



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) 085-0178

1. General Property Information

Property name: The Wine House at Holman's Creek

Property address: 2051 Quicksburg Road

City or Town: Quicksburg, VA

Zip code: 22847

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

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

Building Site Structure Object

2. Physical Aspects

Acreage: 4.38 acres

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 current parcel is bounded by Holman's Creek to the north, Quicksburg Road to the south, and other private parcels to the east and west. On the northern side of the house, the remnants of a historic road can still be seen, and the original dry-stacked limestone wall that separated the house from the road remains intact.

3. Architectural Description

Architectural Style(s): Farmhouse

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): _____

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.

The Wine House is located at 2051 Quicksburg Road (State Road 767) in Shenandoah County, a mile northwest of the unincorporated village of Quicksburg and two miles southeast of the unincorporated village of Forestville. The house is a two-story side-gabled rectangular single pen log structure, clad with manufactured siding, that sits atop a one-story limestone foundation. The structure's interior space is divided with partitions constructed of beaded 1" tongue and groove boards oriented vertically to create multiple spaces on both the first and second floors. A one and one-half story ell was added to the western elevation of the original massing at the turn of the twentieth century, and a modern garage was added prior to the 1990s. The log house itself retains a great deal of historic fabric, including the original pine floors, single-hung divided-light sash, a corner winder staircase, chair rail, and frame-and-panel wainscoting. The dwelling and two contributing structures, an early springhouse and smokehouse, occupy the last remaining 4.386 acres of a land grant that can be traced to the eighteenth century.

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.

- The Wine House – circa 19th century – contributing structure
- Spring House – circa 19th century – contributing structure
- Smokehouse – circa 19th century - contributing

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 original main massing of the Wine House serves as the most prominent part of the structure. Sitting on a one-story limestone foundation, the main massing of the dwelling rises two stories high. The roof is side-gabled and is covered with green standing seam metal. White manufactured siding encapsulates and protects the square hewn logs that create the house's structure. The southern façade of the main massing, facing Quicksburg Road, is the gable end of the structure, which includes a robust limestone chimney that tapers to brick covered in a sacrificial stucco coat at the attic level. The first and second floors are comprised of two bays and symmetrical fenestration. On the first floor, there are six-over-nine single-hung wooden sash windows to either side of the chimney, and the second-floor windows are six-over-six single-hung wooden sash windows. At the attic level on the southern elevation, there are two four-light casement windows. The eastern-facing elevation of the structure presents itself with a large double porch. To access the porch from the exterior, a set of stairs, numbering six, face south and extend from the porch down into the yard. The double porch is not original to the house, but architectural features, such as the chamfered posts, point to a late 19th-century addition. The window and door fenestration of the eastern elevation is asymmetrical between the first and second floors. The first floor is three bays wide, with a central six-over-nine, single-hung, wooden sash window. On either side of the window are doors leading into the parlor to the south and the dining room to the north. The door leading into the parlor has a four-light transom. The north door on the eastern elevation has nine true divided lights on the door's upper half and two raised panels on the lower half. The second floor of the eastern elevation is four bays wide,

with three of the bays being six-over-six, single-hung wooden sash windows, and the fourth being a door with nine lights on the upper half and two raised panels on the lower section of the door. On the northern elevation of the structure, the window fenestration is nearly symmetrical, like that of the southern elevation. The first floor is two bays wide, with the northeast window being a six-over-nine, single-hung wooden sash window. The second bay, or northwest window, has been replaced by a double casement window that swings outward. The second floor of the northern elevation is also two bays wide and consists of two six-over-six, single-hung wooden sash windows. At the attic level, there is a single four-light casement window centered on the gabled roof's ridgeline, compared to the two casement windows on the southern elevation. There is also access to the basement on the northern elevation of the structure. The structure that covers the entrance to the basement consists of a small gable roof that is moderately pitched, with a shed roof extending off of it to the west. A small brick chimney is also found on the northern elevation and is now defunct. Board and batten doors serve to separate the basement from the outdoors. The western elevation of the main massing of the house could not be fully viewed from the property due to the later additions of the structure.

