruction in 1864 during the Civil War. The most recent structural elements include poured-concrete footings and pads, added after the mill was rebuilt in 1871, demonstrating the modernization efforts undertaken during the late 19th and early 20th centuries. This layered assemblage of stone and concrete features provides tangible evidence of the site's long industrial life and continued adaptation to technological change.

In addition to the gristmill remains, the site contains foundation footers from the adjoining sawmill that once operated in concert with the mill, reflecting the diversified industrial activities historically present on the property. These footers, constructed primarily of limestone blocks, mark the footprint of the auxiliary building that contributed to the homestead's economic function.

Along the riverbank, portions of the stone millrace wall are still present. Constructed of large, fitted limestone rock, the surviving segments define the channel that once directed river water to power the undershot wheel and, later, the turbine. These remnants clearly demonstrate the engineering principles and water-management strategies employed at small rural mills in the Shenandoah Valley during the 18th and 19th centuries.

Collectively, the Kauffman's Mill Ruins embody the industrial character and technological evolution of one of the Shenandoah Valley's earliest milling sites. The diversity of surviving materials—rough limestone, dressed stone, and concrete—speaks to the successive rebuilding phases following the Civil War burning (1864), the Flood of 1870, and the final mill's closure after the 1936 flood. Despite the loss of the standing mill structure, the ruins maintain excellent integrity of location, setting, materials, feeling, and association, and remain a key feature in understanding the long-term industrial history of the Kauffman's Mill Homestead.

River View Pavilion / Riverview Dance Hall, ca. 1927, Contributing Building

Built in 1927 as an open-air pavilion to support the River View Resort, the structure originally functioned as a multipurpose recreational facility used for picnics, community gatherings, seasonal entertainments, and the annual meetings of the Massanutton Society, an organization formed to research and commemorate the pioneers of the Massanutton Settlement. In the early

Kauffman's Mill Homestead

Name of Property

Page County, Virginia

County and State

1930s, reflecting the resort's growth and the rising popularity of public dances, the pavilion was fully enclosed with weatherboard siding and fitted with regularly spaced double-hung wood windows, converting it into the River View Dance Hall.

The building retains an open-span interior supported by exposed timber beams, with wood plank flooring. The exterior exhibits a simple vernacular style, characterized by its rectangular footprint and horizontal weatherboard siding. The hall's longstanding role as a social center—hosting weekend dances, community celebrations, and resort activities—contributes to its historical significance within the broader River View period of the property's evolution. Despite weathering and deterioration, the dance hall retains strong integrity of location, setting, feeling, and overall design, and continues to illustrate early 20th-century patterns of rural recreation and tourism in the Shenandoah Valley.

Kauffman–Mauck Cemetery, Contributing Site

Located in an open pasture overlooking the South Fork of the Shenandoah River, the Kauffman–Mauck Cemetery is the family burial ground associated with the homestead's long chain of ownership and occupation. The cemetery contains graves of members of the Kauffman, Mauck, and allied families, with the earliest documented burial dating to 1804, placing it among the oldest family cemeteries in the Massanutten Settlement. Grave markers range from simple, locally carved limestone and sandstone headstones of the early 19th century to later marble and granite markers typical of the late 19th and early 20th centuries. Many of the stones retain legible inscriptions that document family relationships central to the development of the Kauffman's Mill Homestead.

The cemetery occupies a modest rectangular plot enclosed by wrought iron and pasture fencing. The graves are arranged in irregular rows aligned generally east–west. The site maintains its historic spatial organization, pastoral setting, and visual relationship to the homestead and river, reinforcing its role as a physical and symbolic anchor of family continuity across generations. Despite weathering and some stone tilt typical of 19th-century rural cemeteries, the Kauffman–Mauck Cemetery retains excellent integrity of location, setting, association, and feeling, providing an important cultural component to the broader historic landscape of the Kauffman's Mill Homestead.

Barn, ca. 1915, Contributing Building

The barn is a timber-frame agricultural building clad in weatherboard siding and capped with a standing-seam metal roof. It rests on a combination stone-and-concrete foundation, reflecting early-20th-century agricultural modernization. The interior retains its original loft configuration, heavy timber framing, haymow structure, and livestock bays, preserving its historic function as a central component of the farmstead's operations. Despite visible weathering, the barn maintains integrity of design, materials, and workmanship.

Kauffman's Mill Homestead

Name of Property

Page County, Virginia

County and State

Wash House, ca. 1915, Contributing Building

This two-story, wood-frame wash house is clad in weatherboard siding and topped with a standing-seam metal roof. A brick fireplace and chimney occupy the interior, along with a simple workroom characteristic of early 20th-century rural domestic service buildings. The structure includes its original attached woodshed, a rare survival that helps illustrate the building's utilitarian purpose. The wash house retains good integrity and clearly conveys its historic domestic function.

Smoke House, ca. 1905, Contributing Building

The smoke house is a small, square-frame structure with shiplap siding, vented gable ends, and a standing-seam metal roof. The interior retains its original structural framing and intact hanging timbers, used historically for curing meats. The building's modest scale and preserved interior features make it a highly representative example of early-20th-century farm smoke houses common in the Shenandoah Valley.

Garage and Workshop, ca. 1915, Contributing Building

The garage and workshop is a two-story frame structure clad in weatherboard siding with a standing-seam metal roof. It retains an original sliding vehicle door, exposed rafters, built-in storage, and workbenches that reflect its use during the early automobile era. The building's form, materials, and surviving interior elements contribute to the homestead's layered agricultural and domestic history.

Chicken House/Coop, 1915, Contributing Building

The chicken house is a two-story frame structure with board-and-batten siding and a metal roof. Its multi-level configuration and simple ventilation system reflect early 20th-century small-scale poultry operations typical of family farms in the Shenandoah Valley. Despite age-related wear, it retains its historic appearance and contributes to the property's agricultural landscape.

Brick Well House, ca. 1930s, Contributing Structure

The well house is composed of brick, stone, and concrete, and shelters a historic open well. Beneath the structure is a sub-grade chamber that houses early plumbing equipment associated with the modernization of the homestead's water system during the River View era. The building retains high integrity and provides insight into the evolution of utility systems on the property.

Stone Fireplace Pavilion, ca. 1936, Contributing Structure

This freestanding, four-pit stone picnic fireplace dates to the River View Resort period. Built of locally quarried fieldstone, the pavilion served as an outdoor cooking and gathering area for resort guests and community visitors. Its rustic character and intact stonework make it an

Kauffman's Mill Homestead

Name of Property

Page County, Virginia

County and State

important surviving recreational feature associated with early-20th-century leisure activities on the property.

Garage, ca. 1990, Non-contributing Building

The modern one-story, two-bay frame garage features contemporary materials and construction methods inconsistent with the property's period of significance. Due to its recent construction date and lack of historical association, it is classified as a non-contributing building.

