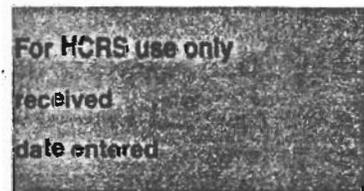


VLR-4/21/81 NRHP-7/8/82

34-127

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**



See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic John Hite House

and/or common Springdale (Preferred)

2. Location

street & number U. S. Route 11 n/a not for publication

city, town Bartonsville vicinity of congressional district 7th (J. Kenneth Robinson)

state Virginia code 51 county Frederick code 069

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input checked="" type="checkbox"/> private residence
<input checked="" type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
	n/a	<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

4. Owner of Property

name Mr. and Mrs. Fairell G. Stewart

street & number Route 3, Springdale

city, town Winchester n/a vicinity of state Virginia 22601

5. Location of Legal Description

courthouse, registry of deeds, etc. Frederick County Courthouse

street & number N/A

city, town Winchester state Virginia

6. Representation in Existing Surveys

title Virginia Historic Landmarks Commission Survey has this property been determined eligible? yes no

date 1973, 1980 federal state county local

depository for survey records Virginia Historic Landmarks Commission, 221 Governor Street

city, town Richmond state Virginia 23219

7. Description

Condition		Check one	Check one	
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input type="checkbox"/> good	<input checked="" type="checkbox"/> ruins (Hite's <input checked="" type="checkbox"/> altered		<input type="checkbox"/> moved	date _____ N/A
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed/Tavern)			

Describe the present and original (if known) physical appearance

According to its date stone, high in the south gable, the main house at Springdale was erected by John Hite in 1753. The house is built of the native limestone laid in irregular ashlar with some random-coursed limestone rubble used on its secondary walls. It is situated on the east side of Route 11, adjacent to Opequon Creek. Characteristic of German Valley houses, the house is covered by a steep gable roof defined by a well-molded wood cornice. The structure has undergone numerous renovations on both its exterior and interior that include a remodeling in the Greek Revival style in ca. 1835-40 and one in the Colonial Revival style ca. 1900. Numerous changes have also been made to the house throughout the present century.

The main (west) entry consists of a Greek Revival-style doorway sheltered by a four-bay, two-story portico added in the present century. The entrance frontispiece, a 19th-century remodeling, has Ionic columns supporting a plain architrave topped by a Doric entablature. A joist with the carving, "John Hite on 1747," was positioned above the cornice in the present century after its removal from a nearby barn. The rear side (east) has a two-level gallery added ca. 1900, which shelters a plain doorway. The house's fenestration includes a number of different types of openings. On its first story the facade has segmental-arched heads with Greek Revival symmetrical architrave trim and plain corner blocks; the second-story and wing openings lack the segmental arches. The side elevations have segmental-arched openings without the Greek Revival trim. The windows have 2/2, 6/6, and 12/12 hung sash. Dormers, added in the present century, are found on both the east and west elevations. The house has four brick interior-end chimneys, two on the main section and one on each wing.

The interior of Springdale was extensively altered ca. 1835-40 and at the turn of the century. The house has a central hall flanked by a long parlor and a dining room and kitchen. The hall contains the main stair that replaced the original, according to family tradition, ca. 1900 when the highway was relocated from the east (rear) of the structure to the west (front). The original stair is said to have ascended in the opposite direction. The open-well, closed-string stair consists of turned balusters, a molded handrail, and a square Colonial Revival newel. The front door has a Greek Revival frame that includes symmetrical trim and flat corner blocks. Similar trim is used on the other principal openings as well.

