



PRELIMINARY INFORMATION FORM (PIF) for INDIVIDUAL PROPERTIES

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

DHR No. (to be completed by DHR staff) 007-0549

1. General Property Information

Property name: Hutchens House

Property address: 6003 Middlebrook Road

City or Town: Middlebrook, VA

Zip code: 24459

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

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

Building Site Structure Object

2. Physical Aspects

Acreage: 80.6

Setting (choose only one of the following):

Urban Suburban Town Village Hamlet Rural

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

The Hutchens house is located about 6 miles southwest of Middlebrook in Augusta County near the village of Newport directly off of state Route 252. The current property includes 80.6 acres under easement with the Virginia Outdoors Foundation. The house is sited facing southeast with an enclosed stone wall creating a garden and patio area on the west. Existing modern outbuildings dating from ca.1998, including a garage, horse barn, and hay barn, are located fairly close to the house on the northeast side. A large pond, installed in 1999, is northwest of the house. Several pastures and a large horse riding paddock are defined by painted wood board fencing. About half of the property along the western boundary line is wooded, forest land.

3. Architectural Description

Architectural Style(s): Italianate with Greek Revival influences

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. 1855

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

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

Built circa 1855, the Hutchens House is a square brick Italianate style house with a large two-story ell addition on the west built in the early 20th century. The house is three bays wide with a central, deep, two-story portico with a sawn millwork balustrade on the front. Brick is Flemish Bond on the original section and American Bond on the addition with a limestone foundation. Four exterior chimneys define the north and south elevations with paired double hung windows between. The house has a standing seam metal hipped roof with a wide wooden frieze punctuated by curved wood brackets. Windows in the original section are primarily 9-over-6 on the first floor and 6-over-6 on the second floor. The interior features a center hall, double-pile plan with large flanking rooms of equal size. Decorative details from the mid-19th century construction include a rounded staircase with turned newel post and square balusters, deep molded trim, and chaste Greek Revival mantels with paired pilasters.

Images from the 1979 VDHR survey by Ann McCleary show a great deal of deterioration on the front portico and the rear addition which is missing its roof and windows. The 1998 photos from the previous PIF show improvements to the rear addition as well as modern posts and railings on the front portico. At some point after those photos, the railing and posts on the portico were restored to those shown in the 1979 photos. Today, the house is in good condition inside and out.

At the time of the 2001 approved PIF, there were several farm-related outbuildings; however, they were removed by the previous owners or incorporated into newer buildings and landscape features. Existing outbuildings are modern construction and include a frame garage, horse barn, and hay storage barn built after 1998. Other site features include newer stone walls made of stone gathered from around the property and some remains of stone foundations of previous buildings.

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

- - Garage, ca.1998, frame, vertical board siding- good condition
- - Horse Barn, ca.1998, frame, vertical board siding with cupola- good condition
- - Hay Storage Barn, ca. 1998, frame, vertical board siding- good condition
 - stone foundations from former outbuildings
 - stone walls and landscape features, dates 1998 and unknown
 - pond installed in 1999

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

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

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

The Hutchens House, located near the Newport community of Augusta County, is significant for its architectural character as one of several similar mid-19th century houses built on large tracts in that area. It exhibits characteristics of the Italianate style with earlier influences of the Greek Revival, both inside and out providing a well-preserved example of the transition and melding of these styles during the mid 1800s.

The property is also significant for its association with local development and farming practices from the mid-19th through early 20th centuries. The impressive Hutchens House, built on the eve of the Civil War, illustrates the prosperity of local farmers who had settled and helped establish communities such as Newport and McKinley in the western part of Augusta County. These villages grew to meet the needs of local landowners with the creation of roads, grocers, post offices, schools, and churches.

In 1860, the Hutchens farm raised cattle, sheep, and hogs and produced wheat, corn, rye, and oats. The property consisted of 227 acres and included various farming operations that passed through several generations of the Hutchens family until 1946. The house and its current 80.6 acres, now under conservation easement with the Virginia Outdoors Foundation and Valley Conservation Council, stand as a representative of the rich architectural character and expansive agricultural heritage of Augusta County.