Integrity Statement

The Kauffman's Mill Homestead retains a high degree of historic integrity, clearly conveying its significance as a site of early settlement, industrial activity, agricultural production, and community life in the Shenandoah Valley. Despite the loss of the standing mill building, the property continues to express its historical associations and physical evolution through a cohesive collection of buildings, structures, sites, and landscape features that date from within the period of significance, 1775–1955. The 1820 House preserves its essential design, workmanship, and materials; the agricultural outbuildings retain their historic form; the dance hall and mill ruins preserve the significant 18th–20th-century layers of the site; and the surrounding landscape remains consistent with its historic appearance. Together, these resources convey the property's deep chronological layers and the continuity of occupation from the colonial period through the 20th century.

The Kauffman's Mill Homestead retains a high degree of historic integrity, clearly conveying its significance as a site of early settlement, industrial activity, agricultural production, and community life in the Shenandoah Valley. Despite the loss of the standing mill building, the property continues to express its historical associations and physical evolution through a cohesive collection of buildings, structures, sites, and landscape features that date from within the period of significance, 1775–1955.

Location is fully retained, as all contributing resources remain in their original positions along the South Fork of the Shenandoah River and Kauffman's Mill Road, preserving the historic spatial relationships between the homestead, mill site, river, and surrounding agricultural lands. Design integrity is evident in the continued legibility of the property's functional layout, including the placement of the 1820 House, the agricultural outbuildings, the River View Pavilion/Dance Hall, the millrace and foundation remains, and the family cemetery.

Setting remains strongly intact. The surrounding landscape of open pasture, river bottom, and mountain backdrop is largely unchanged from the historic period and continues to reflect the rural character of the Massanutton Settlement. Modern intrusions are minimal and do not detract from the property's historic appearance or relationships.

Materials integrity is well preserved across the property. The 1820 House retains its original brick masonry, wood trim, and interior finishes, while later historic additions remain

Kauffman's Mill Homestead

Name of Property

Page County, Virginia

County and State

distinguishable and compatible. The mill ruins preserve a stratified assemblage of limestone, dressed stone, and concrete that documents successive construction phases. Agricultural outbuildings retain historic framing, siding, and roofing materials typical of early 20th-century farm construction.

Workmanship is evident in the masonry of the house and mill ruins, the timber framing of the barn and outbuildings, and the stone construction of the millrace walls and fireplace pavilion. These features collectively demonstrate the skills and building traditions of multiple generations of local builders and craftsmen.

The property strongly conveys feeling, evoking its long history as a working mill and homestead that adapted to changing economic and social conditions over nearly two centuries. Its riverside location, intact farm complex, and surviving recreational structures maintain the sense of a rural landscape shaped by both industry and community life.

Finally, association is clearly retained. The property retains strong associative integrity with the Kauffman family and related families historically connected to the site, including an exhaustive compilation of property deeds, genealogical records, and documented family histories. Together, these qualities allow the Kauffman's Mill Homestead to continue to communicate its historical significance and to meet the integrity requirements for listing in the National Register of Historic Places.

Kauffman's Mill Homestead

Name of Property

Page County, Virginia

County and State

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 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

Kauffman's Mill Homestead

Name of Property

Page County, Virginia

County and State

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

AGRICULTURE

INDUSTRY

ENTERTAINMENT/RECREATION

Period of Significance

ca.1775-1955

Significant Dates

ca.1775

1820

1864

1871

1927

1936

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

David Kauffman (builder, 1st mill – ca.1775)

Daniel Strickler (builder, 1820 House - 1820)

Joel Mauck (builder, 2nd mill – 1866)

Joel Mauck (builder, 3rd mill – 1871)

Kauffman's Mill Homestead

Name of Property

Page County, Virginia

County and State

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Kauffman's Mill Homestead is significant at the local level under Criterion A, Recreation, Industry and Agriculture, for its association with early settlement, milling, transportation, and community life in the Shenandoah Valley, and under Criterion C for its embodiment of characteristic domestic and agricultural architecture spanning the early 19th through early 20th centuries. The property occupies land derived from one of the earliest private land grants in the Massanutten Settlement and contains the remains of Kauffman's Mill, among the earliest water-powered gristmills in the Valley, which operated continuously from ca. 1775 until 1936, and utilized river-based transportation to regional markets. The homestead also reflects later patterns of rural adaptation through the development of the River View Resort and associated recreational facilities in the 1920s and 1930s. Architecturally, the property is anchored by the 1820 House, a well-preserved brick Federal-era dwelling, complemented by a cohesive collection of early-20th-century agricultural outbuildings and a vernacular recreational pavilion/dance hall. The period of significance, 1775–1955, encompasses the establishment of the mill, successive rebuilding phases, and the transition from industrial production to community recreation.

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

Criterion A: Agriculture, Industry, and Recreation (Community Life)

The Kauffman's Mill Homestead is significant under Criterion A in the areas of Agriculture, Industry, and Entertainment/Recreation for its association with some of the early settlers, economic development, and evolving community life of the Shenandoah Valley. The property occupies land derived from one of the earliest private land grants in the Massanutten region and reflects more than 180 years of continuous adaptation from frontier settlement to industrial production, agricultural use, and ultimately rural recreation.

Agriculture

The property lies within the historic Massanutten Settlement, one of the earliest organized European settlements in the Shenandoah Valley.¹⁻³ Its origins trace to a 1736/7 deed from Ludwick Stone to Martin Coffman I, followed by a 1760 Lord Fairfax grant to Martin Coffman II, which consolidated over 500 acres along the South Fork of the Shenandoah River.^{4,5} On this tract, Martin Coffman II established the White House, serving as both a residence and meeting place for the early Mennonite community.³ In 1770, Martin Coffman II conveyed a portion of this land to his brother David Coffman, who established a homestead downstream that became the site of Kauffman's Mill.⁶

Kauffman's Mill Homestead

Name of Property

Page County, Virginia

County and State

Throughout the nineteenth century, Kauffman's Mill Homestead functioned as an integrated agricultural enterprise in which grain production, orchard cultivation, livestock husbandry, domestic food preservation, and water-powered milling were mutually dependent activities. Mill ledgers and daybooks, dating back to the 1830s, document the receipt and processing of wheat, corn, and hops from surrounding farms, while probate inventories, federal census records, and contemporary newspaper accounts record the raising of cattle, hogs, and sheep on the property. Historical documents directly support the presence of an extensive apple orchard on the farm in the early 19th century. Early Virginia laws governing public gristmills required mill operators to maintain pens for stray livestock, and historic photographs and family records document a hog pen adjacent to the mill during the late nineteenth and early twentieth centuries, illustrating the close relationship between milling operations and animal husbandry. The surviving barn, smoke house, wash house, chicken house, cultivated fields, and associated mill complex collectively illustrate this diversified agricultural economy. Unlike many surviving mill sites, Kauffman's Mill Homestead retains not only the industrial resources associated with milling, but also the domestic and agricultural buildings and landscape that supported the operation, allowing the property to convey the full cycle of agricultural production, processing, and rural life that characterized family-owned farms throughout the Shenandoah Valley. Although modern agricultural practices differ from those of the nineteenth century, the continued use of the property for livestock grazing maintains the historic agricultural landscape and reinforces the integrity of setting, feeling, and association that characterizes Kauffman's Mill Homestead.