To the north of the hall is the long parlor extending into the wing. It is believed that the parlor was originally two rooms and that it assumed its present form ca. 1900 when the present Colonial Revival screen was added. The room has two mantels: the end (north) wall has a Federal mantel while the east wall has a Greek Revival mantel. Complementing the mantels, the openings to the north of the screen have molded Federal trim while the openings to the south have symmetrical Greek Revival trim with plain corner blocks. To the rear (east) of the double parlor is a paneled den. While the room has Greek Revival symmetrical trim around the windows, the paneling on the mantel wall dates to the 18th century and is probably an original feature. To the south of the hall is the dining room, trimmed in Greek Revival woodwork, and the present kitchen. The kitchen is probably the location of the original kitchen as it is distinguished by a massive rough-hewn lintel above a much-reduced fireplace opening. German houses usually contained indoor kitchens. The paneling on the fireplace wall is a modern addition. Behind the kitchen is a small sitting room that contains a Greek Revival mantel topped by 18th-century paneling. The fireplace contains a rare Isaac Zane cast-iron fireback that bears the coat of arms of Lord Fairfax. The fireback was cast by neighboring Marlboro Furnace and dates to the late 18th century. It is believed to have always been in the house.

(See Continuation Sheet #1)

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1753 **Builder/Architect** unknown

Statement of Significance (in one paragraph)

STATEMENT OF SIGNIFICANCE

Springdale was originally the home of Jost Hite, the earliest white settler in the lower Shenandoah Valley. Hite was among the many Germans who came to the colonies from the Palatinate during the great migration of 1709-10. In 1731 he acquired a conditional grant of 40,000 acres on Virginia's western frontier. Moving with his family from Germantown, Pennsylvania, Hite quickly prospered through his establishment of mills and farms in the Winchester area. The ruins of what was probably Hite's home and tavern, built in the 1730s next to the Indian trail that became the Valley Turnpike, still stand in the yard of the Springdale property. The present dwelling, a large stone house in the German vernacular tradition, was built in 1753 by Hite's son John, a distinguished soldier and citizen of early Frederick County. The house and ruin remain key landmarks of the Shenandoah Valley's first period of settlement.

HISTORICAL BACKGROUND

Jost Hite was born in Kraichgau, Germany (now the area of Neckerland, southeast of Heidelberg), on December 5, 1685. The second child of Johannes (Hans) Hed(t), he was christened Hans Justus Heydt. The register of Bonfeld Church in Kraichgau reveals that on November 10, 1704, "Johan Justus Heyd, linenweaver and son of Johannes Heyd - butcher and civic councilor here, married to Anna Maria, daughter of Abraham Mercklin- citizen here."¹ In the wars before the Peace of Utrecht, French armies repeatedly devastated German Palatine towns and left many of their citizens homeless. Under English sponsorship hundreds of these German families were encouraged to settle in the Hudson Valley for employment in the manufacture of tar and naval stores. Among those who joined in the great migration were Jost Hite and his recent bride. The Bonfeld pastor's list of "emigrants from this village" includes in 1709-1710 "Johannes Heyd samt d. Seinen (with his family)" and "Justus Heyd, his son, cum suis (with his family)."² The Rotterdam embarkation lists include "Joost Heyd" in the fifth party of Palatines on a ship under the command of Captain William Newton which arrived in New York in 1710.³ The Palatine subsistence lists of New York in 1710-12 include the name of Johann Jost Hayd. The church records of the Kingston Dutch Reformed Church in Ulster County, New York, list the baptisms of two of his children, Elizabeth in 1711 and Madalena in 1713.

Dissatisfied with conditions in New York, the Hites with many of the new settlers moved south into Pennsylvania. In May 1714 Hite purchased 150 acres on the Shippack River near Germantown. His first son, John, the builder of the present house at Springdale, was born that same year. In 1718 Jost Hite purchased six hundred acres on the Perkiomion River where he established a grist mill. He sold this land in 1730 for 640 pounds before departing for Virginia. The deed identified him as a weaver and described the sale of a "certain Messuage, Grist Mill, and Plantation or Tract of Land...near Perkioming..."⁴ It was on August 5, 1731, that he acquired the conditional grant of 40,000 acres in the Shenandoah and thus was launched on his last and greatest adventure. The condition required the grantees to settle within a two-year period one family for every thousand acres granted. In October 1731, Hite and his