Ell Addition

The ell addition of the Wine House is believed to have been built around the turn of the twentieth century. It was added to the western elevation of the main massing of the house. The one-and-one-half-story ell has a front gabled roof with a porch roof that extends below to cover what now serves as the primary entrance to the house. The primary façade of the ell addition is the southern-facing elevation, which includes a small porch that leads to the entrance of the structure on the eastern end of the porch. On the western end of the porch on the ell addition, there is a door that leads to a small set of stairs that gives external access to the half-story of the ell. On the first floor of the southern elevation of the ell addition, there are two six-over-six replacement windows directly beside each other. The half-story is two bays wide, with four-light casement windows that swing outwards. On the ell addition's northern elevation, a bay window on the first floor overlooks a small patio area covered by a pergola. The half-story on the north elevation also includes two four-light casement windows that swing outward, similar to the southern elevation.

Modern Garage/Library

The garage and library are the most recent additions to the house. On the eastern elevation of the library area, a modern door provides access to the library from the patio. The northern elevation of the house consists of six French casement windows, with the windows swinging outwards. The western elevation of the structure consists of five bays, three of which are French casement windows, a single casement window, and a six-over-six vinyl replacement window allowing light to enter the garage space. The southern elevation of this addition only consists of two garage doors.

Interior Description

Main Massing

The main massing of the structure is a single pen, three room design consisting of a main hall and two smaller rooms. Today one enters from the west into what would have originally been considered the main hall but is now regarded as the parlor or living room and from here on will be referred to as such. Wide vertical boards, that have been painted, create partitions between the three rooms on the first floor in the main massing for the structure. The parlor runs the entire width of the southern area of the main massing, while the kitchen, and dining room account for the northern side of the first floor. What is believed to be the original entrance to the structure lies on the west wall of the parlor and now leads to a family room in the ell addition. The door leading to the ell addition is a six-panel, solid wood door with a four-light transom above. Upon entering the parlor

from the primary entrance to the house and looking to the north, the corner winder staircase can be seen. A board and batten door covers the stairwell when it is not in use. The original frame and panel wainscoting still adorn the walls in both the parlor and the dining room. In one area on the eastern wall of the parlor, the current property owners have created an exposure on the wainscoting to show the original Prussian blue that graced this architectural element. The most striking feature of the parlor is the federal era mantle surrounding the limestone hearth. Meticulous restoration occurred on the mantle to expose the delicate details including traces of early paint that had been covered in layers of modern paint. On the northern wall of the parlor are two other openings in addition to the winder staircase. The more western opening leads to the modern kitchen, while the eastern opening leads to the dining room. In the modern kitchen, the walls have been left unfinished, exposing the log structure. Due to cabinet placement, the type of notching used in the logs is hidden from sight. On the eastern wall of the kitchen is an opening, providing communication between the kitchen and dining space on the first floor. Previously, a contemporary staircase had been added to the space, but the current owners removed it to take the structure back to its original configuration. In all rooms on the first floor, the beams and joists that create the flooring system on the second floor have been left exposed but painted white, as well as the bottom of the second-story floorboards.

The structure's second floor has a central hall, with the primary bedroom and an office on the northern side, and on the southern side is a single bedroom and small hall that provides access to a linen closet, modern bathroom, additional bedroom in the half story of the ell addition, and the stairs for the attic. The primary bedroom on the northern side of the house occupies the western corner and has communication with the office that is situated in the eastern corner of the second floor. The office can also be accessed from the central hall. The bedroom on the southern side of the structure occupies the eastern corner. There are few striking architectural details to be found on the second floor, as it served and still serves as a more private area of the house. A simple chair rail can be found on the walls of the primary and secondary bedrooms of the main massing. The lack of architectural details on the second floor helps establish an architectural hierarchy within the structure by differentiating what was meant to be a public space versus a private space. Similar to the house's first floor, the beams and joists that create the attic's floor structure have been exposed. All the doors on the second floor are plain solid wood four-panel doors.

Basement/Attic

The full-height basement currently houses the structure's utilities, such as the central air system and hot water heater. The main summer beams and joists for the first floor are visible in this area. Compared to the more finished floor joists and beams of the first and second floors, the joists that are visible in the basement only have one side that has been hewn to create a flat surface for the flooring, while the bark of the logs remains on the rest of the member. Another interesting feature is the robust log that accounts for one of the main summer beams of the house. Similarly to the joists, only the upward-facing side of the log has been hewn. The basement also allows for an understanding of how the house was added on to. There is a clear transition from the log structure to the ell addition. Circular sawn framing members and regularly dimensioned lumber can be seen underneath the ell portion of the house, suggesting a later construction date than the main massing.