Industry: Kauffman's Mill (1775–1936)

While no construction record corroborates the ca. 1775 date for Kauffman's Mill, a convergence of family records,⁷ legal documents,⁸ and cartographic evidence^{1,9,10} supports the conclusion that Kauffman's Mill was constructed during the Revolutionary era and was already an aging and well-established enterprise by the beginning of the 19th century. The most compelling evidence is found in the chancery cause *Abraham Coffman v. Heirs of David Coffman*,⁸ in which depositions reveal that by 1800 the mill and milldam were in a deteriorated condition, requiring significant repairs, and that the mill functioned as both a custom mill and merchant mill, indicating substantial capacity and regional economic importance. The construction of Kauffman's Mill established the property as an important center of early industrial activity within the Massanutten Settlement.

As part of the early generation of water-powered gristmills that supported the region's developing agricultural economy, the mill served surrounding farms by processing grain into flour for both subsistence and commercial use. The mill was integrated into a broader river-based transportation network, with flour shipped downstream on long, narrow flatboats, known as gundalows, to markets at Georgetown and beyond.^{11,12} Extensive entries in Kauffman's Mill ledgers from the early to mid-1800s reference "boated" flour shipments, including the names of the gundalowmen.¹³ This system, including a documented warehouse that stood on the opposite, west bank of the Shenandoah River from the mill complex,^{1,7,9,10} connected the rural Valley economy to regional and national trade routes and illustrates the role of small-scale milling operations in early American commerce.

Kauffman's Mill Homestead

Name of Property

Page County, Virginia

County and State

The mill complex evolved through three successive construction phases, each reflecting both technological advancement and resilience in the face of destruction. The original mill was burned in 1864 during the Civil War.¹³ The second mill, rebuilt in 1866, was destroyed four years later in the Great Flood of 1870.^{12,13} The third mill, reconstructed in 1871, continued to evolve and modernize, incorporated improved materials and technologies, including concrete elements and turbine power.¹³ This final mill remained in operation until 1936, when the St. Patrick's Day Flood destroyed the turbine and ended milling activity on the site.^{12,13} The surviving millrace walls, foundation remains, and sawmill footers provide physical evidence of these successive phases and document the technological evolution of rural milling practices. Historic photographs 3–7 provide important documentation of the mill complex prior to its deconstruction and support the interpretation of surviving mill ruins, foundations, and associated resources included within the nominated boundary.

It began and it ended as Kauffman's Mill but during its history the mill was operated, either in whole or in part, by other early Massanutton Settlement families, including the Roads, the Almonds, the Keysers, the Stricklers, and the Maucks. During these transitions, the mill would be identified by at least five different business names: Kauffman's Mill, Firm Mills, Mauck's Mill, Ye Old Mauck's Mills, and River View Flouring Mills. The Kauffman's owned and operated the mill longer than any other family, but "Mauck's Mill", as it was called in the mid-to-late 1800s, may have been in use longer than any other name. In contemporary times, local residents commonly refer to the farmstead as "Kauffman's Mill", and it is the namesake for the road which runs along the White House bend of the Shenandoah River and which passes through the nominated property.

Entertainment/Recreation: River View Resort (1920s–1955)

In the early 20th century, as small-scale milling declined across the Shenandoah Valley, the Kauffman family adapted the property to changing economic conditions through the development of the River View Resort. Beginning in the 1920s, the property was repurposed to take advantage of its scenic riverfront setting, offering lodging, meals, fishing, boating, bathing, and social activities (*Historic Photos 8-11*).

The construction of an open-air pavilion in 1927 (*Historic Photo 8*), later enclosed in the early 1930s as the River View Dance Hall, marked the transformation of the property into a community gathering place. The pavilion and dance hall hosted dances, celebrations, and public events and served as the site of annual meetings of the Massanutton Society, an organization dedicated to preserving the history of early Valley settlers.¹⁴

This transition from industrial production to recreation reflects broader regional patterns in which rural properties were adapted to support tourism and leisure activities in the early 20th century.^{2,7,15} The River View Resort period represents the final significant phase of the property's historic use, continuing into the mid-20th century and marking the end of the period of significance in 1955.

Kauffman's Mill Homestead

Name of Property

Page County, Virginia

County and State

Conclusion

Through its evolution from an early settlement homestead to a milling center, agricultural complex, and recreational destination, the Kauffman's Mill Homestead embodies the major patterns of development that shaped the Shenandoah Valley from the 18th through the mid-20th century. Its continuous occupation, layered physical remains, and strong historical associations make it a significant and representative example of rural adaptation under Criterion A.

Criterion C: Architecture

Taken together, the buildings, structures, sites, and ruins of the Kauffman's Mill Homestead form a remarkably intact and cohesive architectural landscape. The property illustrates the evolution of rural domestic architecture, agricultural building traditions, industrial engineering, and recreational design within a single, continuously occupied site spanning more than 150 years. Unlike many individually listed resources within the historic Massanutten Settlement, whose architectural significance derives primarily from a single building or resource type, Kauffman's Mill Homestead preserves the functional relationships among domestic, agricultural, industrial, and recreational buildings within their original historic setting.

Comparable National Register properties in the region demonstrate the architectural importance of individual themes represented at Kauffman's Mill Homestead. The White House (069-0012) is recognized for its significance as an exceptionally preserved eighteenth-century Germanic dwelling and early meeting house, while Fort Egypt (069-0001) is distinguished as one of the Shenandoah Valley's finest surviving examples of Continental vernacular log construction and fortified frontier architecture. Massanutten Heights (069-0123) is significant for its well-preserved Federal-period brick dwelling and nationally recognized painted interior decoration, and Mauck's Meeting House (069-0006) preserves an important example of an early log religious building associated with the settlement of the Valley. Likewise, the Redwell–Isabella Furnace Historic District (069-5252) derives its significance from the archaeological remains of an early industrial complex.

Kauffman's Mill Homestead is distinguished from these comparable properties by preserving an unusually complete architectural ensemble that combines many of these same themes within a single historic property. The nominated resources include the 1820 brick dwelling, an extensive collection of early twentieth-century agricultural outbuildings, the archaeological remains of three successive gristmills and associated sawmill, surviving millrace features, the River View Pavilion/Dance Hall, and the Kauffman–Mauck Cemetery, all retained within their historic spatial relationships along the South Fork of the Shenandoah River. Collectively, these resources illustrate the continuous evolution of a Shenandoah Valley milling homestead from early frontier settlement through nineteenth-century agricultural and industrial development to twentieth-century recreational use.