9. Major Bibliographical References (see Continuation Sheet #1)

Cartmell, T.K. Shenandoah Valley Pioneers. Berryville, Va.: Chesapeake Book Co., 1963.
 Chancery Suit. "Hite v. Fairfax." 1771. Virginia State Library Acc. 24663, 26090.
 Conner, Ralph. "Hans Yost Height, Weaver in Penn." German Origins of Jost Hite. Edinburg, Va., 1979.
 Dickinson, Josiah Look. The Fairfax Proprietary. Front Royal, Va.: The Warren Press, 1959.

10. Geographical Data

Acreeage of nominated property 12 acres
 Quadrangle name Stephens City, Va. Quadrangle scale 1:24000

UMT References

A	<u>1</u> <u>7</u>	<u>7</u> <u>4</u> <u>2</u> <u>0</u> <u>2</u> <u>0</u>	<u>4</u> <u>3</u> <u>3</u> <u>2</u> <u>4</u> <u>0</u> <u>0</u>	B	<u>1</u> <u>7</u>	<u>7</u> <u>4</u> <u>1</u> <u>9</u> <u>8</u> <u>0</u>	<u>4</u> <u>3</u> <u>3</u> <u>2</u> <u>2</u> <u>5</u> <u>0</u>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<u>1</u> <u>7</u>	<u>7</u> <u>4</u> <u>1</u> <u>6</u> <u>8</u> <u>0</u>	<u>4</u> <u>3</u> <u>3</u> <u>2</u> <u>3</u> <u>5</u> <u>0</u>	D	<u>1</u> <u>7</u>	<u>7</u> <u>4</u> <u>1</u> <u>7</u> <u>6</u> <u>0</u>	<u>4</u> <u>3</u> <u>3</u> <u>2</u> <u>5</u> <u>0</u> <u>0</u>
E	<u> </u>	<u> </u>	<u> </u>	F	<u> </u>	<u> </u>	<u> </u>
G	<u> </u>	<u> </u>	<u> </u>	H	<u> </u>	<u> </u>	<u> </u>

Verbal boundary description and justification Beginning at a point on W side of W lane of I-81, about 500' NE of Opequon Creek; thence extending about 500' SW along said side to N edge of said creek; thence about 1100" WNW along said edge to E side of US 11; thence about 575' NE along said side; thence about 975' ESE to W side of W lane of I-81, the point of origin. (See Continuation Sheet # 1 for justification)

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	N/A	code
state	N/A	code	county	N/A	code

11. Form Prepared By

name/title Virginia Historic Landmarks Commission Staff
 organization Virginia Historic Landmarks Commission date April 1981
 street & number 221 Governor Street telephone 804-786-3144
 city or town Richmond state Virginia 23219

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:
 national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature H. Bryan Mitchell
 H. Bryan Mitchell, Executive Director
 title Virginia Historic Landmarks Commission date MAY 10 1982

For HCERS use only:
 I hereby certify that this property is included in the National Register.
 date _____
 Keeper of the National Register
 Attest: _____ date _____
 Chief of Registration

**United States Department of the Interior
Heritage Conservation and Recreation Service**

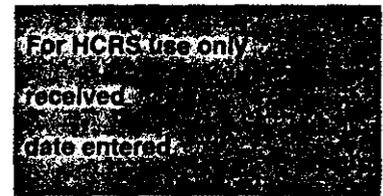
**National Register of Historic Places
Inventory—Nomination Form**

Springdale, Frederick County, Va.

Continuation sheet #1

Item number 9,7,8

Page 1



9. MAJOR BIBLIOGRAPHICAL REFERENCES

Frederick County Deed Books 12, 15, 18, 20-25, 48, 84, 87.

Superior Court Deed Books 2, 4, 6.

Land Tax Books 1782-1831; 1843-48; 1851-60.

Order Books 20, 21.

