

Thank you for taking the time to submit this Preliminary Information Form. Your interest in Virginia's historic resources is helping to provide better stewardship of our cultural past.

Virginia Department of Historic Resources PIF Resource Information Sheet

This information sheet is designed to provide the Virginia Department of Historic Resources with the necessary data to be able to evaluate the significance of the property for possible listing in the Virginia Landmarks Register and the National Register of Historic Places. This is not a formal nomination, but a necessary step in determining whether or not the property could be considered eligible for listing. Please take the time to fill in as many fields as possible. A greater number of completed fields will result in a more timely and accurate assessment. Staff assistance is available to answer any questions you have in regards to this form.

General Property Information	<small>For Staff Use Only</small> DHR ID #: 081-0324
Property Name(s): <u>Kinnear House</u>	
Property Date(s): <u>1822</u> <input checked="" type="checkbox"/> Circa <input type="checkbox"/> Pre <input type="checkbox"/> Post Open to Public? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Limited <input type="checkbox"/> No	
Property Address: <u>1364 Forest Grove Road</u> City: <u>Lexington</u> Zip: <u>24450</u>	
County or Ind. City: <u>Rockbridge</u> USGS Quad(s): <u>Cornwall</u>	

Physical Character of General Surroundings	
Acreage: <u>125</u>	Setting (choose one): <input type="checkbox"/> Urban <input type="checkbox"/> Town <input type="checkbox"/> Village <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural <input type="checkbox"/> Transportation Corridor
Site Description Notes/Notable Landscape Features: <p style="text-align: center;">Federal style farmhouse.</p>	
Secondary Resource Description (Briefly describe any other structures (or archaeological sites) that may contribute to the significance of the property): <p style="text-align: center;">Frame Granary, Frame Barn, Chicken Houses</p>	
Ownership Category: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public-Local <input type="checkbox"/> Public-State <input type="checkbox"/> Public-Federal	

Individual Resource Information	
What was the historical use of this resource? Examples include: Dwelling, Grist Mill, Bridge, Store, Tobacco Barn, etc... <p style="text-align: center;"><u>Dwelling</u></p>	
What is the current use? (if other than the historical use) <u>Dwelling</u>	
Architectural style or elements of styles: <u>Federal</u>	
Architect, builder, or original owner: <u>David Taylor</u>	
# of stories <u>2</u>	Condition: <input type="checkbox"/> Excellent <input type="checkbox"/> Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/> Poor <input type="checkbox"/> Ruins <input type="checkbox"/> Rebuilt <input type="checkbox"/> Renovated

Are there any known threats to this property? No

Resource Component Information

Please answer the following questions regarding the individual components of the resource. If the component does not exist, answer "n/a." If you feel uncomfortable in answering the question, please leave the space blank. Photographs of the features can also help our staff identify specific feature components. Usually, priority is given to describing features on the primary (front) facade of the structure.

Foundation: Describe the foundation that supports the structure. Examples include piers, continuous brick, poured concrete.

Brick over coursed rubble

Structure: Describe the primary structural component of the resource. Include primary material used. Examples include log, frame (sawn lumber), and brick. Also include the treatment, such as a particular brick bond or type of framing, if known.

Frame over rubble

Walls: Describe the exterior wall covering such as beaded weatherboard or asbestos shingles.

Brick over coursed rubble

Windows: Describe the number, material, and form of the primary windows. This includes the number of panes per sash, what the sashes are made of, and how the sashes operate (are they hinged or do they slide vertically) Have the windows been replaced?

30 windows.

Porch: Briefly describe the primary (front) porch. List the primary material, shape of the porch roof, and other defining details.

Porch is wrapped around 2 sides of the house. Floor is concrete and roof is tin.

Roof: Describe the roof, listing the shape and the covering material.

Metal roof is formed by multiple gables extending over the original brick house and multiple additions. Color varies from silver to green with multiple layers of paint.