Kauffman's Mill Homestead

Name of Property

Page County, Virginia

County and State

The integrity of the individual resources, combined with their historic spatial relationships, allows the property to clearly convey its architectural significance. As a unified architectural ensemble, the Kauffman's Mill Homestead possesses a level of integrity and continuity rarely found among comparable historic properties within the Massanutten Settlement and Page County. The survival of this interconnected collection of domestic, agricultural, industrial, and recreational resources within its original riverfront landscape distinguishes the property as one of the most complete historic milling homesteads remaining in the Shenandoah Valley and supports its eligibility for listing in the National Register of Historic Places under Criterion C.

1820 House: Federal-Era Domestic Architecture

The architectural significance of the property is anchored by the 1820 House, a two-story brick residence constructed circa 1820 by Daniel Strickler. The original block exemplifies Federal-period domestic architecture as interpreted in the Shenandoah Valley, incorporating common-bond brickwork, symmetrical fenestration, and restrained decorative detailing.^{2,7} The dwelling reflects regional adaptations of national stylistic trends, including a distinctive interior plan featuring two principal rooms divided by a transverse front hall with a central stair, rather than a fully developed center-passage plan.

Subsequent alterations and additions illustrate the building's continued functional evolution. A ca. 1900 wood-frame service wing, clad in horizontal weatherboard, expanded the domestic workspace to include kitchen, pantry, and dining functions. A 1923 porch addition, associated with the River View Resort period, introduced a recreational and social dimension to the dwelling while maintaining compatibility in scale and materials. Interior modifications, including the subdivision of second-floor chambers using tongue-and-groove partitions, reflect changing domestic needs while retaining original mantels, flue openings, and circulation patterns. Collectively, these features demonstrate a layered architectural history that remains clearly legible and intact.

Agricultural Outbuildings: Vernacular Farmstead Ensemble

The homestead includes a cohesive group of early 20th-century agricultural and domestic outbuildings that exemplify vernacular construction traditions in the Shenandoah Valley. These include a timber-frame barn, wash house, smoke house, garage/workshop, chicken house, well house, and stone fireplace pavilion. Constructed primarily between ca. 1905 and the 1930s, these buildings reflect incremental modernization and diversification of farm operations, including the introduction of automobile-related structures and improved water systems.

The outbuildings are characterized by simple massing, functional design, and locally available materials, including wood framing, weatherboard and board-and-batten siding, metal roofing, and stone foundations. Their survival as a group, in close spatial relationship to the main dwelling, preserves the historic organization of the farmstead and contributes significantly to the property's architectural integrity.

Kauffman's Mill Homestead

Name of Property

Page County, Virginia

County and State

Mill Ruins: Industrial Engineering and Construction Evolution

The Kauffman's Mill ruins represent a rare and significant example of the physical evolution of a rural water-powered industrial site. Although the mill building itself no longer stands, the site retains a complex assemblage of foundation remains, millrace walls, and associated structural footings that document more than 160 years of milling activity.

The surviving features exhibit a stratified sequence of construction materials, including early rough limestone foundations, later dressed stone supports, and 19th- and early 20th-century concrete footings. This layering corresponds to three successive mill buildings constructed in 1775, 1866, and 1871, each reflecting rebuilding efforts following wartime destruction and catastrophic flooding. The presence of sawmill footers further illustrates the diversification of industrial activity at the site. Together, these remains provide important insight into the engineering practices and technological adaptations associated with small-scale milling operations in the Shenandoah Valley.

River View Pavilion/Dance Hall: Vernacular Recreational Architecture

The River View Pavilion/Dance Hall, constructed in 1927 and enclosed in the early 1930s, represents a later architectural phase associated with rural recreation and tourism. Originally built as an open-air pavilion, the structure was adapted into an enclosed dance hall featuring an open-span interior, exposed timber framing, and wood plank flooring.

The building exemplifies vernacular recreational architecture, characterized by its simple rectangular form, weatherboard siding, and rhythmic window placement. Its construction and subsequent modification reflect broader trends in the early 20th century, when rural properties were adapted to accommodate leisure activities and community gatherings. The building remains an important architectural and cultural component of the homestead.

Conclusion: A Cohesive Architectural Landscape

Taken together, the buildings, structures, and ruins of the Kauffman's Mill Homestead form a remarkably intact and cohesive architectural landscape. The property illustrates the evolution of rural domestic architecture, agricultural building traditions, industrial engineering, and recreational design within a single, continuously occupied site.

The integrity of the individual resources, combined with their historic spatial relationships, allows the property to clearly convey its architectural significance. As a unified ensemble, the Kauffman's Mill Homestead meets the requirements for listing in the National Register of Historic Places under Criterion C.

Kauffman's Mill Homestead

Name of Property

Page County, Virginia

County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Strickler, Harry M. *Massanutten: Settled by the Pennsylvania Pilgrim*. Strasburg, Va.: Shenandoah Publishing House, 1924.

Virginia Department of Historic Resources. *Page County Historic Resources Survey Report*. Richmond, Va.: Virginia Department of Historic Resources, 1998.

Virginia Department of Historic Resources. *White House National Register of Historic Places Nomination Form*. Richmond, Va.: Virginia Department of Historic Resources, 2013.

Orange County, Virginia, Deed Book 1:429–430, 23/24 February 1736/1737

Note: The 23/24 refers to the lease and release dates - two separate Indentures. The 1736/7 addresses colonial Virginia dating protocols. Before 1752, British territories used the Julian, rather than the Gregorian, calendar.

Frederick County, Virginia, Deed Book O, p. 140, 6 May 1760

Frederick County, Virginia, Deed Book 15, p. 178–179, 22 October 1771

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Note: Report addendum includes a manuscript of Kauffman family history by Philip M. Kauffman (1846-1934)

Shenandoah County Chancery Cause No. 1820-011, *Abraham Coffman v. Heirs of David Coffman*, Library of Virginia.

Herron, James. *Survey of the Shenandoah River*. 1832. Manuscript survey map. Library of Virginia, Richmond, Va.

Trout, William E., III. *The Shenandoah River Atlas: Rediscovering the History of the Shenandoah and Its Branches*. Rev. ed. Front Royal, Va.: Virginia Canals & Navigations Society, 2013.

Bruggeman, Seth C. "The Shenandoah River Gundalow and the Politics of Material Reuse." M.A. thesis, College of William and Mary, 2000.

Brubaker, Mary Stover. *Mauck-Brubaker Families of the Page Valley of Virginia: A History and Genealogy*. Harrisonburg, Va.: Shenandoah Publishing House, 1953.

Kauffman's Mill Homestead

Name of Property

Page County, Virginia

County and State

Mauck's/Kauffman's Mill Ledgers and Daybooks, 1846-1936. Kauffman Family Collection
Notes: Ledgers/Daybooks show gaps in recorded mill transactions after burning of the first mill in 1865 and destruction of the second mill in 1870. Expenses and materials for rebuilding are listed in subsequent pages of the ledgers.