Will Books 11, 27.

Jones, Henry Z. "The Family of Hans Justus Heydt in Germany and New York." German Origins of Jost Hite. Edinburg, Va., 1979.

Kerchival, Samuel. A History of the Valley of Virginia. Woodstock, Va.: John Gatewood, Printer, 1850.

McIlwaine, H.R., ed. Executive Journals of the Council of Colonial Virginia. Vol. IV. Richmond: Virginia State Library, 1930.

Quarles, Garland R. Some Old Homes in Frederick County, Virginia. Winchester, Va., 197

Wust, Klaus. "Jost Hite in the Shenandoah Valley of Virginia." German Origins of Jost Hite. Edinburg, Va., 1979.

Virginia Historical Society. The Virginia Magazine of History and Biography. Richmond, 1894-1979. V. 16, p. 164; V. 11, pp. 115-131.

7. DESCRIPTION

The second-floor rooms have also undergone major stylistic changes. The openings combine Federal and Greek Revival trim much plainer in treatment than the first-floor rooms. The mantels are also quite plain.

The stone ruins of what is believed to be Jost Hite's tavern/house of the 1730s are found southeast of the main house. A stone shed and small wood-frame spring house survive to the rear (east) of the main house. The grounds around the structures are informally landscaped with large shade trees. Boxwood has recently been planted near the east and west sides of the house. A stone entrance gate is found off Route 11.

RCC

BOUNDARY JUSTIFICATION

The nominated property for Springdale consists of ten acres. It includes the main house, Springdale; a stone shed; a spring house; and the ruins of the house/tavern. The 12 acres are a fraction of the original Jost Hite patent of 40,000 acres and the landholdings of his son John, 1,080 acres. The property is bounded on the west by Route 11 and on the east by Route 81.

8. SIGNIFICANCE

partner, Robert McKay, received an additional 100,000 acres, "...that they & divers other Families to the number of one hundred are desirous to...seat themselves..."⁵

There was confusion and contention from the beginning concerning Hite's land grant and the grant of Lord Fairfax's Proprietary in the same area. Fairfax's agents treated the settlers as squatters and were met with resistance. Hite and his partners worked diligently

(See Continuation Sheet #2)

United States Department of the Interior
Heritage Conservation and Recreation Service

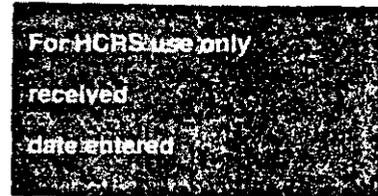
National Register of Historic Places
Inventory—Nomination Form

Springdale, Frederick County, Virginia

Continuation sheet #2

Item number 8

Page 2



8. SIGNIFICANCE

to comply with the conditions of the patents and to protect their interests. "... (we were) put to great trouble and expense in attending several times at Williamsburg above 300 miles...'. Despite caveats from both sides and two personal visits from Fairfax to Hite, no resolution was possible. The dispute ultimately resulted in the case of Hite et al. vs. Fairfax that was finally resolved in Hite's favor in 1786, a quarter of a century after his death.

Hite's testimony included a detailed account of conditions in the early settlement:

Several of the families who first removed and settled there were put to such Hardships and difficulties as are scarcely to be conceived being obliged to live in the Waggon's till they could build some small Huts to shelter themselves from the Inclemency of The Weather and so far distant from any Settlement (but especially from any such as could supply them with any Provisions or Necessaries) that they scarce (could) procure any one thing necessary than from Pennsylvania or Fredericksburg (which were near 200 Miles distant). And to which for the greatest and most difficult parts of the way they were obliged to make roads...⁷