FROM THE 2001 PIF:

The land on which this house stands was patented to William Thompson by the Commonwealth of Virginia" August 20, 1748 (Augusta County, Deed Book 2 Pages 835-836). A noteworthy owner of the land on May 21, 1782, was David Byers, Ensign in the American Revolution. (Augusta County, Deed Book 23, Pages 449-451). Archaeological site exists where David Byers lived in a log cabin. (Augusta County, Will Book 12, Pages T21-22, May 11, 1814, & interview with Regina Hutchens, family). October 1, 1836, John Hutchens acquired the property. (Augusta County, Deed Book 60 Page 190).

July 18, 1850 census describes the Hutchens family and builder of the present day home as: John and Drucilla Hutchens along with five boys and five girls.(Augusta County, 1850 Census). Land Book of 1856 show John Hutchens with 227 acres, a building value of \$2,000, land and building value of \$5,902, and a tax of \$35.41, land value of \$26 per acre. In remarks was "improvements added." This increase in building value is probably the result of the present day house being assessed. (Augusta County, Land Book 1856, Page 25).

June 10, 1864 (Friday) Consolidated columns of neral Hunter marched from Staunton through Middlebrook to Lexington. Seventeen miles (Newport is 18 miles and near home) from Stanton, the Confederates made a halt and killed a few Federals, when they were dispersed by cavalry.(History of Augusta County, p.238). There is hearsay that Confederate soldiers bid in the overhanging porch of the house. At some later date, plates and silverware were found in the same space. Reportedly the Hutchens buried two urns of silver and other valuables on the farm prior to retreating to the mountains at this time. (Interview of Regina Hutchens who found the items mentioned.) September 6, 1946, home is transferred out of the Hutchens hands.(Augusta County, Deed Book 343, Pages 468-470. The present day owners, Thomas Page Nelson, Jr. and Wendy E. Nelson acquire the property on April 4, 1989.(Augusta County, Deed Book 978, Page 273).

On January 3, 2000, a deed of easement between the Nelson's - grantors and the Virginia Outdoors Foundation, an Agency of the Commonwealth of Virginia and the Valley Conservaton Council - grantees. The is a perpetual easement that will prevent the farm from being divided. (Augusta County, Deed Book 1426, Pages 0143-0152).

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

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- 2001 PIF form and accompanying photos
- VDHR VCRIS survey report
- "Complete History of a Farm", Thomas P. Nelson, Jr., 2001

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: Nicholas D. Place and Pamela Place
organization: _____
street & number: 6003 Middlebrook Road
city or town: Middlebrook state: VA zip code: 24401
e-mail: nplace@healex.com telephone: 302-740-9410

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: _____
Daytime Telephone: _____

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

name/title: Deneen D. Brannock
organization: Frazier Associates
street & number: 213 N. Augusta Street
city or town: Staunton state: VA zip code: 24401
e-mail: dbrannock@frazierassociates.com telephone: 540-886-6230
Date: 08/12/2024

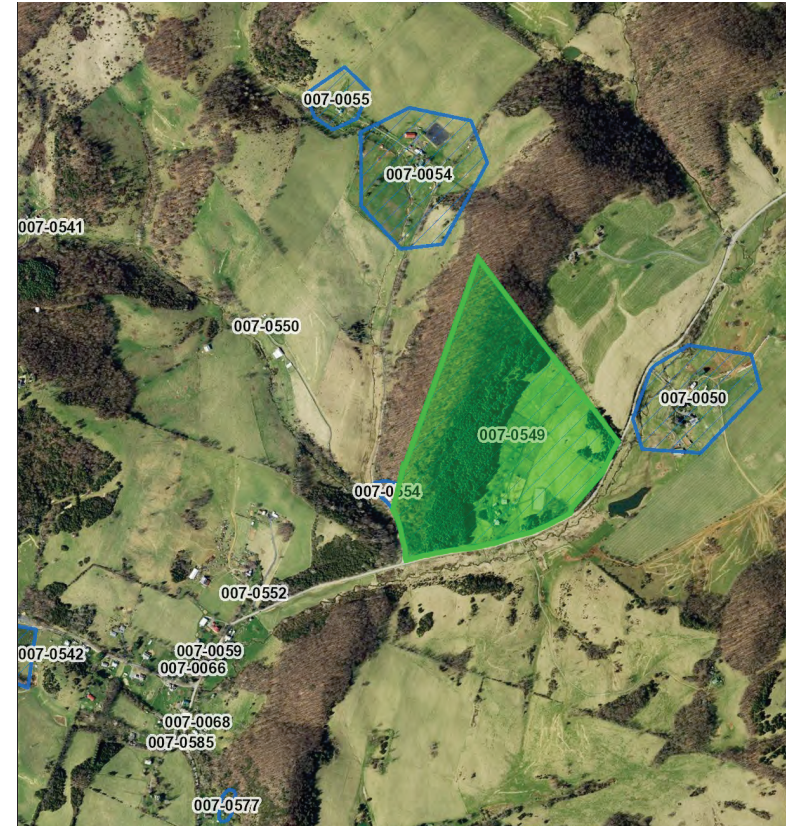
PLEASE DO NOT ATTACH CONTINUATION SHEETS TO THIS FORM. THANK YOU!