The house's attic can be accessed by another corner winder staircase in the small hall on the second floor discussed above. The attic has been converted into a study but retains the original wide floorboards. The framing of the roof structure has been covered with a modern tongue-in-groove bead board.

Ell Addition

On the first floor of the ell addition, the southern side of the ell consists of the family room and a bathroom. The only way to access this portion of the ell addition is to come through the parlor of the main house, as discussed above. The bathroom in the family room is situated along the northern wall of the family room. The north side

of the ell includes a small breakfast nook with a bay window and another modern bathroom. This portion of the ell can be accessed by traveling through the kitchen in the main massing of the house or through the hall that leads to the modern garage and library. The half-story of the ell is one large guest bedroom. There is no internal communication between the family room and the bedroom, but a set of stairs can be accessed from the exterior that leads to the half-story.

Garage/Library

The most recent additions to the structure are the garage and library, which are situated at the far west end of the structure. Prior to the library being built, there was no internal communication between the garage and the house. The library is a large single room that takes up the northern side of this portion of the house, while the garage accounts for the southern half.

Spring House – Contributing Structure

The original spring house for the property is situated at the eastern end of the current parcel. At one time, Boiling Spring, which begins south of the property and flows into Holman's Creek, would have provided the spring house with fresh water, but in the recent past, it has been diverted when improvements were made to Quicksburg Road. The spring house itself is a load-bearing stone masonry structure with two entryways on the southern elevation that sit below grade. The limestone blocks that create the structure are stuccoed and painted white. Green standing seam galvanized metal is used to enclose the side-gabled roof. The original limestone crescent-shaped wall on the south side of the building, where the spring would have flowed out of the ground, still exists. A more recent brick walkway has been added, but a slot in the bricks was left to show the path the spring would have taken into the structure. The eastern-facing elevation is void of any openings but has a large limestone chimney corresponding with the large cooking hearth inside the spring house. The northern and western facing elevations each have a single four-over-four replacement window that allows light into the structure. The interior of the structure has been slightly altered to make the space more practical for the current property owners. A flagstone floor has been laid throughout the interior of the building, and a partition wall that would have separated the spring area of the building from the cooking hearth has been removed to make the space more open. There is also a small loft area that is accessible by using a built-in ladder. The rafters have been left exposed on the structure's interior, which points to the building's early age, as they are all hand-hewn. The bottom of the flooring used in the loft area can also be viewed and have regularly spaced vertical striations, which is evidence that the boards were sash sawn. The interior walls of the spring house have also been stuccoed and painted white, similar to the exterior. While the spring house has experienced some changes over time, it still holds a great deal of historic integrity, with the original roof framing, cooking hearth, and limestone chimney all remaining intact.

Smoke House – Contributing Structure

The smokehouse, which likely dates to the late nineteenth century, is situated just to the east of the main house, and west of the spring house discussed above. The building has a front-facing gabled roof running south to north that is enclosed with green standing seam galvanized metal. The structure is built into the slope of the hill on the northern side of the house, so it rests on a raised masonry foundation. Yellow Pine weatherboarding encloses the structure and protects the timber frame. The southern-facing elevation serves as the primary façade for the building. Under the cantilevered roof on the southern elevation, a flagstone patio area has been laid, which carries into the interior of the building, serving as the modern floor. An original board and batten door serves as the entrance to the structure on the southern elevation. The east-facing and west-facing elevations each have a single six-light wood casement window to allow light into the space. The northern-facing elevation is void of any openings. The interior of the smokehouse is a single room that has been thoughtfully altered to

make the space more practical for the current property owners. While the smokehouse may not be currently used for its original purpose, it has been meticulously maintained, retaining much of the structure's historic fabric and integrity.

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.)

- Land and Property Records, Shenandoah County
- Virginia Census Records, Shenandoah County
- Tax Records from Shenandoah County
- Holman and Wine Family Genealogies

