

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

## 1. Name of Property

Historic name: Mint Spring Tavern

Other names/site number: Old Virginia Inn, Old Virginia Tavern; DHR ID 007-0128

Name of related multiple property listing: N/A

(Enter "N/A" if property is not part of a multiple property listing)

## 2. Location

Street & number: 1893 Lee Jackson Highway

City or town: Staunton State: VA County: Augusta

Not For Publication:  N/A Vicinity:  X

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

\_\_\_ national      \_\_\_ statewide      X local

Applicable National Register Criteria:

X A      \_\_\_ B      X C      \_\_\_ D

<p>_____ Signature of certifying official/Title: <u>Virginia Department of Historic Resources</u> State or Federal agency/bureau or Tribal Government</p>	<p>_____ Date</p>
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<p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p>	
<p>_____ Signature of commenting official:</p>	<p>_____ Date</p>
<p>Title :</p>	<p>State or Federal agency/bureau or Tribal Government</p>

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#### 4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) \_\_\_\_\_

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Signature of the Keeper

Date of Action

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#### 5. Classification

##### Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

##### Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>5</u>	<u>1</u>	buildings
<u>1</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>6</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register 0

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**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC/single dwelling

DOMESTIC/hotel

COMMERCE/restaurant

COMMERCE/department store

GOVERNMENT/post office

DOMESTIC/secondary structure

AGRICULTURE/storage

TRANSPORTATION/road-related

\_\_\_\_\_

**Current Functions**

(Enter categories from instructions.)

DOMESTIC/single dwelling

DOMESTIC/secondary structure

VACANT/NOT IN USE

\_\_\_\_\_

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

EARLY REPUBLIC/Federal

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**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: STONE, WOOD, METAL

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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### Summary Paragraph

The 1.77-acre property known as the Mint Spring Tavern is located in the Shenandoah Valley in Augusta County, Virginia, along Route 11 and comprises a Federal-style house and several contributing resources that supported the property's commercial role as a tavern, stagecoach stop, post office, general store, and tourist home. The original one-pen, one-and-a-half story house of unhewn logs on a stone foundation dates to circa 1749, and the property is a rare surviving example of a Scots-Irish settler's home on the early American frontier that evolved and expanded to become a nineteenth-century, commercial, residential, and agricultural complex. The house has two eighteenth-century additions of log construction: the expansion of the first pen into a full second story and a saddlebag addition that enclosed the 12-foot wide stone chimney. The house underwent a circa 1812 Federal renovation, which remains its primary architectural style today. Other historic modifications include a circa 1850 ell service addition and a circa 1856 one-room addition. The date of a twentieth-century dormer addition that expanded the second-floor ell addition bedroom is unknown. The sunroom and half bathroom addition on the back (west elevation) of the house dates to the mid-twentieth century. Contributing resources include an 1837 general store that also served as a post office; a likely nineteenth-century slave cabin; a circa 1930s garage; a nineteenth-century agricultural building and carriage shed; and a site with remains of a portion of the former Junction Valley Turnpike, which was a plank road built in 1853 to improve a 60-mile stretch of the Great Wagon Road



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between Staunton, Virginia, and Buchanan, Virginia. A stone spring house is a non-contributing resource, because it is a mid-twentieth century historical reproduction. The property maintains historic integrity through its original location in the Shenandoah Valley and through its setting that includes a cluster of outbuildings, views of the Blue Ridge Mountains, springs, and outline of the former Junction Valley Turnpike running along the front of the house. Three distinct types of log construction demonstrate the use of limited materials available to settlers along the early American frontier as well as the evolution of workmanship as settlers refined their construction techniques and more tools and materials became available. The circa 1812 Federal-style renovation represents the property's association with a broader trend in western Virginia, where a lack of formally trained architects led to reliance by local builders on popular architectural pattern books to design residential and other buildings. Architectural details such as the front porch with its fretwork railings and Doric columns, historic flooring from various periods, fireplaces, an exposed interior log wall, and a mix of tongue-and-groove and plaster and lath interior walls contribute to the feeling of the house's evolution through various periods of American architecture and history. The primary dwelling and tavern, outbuildings such as the General Store and Post Office, and the remains of the former Junction Valley Turnpike reflect the house's association with various developments in American interstate commerce.

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### **Narrative Description**

The Mint Spring Tavern is located in the Shenandoah Valley in Augusta County, Virginia, six miles south of Staunton, Virginia, and six miles north of Greenville, Virginia. The property sits on the west side of Lee Jackson Highway (Route 11), and the nearest crossroad is White Oak Gap Road (Route 697), located one-tenth mile south of the house. The name "Mint Spring," which derives from the property's springs and the wild mint that grew near them,<sup>1</sup> began appearing in historic documents in the early 1840s and referred to the property as a whole including the tavern and its outbuildings. Newspapers and other documents began regularly applying the term to the community after the advent of the railroad in 1883. The property is located in a picturesque setting with three springs, views of the Blue Ridge Mountains to the east, and neighboring cow pastures to the south and west. The outbuildings are clustered around the house, with the former general store and post office located southeast of the house and on the east side of the former Junction Valley Turnpike. The likely slave cabin and garage are off the southwest corner of the house, and the former carriage shed is to the northwest of the house.