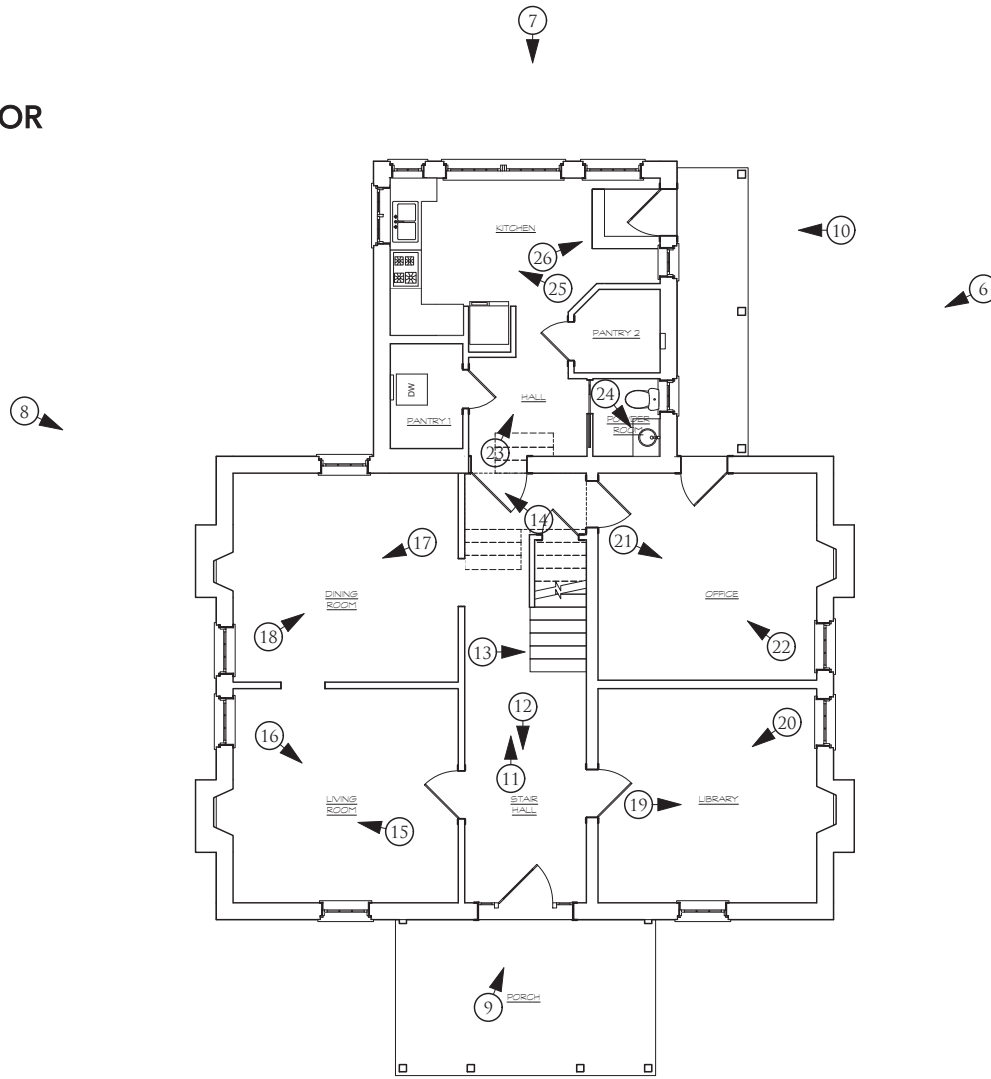
EXISTING SITE PLAN
 SCALE: 1" = 40'