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

Private: 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: James Roswell and Alison Joanne Poplar

organization: _____

street & number: 2051 Quicksburg Road

city or town: Quicksburg state: VA zip code: 22847

e-mail: apoplar@icloud.com telephone: 540-740-8479 --

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: Alison Joanne Poplar

Daytime Telephone: 571-635-5674

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

name/title: _____

organization: _____

street & number: _____

city or town: _____ state: _____ zip code: _____

e-mail: _____ telephone: _____

Date: 6/27/2024

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

north that is enclosed with green standing seam galvanized metal. The structure is built into the slope of the hill on the northern side of the house, so it rests on a raised masonry foundation. Yellow Pine weatherboarding encloses the structure and protects the timber frame. The southern-facing elevation serves as the primary facade for the building. Under the cantilevered roof on the southern elevation, a flagstone patio area has been laid, which carries into the interior of the building, serving as the modern floor. An original board and batten door serves as the entrance to the structure on the southern elevation. The east-facing and west-facing elevations each have a single six-light wood casement window to allow light into the space. The northern-facing elevations each void of any openings. The interior of the smokehouse is a single room that has been thoughtfully altered to make the space more practical for the current property owners. While the smokehouse may not be currently used for its original purpose, it has been meticulously maintained, retaining much of the structure's historic fabric and integrity.

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.)

- Land and Property Records, Shenandoah County
- Virginia Census Records, Shenandoah County
- Tax Records from Shenandoah County
- Holman and Wine Family Genealogies

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

Private: 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: James Roswell and Alison Joanne