Page News and Courier (Luray, VA). Articles and advertisements relating to Kauffman's Mill, River View Resort, and the Massanutton Society, 1920-1955. Accessed through Virginia Chronicle, Library of Virginia.

Note: River View Pavilion described in June 21, 1927 edition

Page, Virginia: The County of Plenty. Luray, VA.: Page County Bicentennial Committee, 1976.

Kauffman, Charles Fahs. A Genealogy and History of the Kauffman-Coffman Families of North America, 1584-1937. York, PA.: C. F. Kauffman, 1940.

Wayland, John W. *The German Element of the Shenandoah Valley of Virginia*. Harrisonburg, Va.: Ruebush-Kieffer Company, 1907.

Strickler, Harry M. *Forerunners: A History or Genealogy of the Strickler Family*. Harrisonburg, Va.: privately printed, 1925.

U.S. Bureau of the Census. *United States Federal Census, 1820-1950*. Records for Page County, Virginia. Digital images, FamilySearch.

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 # _____
- ☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository: Virginia Department of Historic Resources, Richmond

Kauffman's Mill Homestead
Name of Property

Page County, Virginia
County and State

Historic Resources Survey Number (if assigned): DHR ID# 069-0118

10. Geographical Data

Acreage of Property 5.5 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 38.6552205 Longitude: -78.5408267

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

1. Zone:	Easting:	Northing:
2. Zone:	Easting:	Northing:
3. Zone:	Easting:	Northing:
4. Zone:	Easting :	Northing:

Verbal Boundary Description (Describe the boundaries of the property.)

The historic boundary of the Kauffman's Mill Homestead encompasses approximately five acres centered at 1059 Kauffman's Mill Road, Luray, Page County, Virginia, and includes sections of Page County tax parcels 39-A-10A and 39-A-10. The nominated property is situated along the South Fork of the Shenandoah River and extends eastward and southward to include the 1820 House, associated agricultural outbuildings, the River View Pavilion/Dance Hall, the Kauffman's Mill ruins and millrace remnants, and the Kauffman-Mauck Cemetery.

Kauffman's Mill Homestead

Name of Property

Page County, Virginia

County and State

The boundary begins at Point 1 (38.6548917, -78.5425972), at the southern end of the historic milldam, and follows the eastern bank of the Shenandoah River to Point 2 (38.6562139, -78.5392500); thence extending S/SE to Point 3 (38.6559611, -78.5391750); thence extending W/SW to Point 4 (38.6548722, -78.5402056); thence extending W to Point 5 (38.6544556, -78.5422778); thence extending toward the point of origin. The historic boundary is illustrated on the accompanying historic boundary map, the location map, and the parcel maps.

Boundary Justification (Explain why the boundaries were selected.)

The nominated boundary includes all land historically associated with the Kauffman's Mill Homestead that retains integrity and contributes to its significance under Criteria A and C. The boundary was drawn to include the full extent of the historic domestic, agricultural, industrial, and recreational resources, as well as the spatial relationships among them.

Parcel 39-A-10A contains the core of the historic property, including the 1820 House, agricultural outbuildings, the River View Pavilion/Dance Hall, and the mill site, with associated ruins, set along the South Fork of the Shenandoah River. These resources collectively represent the property's evolution from an 18th-century milling operation to a 20th-century agricultural and recreational complex.

Parcel 39-A-10, which contains the Kauffman-Mauck Cemetery and the historic millrace features, is included within the boundary due to its direct historical association with the mill, the homestead and its contributing role in illustrating multi-generational family occupation of the property. The cemetery maintains a strong visual and historical relationship to the main complex and is an integral component of the cultural landscape. The millrace remained visible into the late twentieth century but was largely filled with flood-deposited sediment and debris during the major Shenandoah River flood of 1985.

The boundary excludes surrounding acreage that, although historically associated with the broader Kauffman landholdings, no longer retains sufficient integrity or does not contain contributing resources. The selected boundary therefore represents the smallest geographic area necessary to convey the property's historical significance while maintaining the integrity of its setting, feeling, and association.

11. Form Prepared By

name/title: Greg Kauffman
organization: _____
street & number: 1059 Kauffman's Mill Road
city or town: Luray, Page County state: Virginia zip code: 22835
e-mail: gwkauffman@gmail.com
telephone: 860-912-8244
date: _____

Kauffman's Mill Homestead

Name of Property

Page County, Virginia

County and State

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Kauffman's Mill Homestead

City or Vicinity: Shenandoah Valley

County: Page County

State: Virginia

Photographer: Greg Kauffman

Date Photographed: January 2, 2026 (unless otherwise specified)

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo 1 of 35: VA_PageCounty_KauffmansMillHomestead_0001

Camera facing northeast: Approach to Kauffman's Mill Homestead; left-to-right can be seen Kauffman's Mill ruins, garage, wash house, 1820 House, and River View Dance Hall

Kauffman's Mill Homestead

Name of Property

Page County, Virginia

County and State

Photo 2 of 35: VA_PageCounty_KauffmansMillHomestead_0002

Camera facing west: View of Shenandoah River, Massanutten Mountains, Kauffman's Mill ruins, and milldam ruins, from the garden of 1820 House

Photo taken July 25, 2025 by Greg Kauffman

Photo 3 of 35: VA_PageCounty_KauffmansMillHomestead_0003

Camera facing southwest: View of River View Dance Hall and fireplace

Photo taken July 25, 2025 by Greg Kauffman

Photo 4 of 35: VA_PageCounty_KauffmansMillHomestead_0004

Camera facing east: Exterior, 1820 House front elevation and 1920 concrete wall

Photo 5 of 35: VA_PageCounty_KauffmansMillHomestead_0005

Camera facing south: Exterior, 1920 concrete wall detail ("HMK 1920")

Photo 6 of 35: VA_PageCounty_KauffmansMillHomestead_0006

Camera facing west: Exterior, 1820 House rear elevation

Photo 7 of 35: VA_PageCounty_KauffmansMillHomestead_0007

Camera facing southeast: Exterior, northwest corner of 1820 House

Photo 8 of 35: VA_PageCounty_KauffmansMillHomestead_0008

Camera facing northeast: Exterior, southwest corner of 1820 House

Photo 9 of 35: VA_PageCounty_KauffmansMillHomestead_0009

Camera facing northwest: Exterior, southeast corner of 1820 House

Photo 10 of 35: VA_PageCounty_KauffmansMillHomestead_0010

Camera facing southwest: Exterior, northeast corner of 1820 House

Photo 11 of 35: VA_PageCounty_KauffmansMillHomestead_0011

Camera facing east: Exterior, brickwork detail around central, second story window of 1820 House

Photo 12 of 35: VA_PageCounty_KauffmansMillHomestead_0012

Interior of 1820 House; Front transverse hallway

Photo 13 of 35: VA_PageCounty_KauffmansMillHomestead_0013

Interior of 1820 House; Detail view of woodwork, brick chimney, and mantle

Photo 14 of 35: VA_PageCounty_KauffmansMillHomestead_0014

Interior of 1820 House; Detail view of fireplace mantle and Kauffman Coat of Arms mural

Kauffman's Mill Homestead

Name of Property

Page County, Virginia

County and State

Photo 15 of 35: VA_PageCounty_KauffmansMillHomestead_0015

Interior of 1820 House; Second story chamber, showing original wood floor and trim, tongue and groove subdividing wall, mantle, and flue opening.