PHOTOGRAPH KEY- SITE PLAN




LOCATION MAP

PHOTOGRAPH KEY- FIRST FLOOR



1

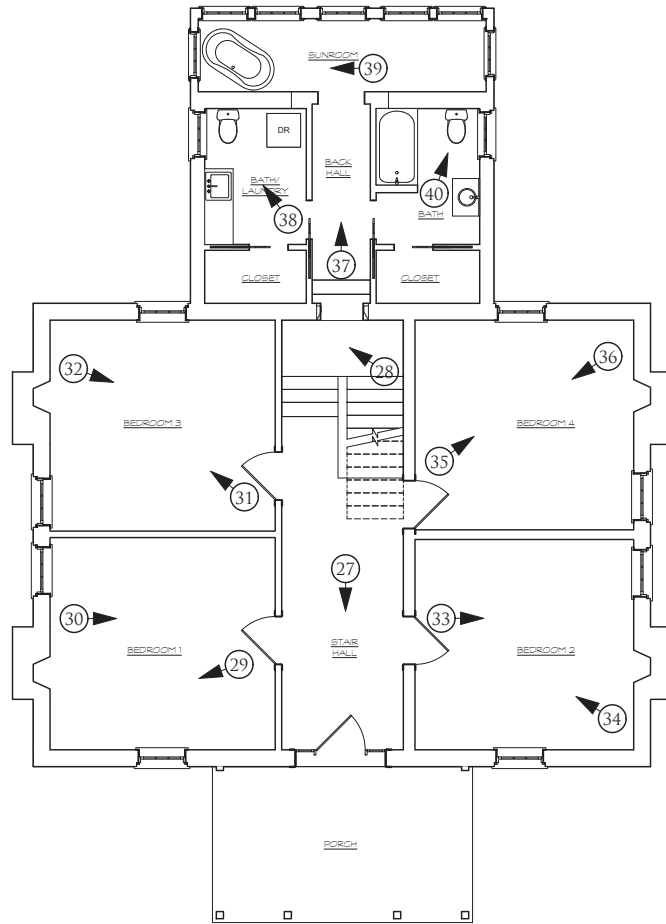
EXISTING FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



5

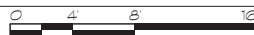
PHOTOGRAPH KEY- SECOND FLOOR



2

EXISTING SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



FRAZIER ASSOCIATES

ARCHITECTURE • COMMUNITY DESIGN • WAYFINDING

HUTCHENS HOUSE - PLACE RESIDENCE

MIDDLEBROOK, VIRGINIA



1 EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



2 EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



3 EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



4 EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



FRAZIER ASSOCIATES

ARCHITECTURE • COMMUNITY DESIGN • WAYFINDING

HUTCHENS HOUSE - PLACE RESIDENCE

MIDDLEBROOK, VIRGINIA



PHOTO 5
DATE: May 2024
DESCRIPTION: Front (east) elevation



PHOTO 6
DATE: May 2024
DESCRIPTION: North elevation



PHOTO 7
DATE: May 2024
DESCRIPTION: West elevation



PHOTO 8
DATE: May 2024
DESCRIPTION: South elevation

PHOTO 9
DATE: May 2024
DESCRIPTION: Front door



PHOTO 10
DATE: May 2024
DESCRIPTION: North elevation detail



PHOTO 11
DATE: May 2024
DESCRIPTION: First Floor stair hall, view west.



PHOTO 12
DATE: May 2024
DESCRIPTION: First Floor stair hall, interior of front door.



PHOTO 13
DATE: May 2024
DESCRIPTION: First Floor stair detail.



PHOTO 14
DATE: May 2024
DESCRIPTION: First Floor typical six-panel door.



PHOTO 15
DATE: May 2024
DESCRIPTION: First Floor living room, view south.



PHOTO 16
DATE: May 2024
DESCRIPTION: First Floor living room, view northeast.



PHOTO 17
DATE: May 2024
DESCRIPTION: First Floor dining room, view south.



PHOTO 18
DATE: May 2024
DESCRIPTION: First Floor dining room, view northeast.



PHOTO 19
DATE: May 2024
DESCRIPTION: First Floor library; view north.



PHOTO 20
DATE: May 2024
DESCRIPTION: First Floor library; view southeast.



PHOTO 21
DATE: May 2024
DESCRIPTION: First Floor office; view notheast.



