



PRELIMINARY INFORMATION FORM (PIF) for INDIVIDUAL PROPERTIES

DHR No. (to be completed by DHR staff) 062-0045

Purpose of Evaluation

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

To see if it is eligible of individual listing on the National Register.

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

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

1. General Property Information

Property name: Mill Hill , High View

Property address: 524 Winery Road

City or Town: Roseland

Zip code: 22967

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

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

Building x Site Structure Object

2. Physical Aspects

Acreage: 26.59

Setting (choose only one of the following):

Urban Suburban Town Village Hamlet Rural x

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

The property is contains the curtilage and some acreage of what had been a larger farm. It lies largely east of Winery Road, through a small portion of the parcel is on the west side of the road. It is northwest of the intersection of Beech Grove Road and Rockfish Valley Highway and roughly between the communities of Beech Grove and Wintergreen, at the foot of Bryant Mountain. The South Fork of the Rockfish River cuts through the southwestern corner of the parcel and continues along its southern boundary. An access drive leads from Winery Lane east to the house along the parcel's northern boundary. There is a formal garden south of the house. the parcel is dotted with mature trees and the area along the river is wooded.

3. Architectural Description

Architectural Style(s): Greek Revival

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

If the builder is known, please list here: _____

Date of construction (can be approximate): ca 1840

Narrative Description:

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

Exterior

The main house is a frame I-house with exterior end chimneys. The foundation is brick, laid in five course American bond. The house is clad in weatherboard. The original core of the house has cornerboards. Though there are no cornice returns, the north and south elevations have overhanging eaves with stylized Doric mutule blocks above reeded triglyphs with cavetto molding below.

The central entrance is by double leaf doors, each with three raised panels. A four light transom is above the doors and flanking them are three-light full height sidelights. The entrance is within a twentieth century, Greek Revival inspired porch with square posts and pilasters and a balustrade above, reminiscent of a sheaf of wheat design. The balustrade protects a second story deck accessed by paired French doors. The central bay is flanked by wooden double hung sash windows--nine-over-six on the first floor, and six-over-six on the second.

The east and west elevations of the original portion of the house have exterior end chimneys, laid in Flemish bond, with a single set of shoulders, centered on the gable. The west elevation has a nine-over-six windows on the first floor, and six-over-six windows on the second floor and four light windows in the attic, flanking the chimney. The east elevation has the same fenestration pattern south of the chimney, but only the attic window to the north. A greenhouse roof extends east of the original house and south of the chimney, covering a small basement level solarium.

A partial width, one-story addition on a raised basement has been added to the rear/south of the house. It engages the eastern two bays on the first floor; one nine-over-six windows remains exposed in the west bay of the first floor. Centered below it is a canted bay window serving a basement room and above it a six-over six window. Three additional windows span the remainder of the second floor.

The addition has a hipped roof. On the east side, where the addition is flush with the exterior wall plane of the original, it is connected by a glazed hyphen which is set back, clearly differentiating the old house from the addition. On the west the connection is also slightly set back, but clad in weatherboard to match the main part of the house. The addition's east elevation has two nine-over-six windows on the upper level and a single leaf door and a six-over-six window in the basement. Its west elevation has three six-over-six windows in the basement, and above a three part widows composed of a nine-over-six flanked by six-over-fours. The south elevation has three

nine-over-six windows on the upper level, and two six-over-six windows in the basement flanking paired glazed doors that open at grade

Interior

The original portion of the house has two principal rooms on each level. On the main level, there is an entrance hall between the two principal rooms. The hall, which is roughly half the depth of the principal rooms, has what has been referred to as a "lobby stair." It rises along the west wall, turns and continues along the south and turns a third time to the second floor. A door at the southeast corner of the entrance hall services a straight run stair descending west to the basement level and beyond the basement stair, a narrow half bath. The double leaf entrance doors are grained as is the paneling west of the stair to the basement and the dado in the room and below the wall stair rail. The steps have simple foliate brackets at each tread. The entrance door has Green Revival trim with cornerblocks as do the doors to the east and west rooms

The west room has a single window on its north and south walls and two windows which flank a fireplace on the west wall. Contemporary bookcases on the north wall flank the windows and a windowseat. A chair rail with dado and wide baseboard are found on the other walls. The mantel has fluted pilasters carrying a broad entablature and molded shelf. The frieze has a pattern of alternating narrow and broad fluting between blocks with applied abstract sawn work above the pilasters. The entire mantelpiece is faux painted by a technique referred to as potato painting.

The east room has a window on its north wall and one on its east wall, south of the fireplace. It has a door on the south wall that leads to the hyphen and a master suite. The room has a chair rail with a raised panel dado. the fireplace is faux grained and the pilaster have a stylized foliate applied trim and a entablature with two recessed panels with blocks above the pilasters with carved chevrons, and a molded shelf.

Between the east and west rooms and running behind the stair and half bath is a pass through room housing a bar and storage.