The house/tavern was most likely built during the 1730s, perhaps even before he was appointed one of the first justices for the newly formed county of Orange in 1734. None of Jost Hite's personal papers are known to exist, but manuscripts of the 1740s certainly prove the structure existence during that decade. The Moravian missionary Leonard Schnell noted in his diary on November 20, 1743, "...at sunset we came to a German innkeeper, Jost Hayd, a rich man, well known in the region. He was the first settler there."⁸ George Washington and a surveying party employed by Lord Fairfax "...sent their baggage to Jost Hite's" on March 4, 1748. Washington noted in his diary on April 11, 1748 "...went to Hite's and lodged."⁹ The earliest houses of the Valley are described in chronological order by Kercheval in his History published in 1833. Of the first one cited he said, "Joist (sic) Hite had built a stone house on Opequon, which house is now standing, and has a very ancient appearance..."¹⁰

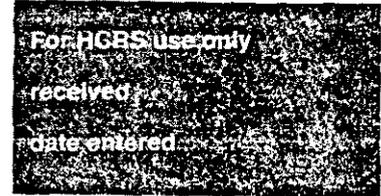
In 1742 Hite sold to his son John a tract of land containing 1,080 acres. It was part of the 5,018 acres that the elder Hite had selected from the 40,000-acre patent that he had first acquired. John built the present Springdale in 1753, after achieving prominence in the local community. According to county court records, John Hite was appointed a surveyor of roads in 1747; was a justice in 1748; an assemblyman in 1752, 1772-80; on a Court Martial in 1755 as captain; a major in 1756; lieutenant colonel in 1757; colonel in 1760; and president of the Court Martial. Adding to a distinguished service career, he was a trustee for the town of Winchester in 1758, was on the New Court in 1776, and was made a county lieutenant in place of Lord Fairfax. He also served on the Second Vestry of Frederick County in 1752 and again in 1767 and 1770. His name appears on a list of electors for George Washington when he was a candidate in 1748 for the House of Burgesses. The family records give brief mention of visits from "surveyor Washington" ...and from "Col. Washington."¹¹ Hite married a Van Meter daughter in 1737 and built his residence to house a growing family.

Jost Hite died in 1761. John Hite sold Springdale to David Brown in 1772. David Brown died ca. 1794. In March 1802 his heirs sold 268 acres to Richard P. Barton for 1,750 pounds. This acreage included the John Hite house. The house remained in the Barton family until 1873 when it was sold to R. F. Harrison. It was under Barton ownership that the house was remodeled in the Greek Revival style. Since 1893 it has been once again owned by descendants of the Hite and Van Meter families. The present owners are Mr. and Mrs. Fairell G. Stewart.