PHOTO 22
DATE: May 2024
DESCRIPTION: First Floor office, view southwest.



PHOTO 23
DATE: May 2024
DESCRIPTION: First Floor hall in rear addition; view west.



PHOTO 24
DATE: May 2024
DESCRIPTION: First Floor powder room in rear addition.



PHOTO 25
DATE: May 2024
DESCRIPTION: First Floor kitchen in rear addition; view southwest.



PHOTO 26
DATE: May 2024
DESCRIPTION: First Floor exit in kitchen in rear addition, view northwest.*



PHOTO 27
DATE: May 2024
DESCRIPTION: Second Floor stair hall; view east.



PHOTO 28
DATE: May 2024
DESCRIPTION: Second Floor stair detail into rear addition.



PHOTO 29
DATE: May 2024
DESCRIPTION: Second Floor Bedroom 1, view south.



PHOTO 30
DATE: May 2024
DESCRIPTION: Second Floor Bedroom 1; view north.



PHOTO 31
DATE: May 2024
DESCRIPTION: Second Floor Bedroom 3; view southwest.



PHOTO 32
DATE: May 2024
DESCRIPTION: Second Floor Bedroom 3; view north into stair hall.



PHOTO 33
DATE: May 2024
DESCRIPTION: Second Floor Bedroom 2; view north.

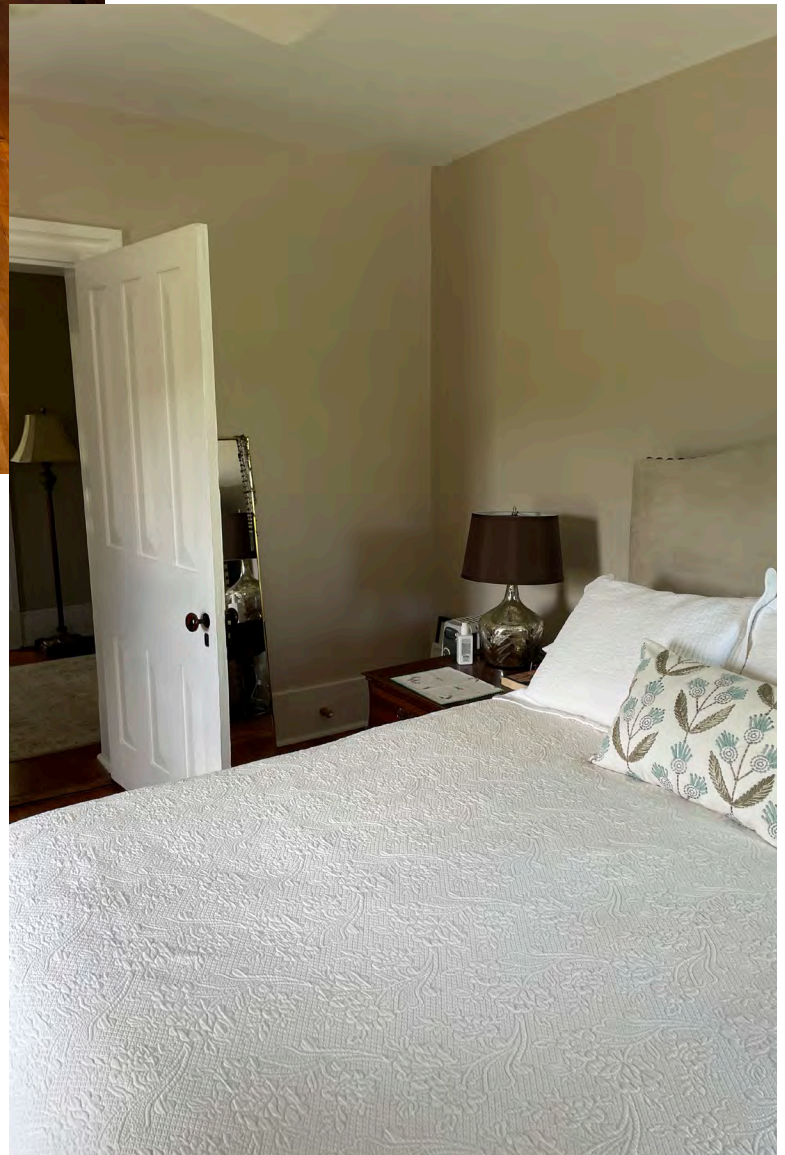


PHOTO 34
DATE: May 2024
DESCRIPTION: Second Floor Bedroom 2; view southwest.