Photo 16 of 35: VA_PageCounty_KauffmansMillHomestead_0016

Camera facing northeast: Barn

Photo 17 of 35: VA_PageCounty_KauffmansMillHomestead_0018

Camera facing east: Wash house

Photo 18 of 35: VA_PageCounty_KauffmansMillHomestead_0019

Camera facing west: Wash house, with view of attached woodshed

Photo 19 of 35: VA_PageCounty_KauffmansMillHomestead_0019

Camera facing north: Smoke house

Photo 20 of 35: VA_PageCounty_KauffmansMillHomestead_0020

Camera facing west: Well house

Photo 21 of 35: VA_PageCounty_KauffmansMillHomestead_0021

Camera facing northwest: Chicken coop

Photo 22 of 35: VA_PageCounty_KauffmansMillHomestead_0022

Camera facing north: Garage/Workshop

Photo 23 of 35: VA_PageCounty_KauffmansMillHomestead_0023

Camera facing west: Kauffman's Mill ruins, panorama

Photo taken July 25, 2025 by Greg Kauffman

Photo 24 of 35: VA_PageCounty_KauffmansMillHomestead_0024

Camera facing northwest: Kauffman's Mill foundation remains

Photo taken April 25, 2026 by Greg Kauffman

Photo 25 of 35: VA_PageCounty_KauffmansMillHomestead_0025

Camera facing northeast: Kauffman's Mill ruins – detail view of dressed limestone foundation used in the construction of second mill (1866-1870)

Photo taken April 25, 2026 by Greg Kauffman

Photo 26 of 35: VA_PageCounty_KauffmansMillHomestead_0026

Camera facing west: Kauffman's Mill ruins – detail view of mixed limestone/concrete foundation used in the construction of the third, and final, mill (1871-1936)

Photo taken April 25, 2026 by Greg Kauffman

Kauffman's Mill Homestead

Name of Property

Page County, Virginia

County and State

Photo 27 of 35: VA_PageCounty_KauffmansMillHomestead_0027

Camera facing southeast: Kauffman's Mill ruins – detail view of an existing limestone footer of the adjacent sawmill

Photo taken April 25, 2026 by Greg Kauffman

Photo 28 of 35: VA_PageCounty_KauffmansMillHomestead_0028

Camera facing northeast: Kauffman's Mill ruins – stonework added in the 1920s/1930s

Photo taken April 25, 2026 by Greg Kauffman

Photo 29 of 35: VA_PageCounty_KauffmansMillHomestead_0029

Camera facing south: River View Dance Hall, front elevation

Photo 30 of 35: VA_PageCounty_KauffmansMillHomestead_0030

Camera facing east: River View Dance Hall, side elevation

Photo 31 of 35: VA_PageCounty_KauffmansMillHomestead_0031

Camera facing southwest: River View Dance Hall, detail view of service entrance

Photo 32 of 35: VA_PageCounty_KauffmansMillHomestead_0032

Camera facing east: Fireplace pavilion

Photo 33 of 35: VA_PageCounty_KauffmansMillHomestead_0033

Camera facing southeast: Kauffman-Mauck Cemetery, entrance

Photo 34 of 35: VA_PageCounty_KauffmansMillHomestead_0034

Camera facing east: Kauffman-Mauck Cemetery

Photo 35 of 35: VA_PageCounty_KauffmansMillHomestead_0035

Camera facing east: Kauffman-Mauck Cemetery, oldest marker – David Kauffman, died 1804

Historic/Embedded Images Log

Photo 1: West façade of the 1820 House, with shingled roof and prior to porch addition.

Photo 2: West facade of the 1820 House, after addition of metal roof and terrace wall.

Photo 3: Southeastern view of Kauffman's Mill, with attached sawmill extending from the eastern elevation.

Photo 4: Southeastern view of Kauffman's Mill, with covered entrance.

Photo 5: Historic view of Kauffman's Mill, looking south across the South Fork of the Shenandoah River in 1893. The large frame structure at center is Kauffman's Mill, then operated by the Mauck family. The dwelling to the left is the home of miller Robert Mauck. Directly

Kauffman's Mill Homestead

Name of Property

Page County, Virginia

County and State

behind the mill stands the 1820 House. The duplex dwelling at right contains within its rear section the original David Kauffman House, built in 1772 as the first residence on the property; the front brick section represents a later addition made to accommodate the growing number of families associated with the milling enterprise. On the near shore, from left to right are Enoch van Buren Kauffman, Philip Marion Kauffman, and John William Kauffman, great-grandsons of progenitor, David Kauffman. The children in the boat are children of Philip and John Kauffman.

Photo 6: Flour shipment from Kauffman's Mill; Garage/Workshop on left; Wash House on right; additional outbuilding in center (no longer exists).

Photo 7: Kauffman's Mill flour bag shipping tag.

Photo 8: The original River View Pavilion at Kauffman's Mill. The pavilion was built by Philip M. Kauffman in 1927 to host the 3rd Annual Meeting of the Massanutton Society.

Photo 9: River View business card used in the 1930s and 1940s

Photo 10: River View advertisement in the June 28, 1932 edition of the Page News & Courier

Photo 11: Advertisement in the Feb 28, 1941 edition of the Page News & Courier for a benefit dance at River View at Kauffman's Mill

Paperwork Reduction Act Statement: This information is being collected for nominations 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.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours
Tier 2 – 120 hours
Tier 3 – 230 hours
Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

Kauffman's Mill Homestead

Name of Property

Page County, Virginia

County and State

Historic/Embedded Images

Photo 1

West façade of the 1820 House, with shingled roof and prior to porch addition.

Photo taken c. mid-1910s.

Photo located in Kauffman family photo collection.