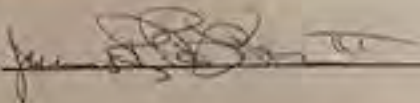
Poplar _____

organization: _____

street & number: 2051 Quicksburg Road

city or town: Quicksburg state: VA zip code: 22847

e-mail: apoplar@icloud.com telephone: 540-740-8479

Legal Owner's Signature:  
Date: 6/27/2024

•• Signature required for processing all applications. ••

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

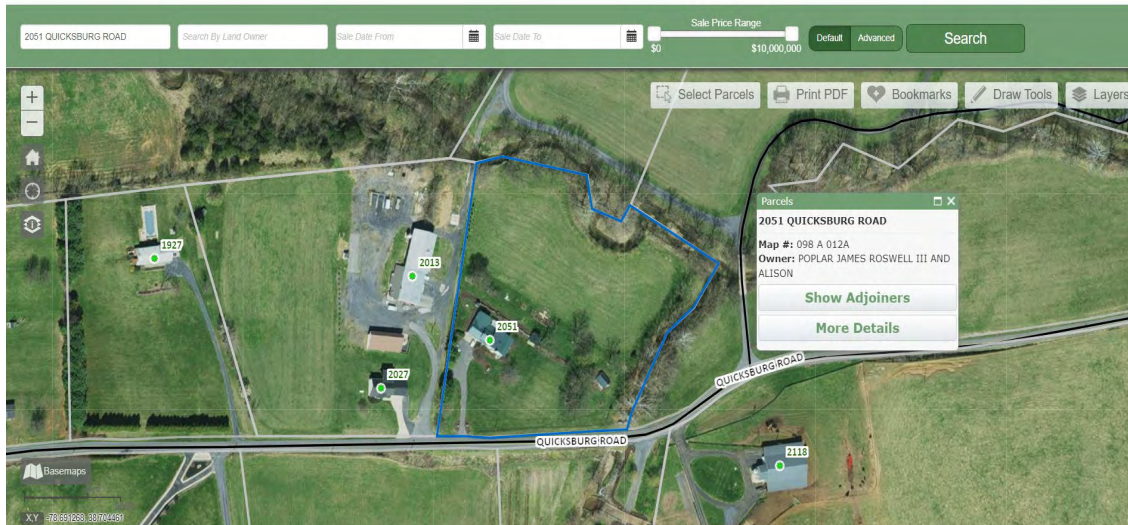
Contact person: Alison Joanne

Poplar _____

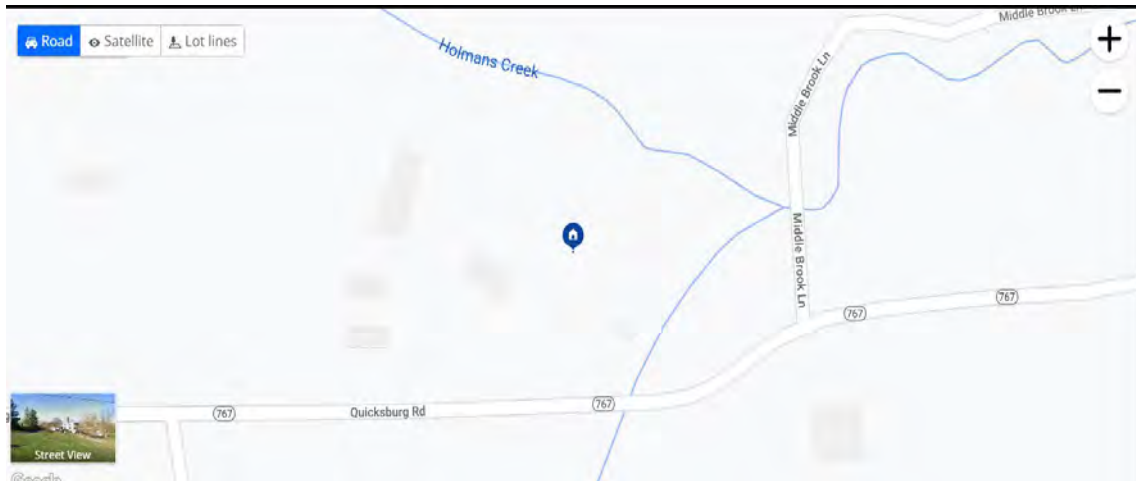