The hyphen has an exposed wall with timber framing and brick nogging on its north wall. The south and west are clad in weatherboard and the east is glazed. The rear wing has a master suite with a bedroom to the west and a bath to the east.

The second level, like the first, has two principal rooms flanking the stair hall. Bathrooms for each of the upstairs bedrooms are set south of the stair hall and accessed from each of the principal rooms. Doors from the rooms to the hall are grained. The west room has the same fenestration as the room below it. It has cased-in closets flanking a window and window seat on the north wall. The other walls have chair rail and wide baseboard. The fireplace on the west wall has fluted pilaster supporting a pulvinated frieze and molded shelf. The east room has cased-in closets flanking a window on the north wall. The fireplace on the east wall has Greek Revival trim surrounding the fireplace with a molded shelf above.

The basement level has two rooms in the core of the house with a transverse hall between them to the rear kitchen addition. The original two rooms have exposed ceiling beams and brick walls. Stone floors have been added throughout. Most notable is a large (approximately 5' tall) lazy Susan set in the wall between the dining room and hall. The structure has paired arched doors of tin with punch work on both sides of the partition. The interior has four round revolving shelves.

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

Outbuildings include a frame, gable roofed bank barn; a horse barn; a dog run; an ice house; a poultry house; a privy; a slave dwelling and a school house. The ice house, privy, and slave dwelling appear to be contemporaneous with the house and the other outbuildings may be as well and require further study. The slave dwelling has been adapted to a house a guest house and a caretaker apartment. A formal garden with bocce court at the rear of the house is of recent vintage. Also on the parcel is a stone foundation of what may have been the mill of the eponymous Mill Hill.

4. Property's History and Significance

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

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

Mill Hill aka HighView was built ca. 1840 by Ryland Rodes. Rodes, a native of Albemarle County, was born in 1796. In 1832 he married Sarah Virginia Woods, the daughter of prominent Nelson County army officer Major James Woods of Three Chimneys (VDHR 062-0433) in Nellysford. The Rodes and Woods families were associated with several prominent houses in the region including Fork Farm, Three Chimneys and Old Kleinberg

The house was inherited by Ryland and Sarah Woods Rodes' son James Wood Rodes (1839-1914). It passed family members and in 1965 was purchased by Robert Blaylock. In the 1970s the house was owned by horseman Clay Camp. Camp was responsible for some exterior alterations--he removed a one story porch on the north side of the house which had four columns with a turned balustrade and brick steps to grade with brick cheek walls. He replaced it with the porch that is there today. He also removed a two story porch on the south which had been the original facade to add an addition. In 1988 Camp and his wife Barbara sold the house and 290.5 acres to Mike Riddick who subsequently subdivided the land and sold to the McKinnon family 26.59 acres containing the house and curtilage.

Despite alterations, the complex continues to be significant architecturally particularly given the interior trim and painting, lobby stair and lazy Susan. the stair and lazy Susan are similar to those found in Riverside Farm (062-0096, ca.1841) located approximately 10 miles south in the Nelson County community of Roseland suggesting they were constructed by the same builder.

The complex includes a slave dwelling, school, privy, ice house, and barns thus preserving a compliment of buildings that testify to the farms long agricultural history. Like many Nelson County farms, tobacco was farmed originally and later apples given the expensive of labor post civil war. Even later the farm transitioned to livestock including horses during the Camp era.

Though not extensively documented, historic maps suggest that a stone ruin at the southwest corner of the parcel, adjacent to a small waterway which may be a race off the Rockfish River, could be the remains of a mill of the eponymous Mill Hill.

VDHR survey records suggest there are only 79 houses built prior to 1850 surveyed in Nelson County and some of those listed in DHR's VCRIS records are no longer extant.

Sources-

VCRIS

Nelson County Deed Books

Nelson County Land Tax records

National Register Nomination Riverside Farm

National Register Nomination Three Chimneys

High View Farm: Tobacco, Apples, Cows and Horses (nd)

Rodes House has Unusual Features (1976)

Nelson County Historical Society News November 2010

A History Of South Rockfish Families and Old Houses, Catherine Coleman Seaman, 1999

My Heritage: Ancestors and Descendents of Mary Alberta Coiner and Edward Thomas Rodes, Ruth Culpepper, 1982

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

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

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

name/title: McKinnon Grace D & NB Trustee

organization: _____

street & number: 2020 Virginia Avenue

city or town: Winston-Salem state: NC zip code: 27104

e-mail: _____ telephone: _____

Legal Owner's Signature: _____ Date: _____

•• Signature required for processing all applications. ••

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

Contact person: John McKinnon

Daytime Telephone: (336) 926-2055

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

name/title: Mary Ruffin Hanbury

organization: _____

street & number: PO Box 6049

city or town: Raleigh state: NC zip code: 27628

e-mail: maryruffin@hanburypreservation.com telephone: 919 828 1905

6. Notification

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

name/title: Stephen A. Carter/ County Administrator

locality: Nelson County

street & number: P O Box 336

city or town: Lovingson state: VA zip code: 22949

telephone: 434 263 7000