PHOTO 35
DATE: May 2024
DESCRIPTION: Second Floor Bedroom 4, view northwest.

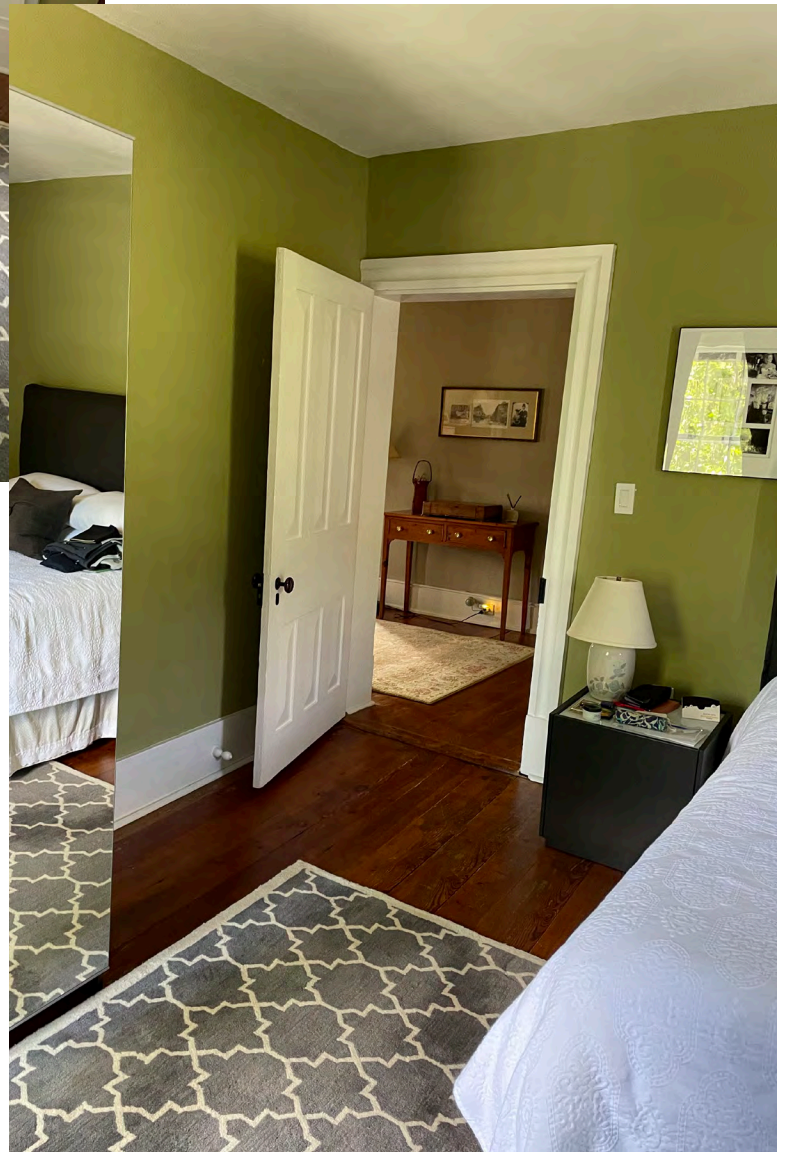


PHOTO 36
DATE: May 2024
DESCRIPTION: Second Floor Bedroom 4; view southeast.



PHOTO 37
DATE: May 2024
DESCRIPTION: Second Floor, Rear Addition back hall, view west.



PHOTO 38
DATE: May 2024
DESCRIPTION: Second Floor Rear Addition, bath/laundry area.



PHOTO 39
DATE: May 2024
DESCRIPTION: Second Floor Rear Addition,
sunroom, view south.



PHOTO 40
DATE: May 2024
DESCRIPTION: Second Floor Rear Addition, bath
area.



PHOTO 1
DATE: May 2024
DESCRIPTION: Outbuilding 1, Garage; south and east elevations.



PHOTO 2
DATE: May 2024
DESCRIPTION: Outbuilding 1, Garage; north and east elevations.



PHOTO 3
DATE: May 2024
DESCRIPTION: Outbuilding 2, Hay Storage Barn



PHOTO 4
DATE: May 2024
DESCRIPTION: Outbuilding 3, Horse Barn