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

Springdale, Frederick County, Virginia



Continuation sheet #3

Item number 8

Page 3

8. SIGNIFICANCE

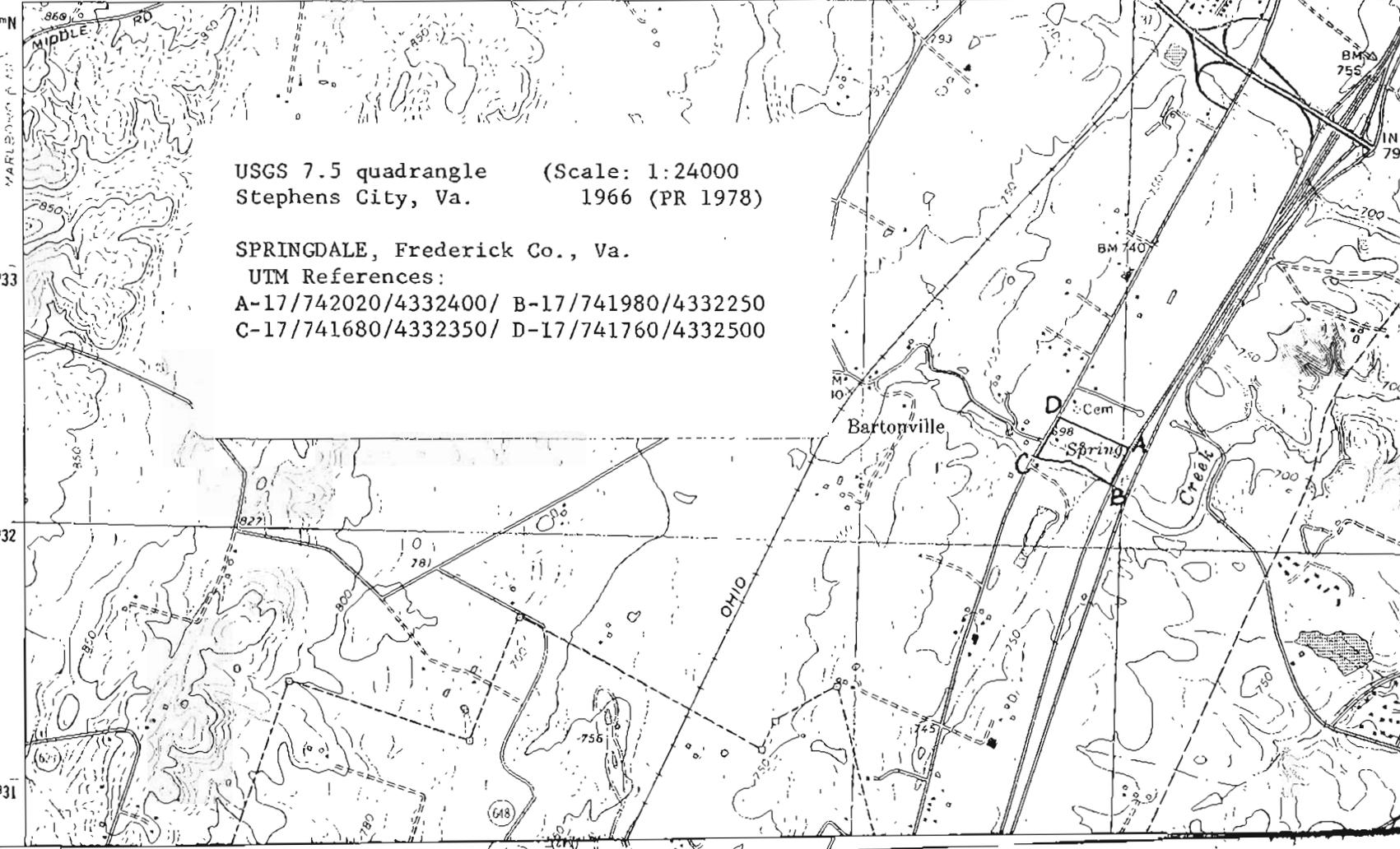
- ¹Henry Z. Jones, German Origins of Jost Hite, p. 12.
- ²Ibid., p. 13.
- ³Ibid., p. 8.
- ⁴Ibid., p. 19.
- ⁵H. R. McIlwaine, ed. Executive Journals of the Council of Colonial Virginia, p. 253.
- ⁶"Hite vs. Fairfax," Chancery Suit, 1771, p. 14.
- ⁷Ibid., p. 13.
- ⁸Virginia Magazine of History, Vol. XI, p. 373.
- ⁹Klaus Wust, "Jost Hite in the Shenandoah Valley of Virginia," German Origins of Jost Hite, p. 25.
- ¹⁰Samuel Kerchival, A History of the Valley of Virginia, p. 45.
- ¹¹T. K. Cartmell, Shenandoah Valley Pioneers, p. 254.

5362 11 NE
(HAYFIELD)

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

COMMONWEALTH OF VIRGINIA
DIVISION OF MINERAL RESOURCES
JAMES L. CALVEY
5362 11 NW
(WINCHESTER)

78° 15' 39° 07' 30" 738000m E 739 740 741 12' 30"



USGS 7.5 quadrangle (Scale: 1:24000)
Stephens City, Va. 1966 (PR 1978)

SPRINGDALE, Frederick Co., Va.
UTM References:
A-17/742020/4332400/ B-17/741980/4332250
C-17/741680/4332350/ D-17/741760/4332500