Daytime Telephone: 571-635-5674

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

085-0178 – Wine House, 2024 PIF maps

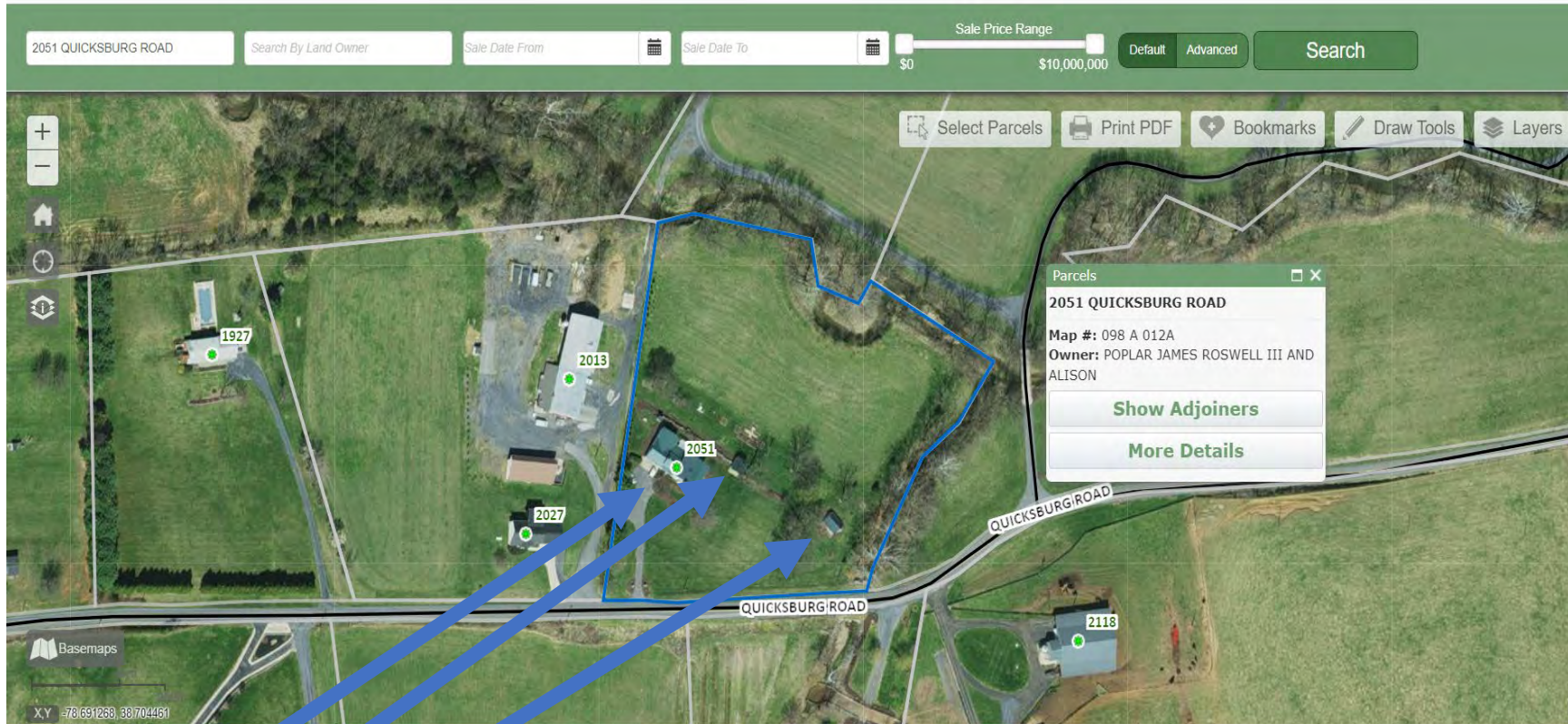


Shenandoah County GIS Map of Property



Zillow Real Estate Map of property location

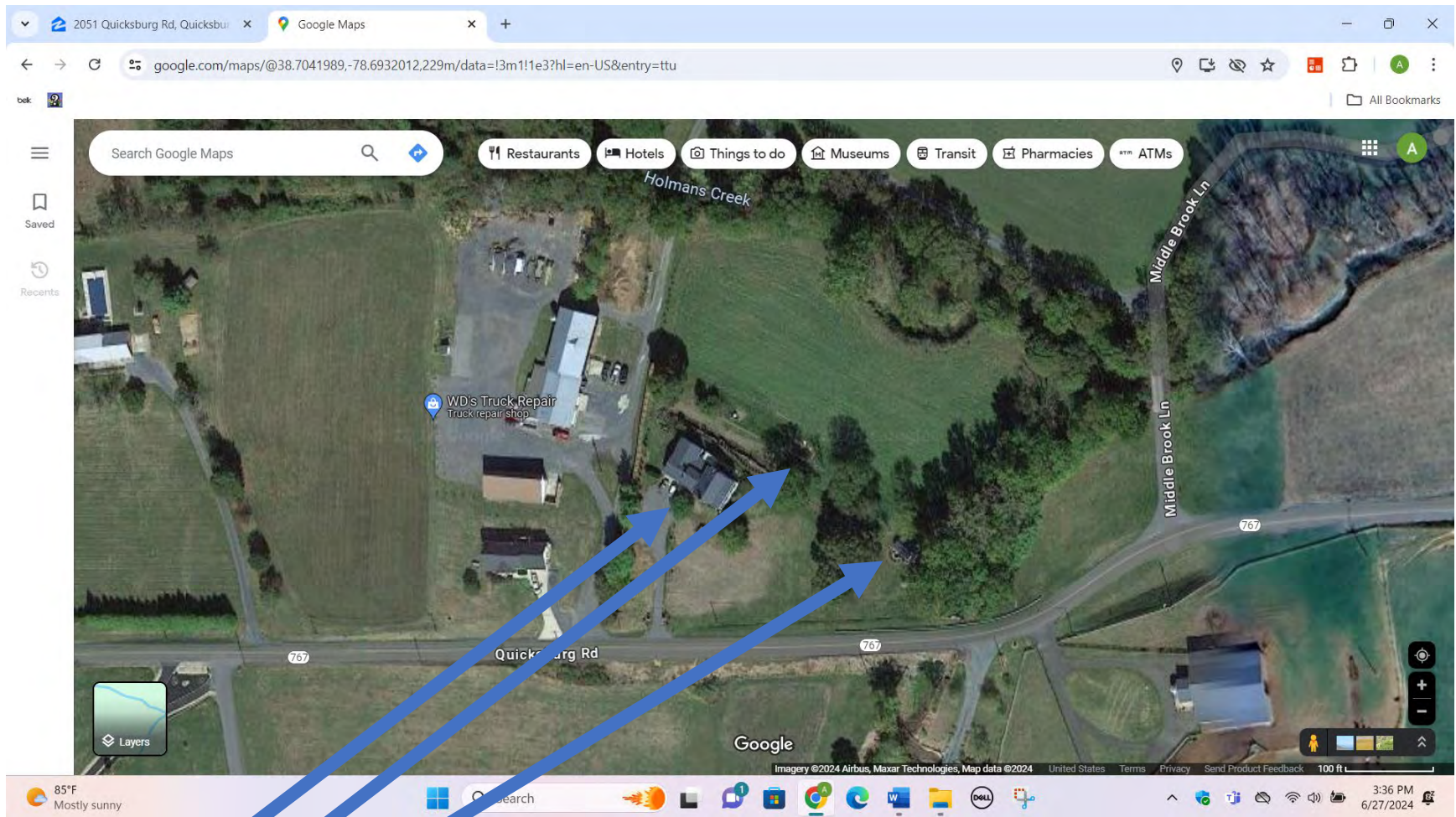
085-0178 – Wine House, 2024 PIF site plans



Main House

Smoke House

Spring House



Google Maps

Main House

Smoke House

Spring House











HOLMAN
CREEK FARM



































