Kauffman's Mill Homestead
Name of Property

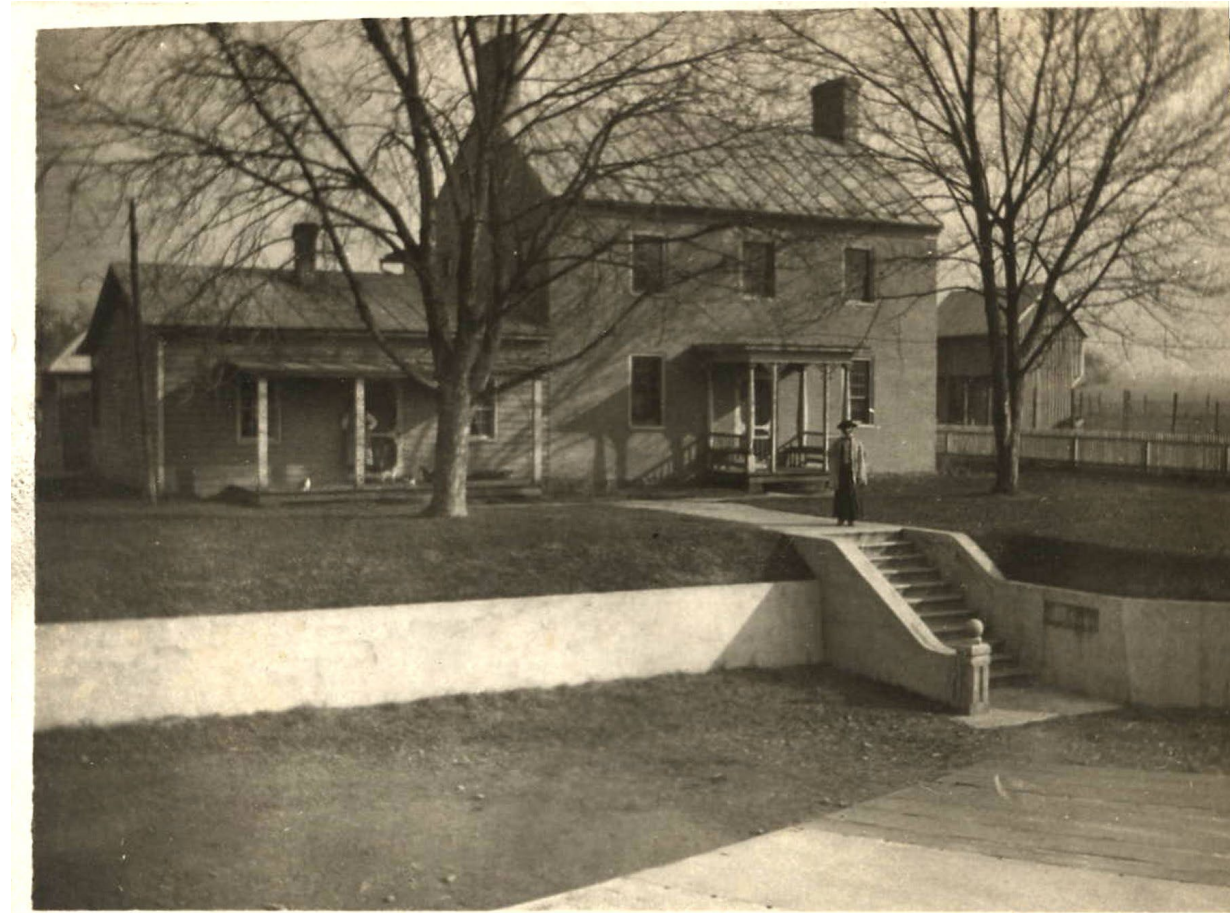
Page County, Virginia
County and State

Photo 2

West facade of the 1820 House, after addition of metal roof and terrace wall.

Photo taken c. early-1920s

Photo located in the Kauffman family photo collection



Kauffman's Mill Homestead

Name of Property

Page County, Virginia

County and State

Photo 3

Southeastern view of Kauffman's Mill, with attached sawmill extending from the eastern elevation.

c. 1900

Photo located in Kauffman family photo collection



Kauffman's Mill Homestead

Name of Property

Page County, Virginia

County and State

Photo 4

Southeastern view of Kauffman's Mill, with covered entrance.

Photo taken c. 1940

Photo located in the Kauffman family photo collection.



Kauffman's Mill Homestead

Name of Property

Page County, Virginia

County and State

Photo 5

Historic view of Kauffman's Mill, looking south across the South Fork of the Shenandoah River in 1893. The large frame structure at center is Kauffman's Mill, then operated by the Mauck family. The dwelling to the left is the home of miller Robert Mauck. Directly behind the mill stands the 1820 House. The duplex dwelling at right contains within its rear section the original David Kauffman House, built in 1772 as the first residence on the property; the front brick section represents a later addition made to accommodate the growing number of families associated with the milling enterprise. On the near shore, from left to right are Enoch van Buren Kauffman, Philip Marion Kauffman, and John William Kauffman, great-grandsons of progenitor, David Kauffman. The children in the boat are children of Philip and John Kauffman.

Photo taken 1893

Photo in Kauffman family photograph collection



Kauffman's Mill Homestead

Name of Property

Page County, Virginia

County and State

Photo 6

Flour shipment from Kauffman's Mill; Garage/Workshop on left; Wash House on right;
additional outbuilding in center (no longer exists).

c. 1918-1919

Photo in Kauffman family photo collection



Kauffman's Mill Homestead

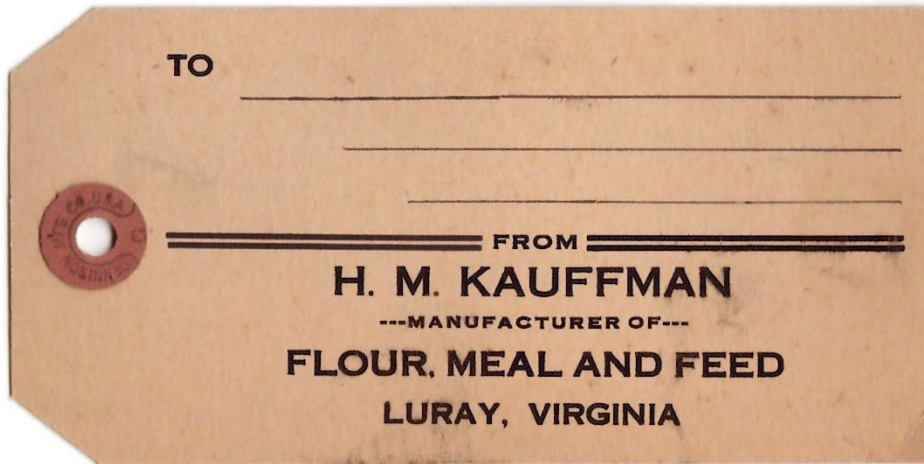
Name of Property

Page County, Virginia

County and State

Photo 7

Kauffman's Mill flour bag shipping tag
Item located in Kauffman Family collection



Kauffman's Mill Homestead

Name of Property

Page County, Virginia

County and State

Photo 8

The original River View Pavilion at Kauffman's Mill. The pavilion was built by Philip M. Kauffman in 1927 to host the 3rd Annual Meeting of the Massanutton Society.