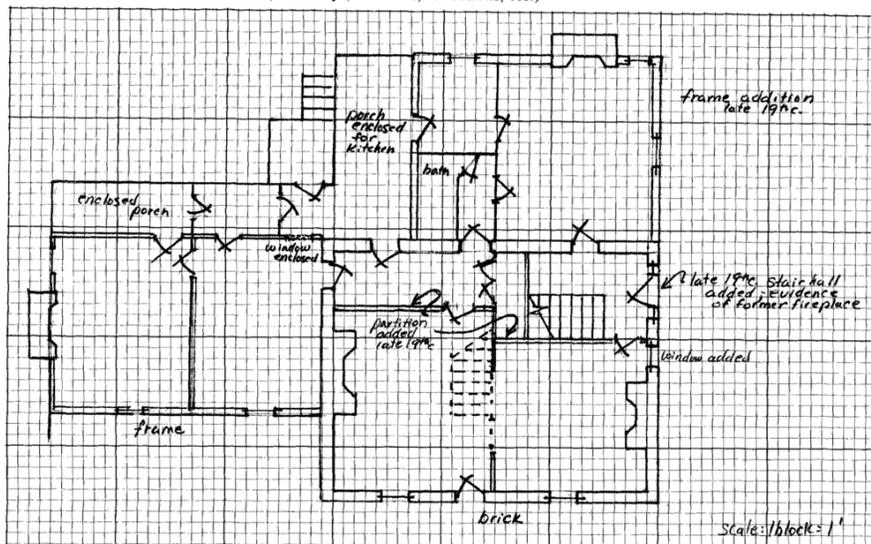
Chimney(s): List the number of chimneys and the materials used. Include the brick bond pattern if possible.

Two chimneys. One brick and the other one part brick and part rock.

Architectural Description of Individual Resource: *(Please describe architectural patterns, types, features, additions, remodelings, or other alterations. A sketch of the current floor plan would be appreciated.)*

The oldest part of this house is the brick two-room section. The woodwork is Federal in character and according to the a previous owner's father, a date of 1822 was once found in a scratch coat of plaster during repairs. Originally, a stairway was in the northeast room along the wall dividing it into two sections. It was removed in the laste 19th century when the frame section to the southwest was added. At this time, the south sections of the brick rooms were divided into a hallway and stairhall. The northwest room may have been originally two rooms (making a three room plan) since there is a base for a fireplace in the basement and a flue for it in the attic. It would have been about where the present west door is. The eastern frame section was probably once an independent, one story out building. It was given a second story and tied into the main house in the late 19th century. Modern alterations include the enclosure of a porch on the south for a kitchen and the division of a bedroom in the south ell for a bath. Outbuildings include a frame barn and granary to the south, and two frame chicken houses.

Plan (Indicate locations of rooms, doorways, windows, alterations, etc.)



Significance Statement: Briefly note any significant events, personages, and/or families associated with the property. (Detailed family genealogies are not necessary.) Please list all sources of information. It is not necessary to attach lengthy articles or genealogies to this form. Normally, only information contained on this form will be posted for consideration by the State Review Board.

Recently in 2016, the property was acquired by a family held company, L&B Shenandoah LLC. The owners of the company include: Brett & Donna Barraclough and Darren & Bea Twede. Sarah Kinnear received the property in 1979 from her parents. It had been in the family since 1862 when J.L. Kinnear bought it from David Taylor. J.L. Kinnear is responsible for the frame additions to the house. Taylor bought the property in 1800. Given the Federal character of the brick section and the reported date of 1822 in the plaster, it seems safe to assume that Taylor built the house.

Legal Owner(s) of the Property (For more than one owner, please use a separate sheet.)

Mr. Mrs. Dr.

Miss Ms. Hon.

L&B Shenandoah LLC

(Name)

(Firm)

6022 Greeley Boulevard

Springfield

VA

22152

(Address)

(City)

(State)

(Zip Code)

brett.barraclough@cox.net or beatwede@gmail.com

571.314.4791 (Brett) or 801.372.5115 (Bea)

(Email Address)

(Daytime telephone including area code)

Owner's Signature: _____

Date: _____

April 27, 2017

•• 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: Brett Barraclough or Bea Twede

Daytime Telephone: () 571.314.4791 (Brett) or 801.372.5115 (Bea)

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

Mr. Mrs. Dr.

Miss Ms. Hon.

(Name)

(Firm)

(Address)

(City)

(State)

(Zip Code)

(Email Address)

(Daytime telephone including area code)

Applicant's Signature: _____

Date: _____

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.

Mr. Mrs. Dr.

Miss Ms. Hon.

(Name)

(Position)

(Locality)

(Address)

(City)

(State)

(Zip Code)

(Daytime telephone including area code)

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

We will be conducting extensive rehabilitation efforts in order to preserve the character, purpose and history of the property. It will be an income-producing property through land leases as well as an event venue.

Would you be interested in the State and/or the Federal Rehabilitation Tax Credits? Yes No

Would you be interested in the easement program? Yes No (The property is already part of the easement program.)