Photo taken in 1927

Photo located in the Kauffman family photo collection



Kauffman's Mill Homestead

Name of Property

Page County, Virginia

County and State

Photo 9

River View business card used in the 1930s and 1940s

Item located in Kauffman Family collection



Kauffman's Mill Homestead

Name of Property

Page County, Virginia

County and State

Photo 10

River View advertisement in the June 28, 1932 edition of the Page News & Courier

"RIVER VIEW"

PAGE COUNTY'S FAVORITE PLAYGROUND!



- for vacationists
- for tourists
- for picnics

EXCELLENT ACCOMMODATIONS

Home Cooking - Boating - Bathing - Dancing

Write for booklet giving full details, rates, etc.

H. M. KAUFFMAN
"KAUFFMAN'S MILL"

LURAY, : : : VIRGINIA

Kauffman's Mill Homestead

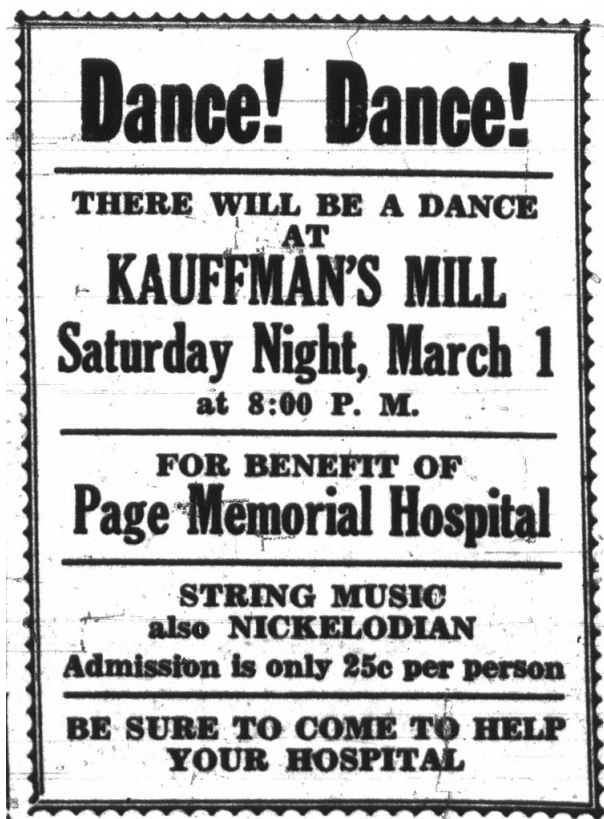
Name of Property

Page County, Virginia

County and State

Photo 11

Advertisement in the Feb 28, 1941 edition of the Page News & Courier for a benefit dance at River View at Kauffman's Mill





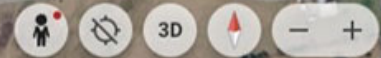
LOCATION MAP

Kauffman's Mill Homestead
Page County, VA
DHR #:
5.5 acre historic site
Historic boundary outlined

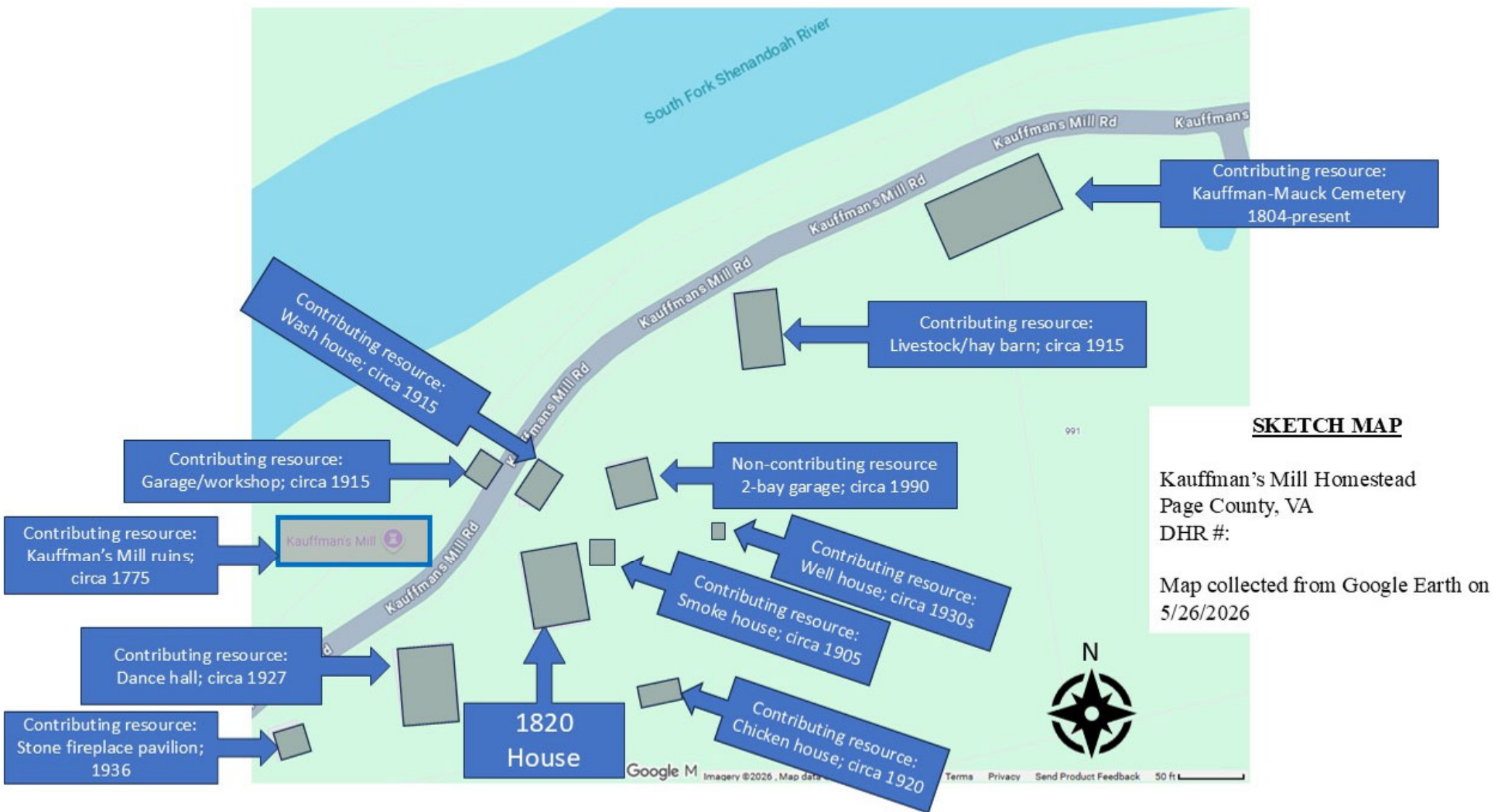


Map collected from Google Earth on
5/26/2026

Map date 3/20/2025



















































D * K

July. 14. 18

1804