### **Inventory:**

1. Primary Dwelling and Former Tavern, ca. 1749, contributing building
2. General Store and Post Office, 1837, contributing building
3. Likely Slave Cabin, early to mid-nineteenth century, contributing building
4. Garage, ca. 1930s, contributing building
5. Carriage Shed, mid- to late nineteenth century, contributing building
6. Junction Valley Turnpike Remains, 1853, contributing site
7. Stone Spring House, mid-twentieth century, non-contributing building

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<sup>1</sup> Joe Nutt, *Historic Houses of Augusta County: Pen and Ink Drawings of Fifty-Two Historic Homes with Historical Narratives* (Waynesboro: Humphries Press, Incorporated, 2007), 48-49.

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## 1. PRIMARY DWELLING AND TAVERN (contributing building)

Three sections of the Mint Spring Tavern are of log construction: the original one-pen, one-and-a-half story house; a second story expansion of the first pen; and a saddlebag addition. Each section has a distinct type of construction: the original one-and-a-half story pen has round, unhewn logs with saddle notches; the second story expansion has hewn logs with diamond notches; and the saddlebag addition has rough hewn logs and v-notches. Wooden pegs secure door and window frames. The logs initially were exposed on the interior, but the majority of the interior walls currently are plaster and lath, with the exception of a few tongue-and-groove, random-width, beadboard walls; some drywall in the bathroom and original pen parlor; and one exposed log wall that maintains remnants of limewash. Most flooring in the house is historic, some of which is original and some of which is from historic renovations. The flooring includes eighteenth-century, random-width wood floors on the second floor of the saddlebag addition; five-inch wide pine floors from the circa 1812 renovation; random-width, pine floors in the circa 1856 addition; and early twentieth-century narrow, even-width pine boards installed over older flooring in the first floor north room of the saddlebag addition and the ell addition bedroom. The mid-twentieth century sunroom and half bathroom have flagstone floors, and the full bathroom in the ell addition has marble hex tile floors from a 2023 renovation. The kitchen in the ell addition has vinyl sheet flooring over wood floors. The house has a standing seam metal roof.

The house is in overall good condition. Recent updates include a 2024 exterior restoration that replaced a rotted porch sill, lifted the porch back to its original slope, and installed concrete footers and additional piers to prevent sinking. Historical integrity remains, as the porch structure is not visible from the street, and most original beams with adze marks and mortise and tenon construction underneath the porch remain in place. The restoration also included replacing rusted gutters, flashing, and rotted trim; painting; installing historically appropriate porch skirting; and restoring the circa 1812 shutters. In 2023, the current owners exposed a log wall and an eighteenth-century window frame in the saddlebag addition parlor during the process of repairing termite damage on the wall, updated the only full bathroom's 1960s flooring and non-functioning fixtures, and removed drywall in the bathroom to expose a historic tongue-and-groove, beadboard wall. In 2022, they installed ceiling cassette air conditioning and heating units in the upstairs bedrooms. The mini splits are flush with the ceiling and did not require ducting, thereby preserving historic integrity. The large stone basement helps the first floor above it maintain a consistently cool temperature in the summer without air conditioning, and a 1950s Modine radiator system provides heating for the house with the exception of the saddlebag addition, where the only room with radiator heating is the bedroom directly above the parlor.

Architectural details and historical context suggest the original pen dates to between 1736 and 1755, with 1749 being the year Scots-Irish settler John Glass received a patent for a 236-acre tract of land on the waters of Christian's Creek from William Beverley. Presbyterian Minister Dr. William Henry Foote's mid-nineteenth century genealogy of the Glass family suggests that

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John Glass may have been in the area as early as 1736,<sup>2</sup> and church baptism records place Glass there by 1741.<sup>3</sup> Glass died in 1755.<sup>4</sup> The original pen has a stone foundation and a 12-foot wide stone fireplace in the basement. The fireplace has been bricked in and is currently used for the boiler. Parging covers what is likely a beehive oven. The exterior basement batten door dates to the mid-twentieth century, but it retains strap hinges that likely are original to the house. A window on the front (east) elevation and located to the north of the basement door has pegged construction and remnants of leather hinges. The hearth comprises large, relatively flat stones.

### **Original Pen, Circa 1749**

The first pen was initially only one-and-a-half stories tall. The unhewn logs start at the top of the stone foundation and terminate near the bottom of the second-story window sills. Above the window sills, the logs are hewn and have diamond notches. The date of the second-story expansion is unknown. The pieces of weatherboarding over the unhewn logs are approximately 4 1/4 inches tall, while the boards over the hewn logs of the second story addition as well as over the rough hewn logs of the saddlebag addition are approximately 5 1/2 inches tall. The weatherboarding over the unhewn logs has a grain pattern that is rougher and more prominent than the rest of the weatherboarding. The differences in weatherboarding suggest the house had weatherboarding from an early date.

The appearance of the first floor of the original pen dates to the circa 1812 Federal-style renovation. The historic, but not original, floors in the first pen are five-inch wide, pine boards that are consistent with early nineteenth-century styles when even-width floors were more desirable than random-width floors. The Federal fireplace mantel has a Doric cornice and fluted frieze. The saddlebag addition created a closet next to the fireplace toward the front of the house and a small passageway next to the fireplace toward the back of the house that connects the original parlor, saddlebag addition parlor, and ell addition butler's pantry. Inside the front closet, the shoulder of the stone chimney is visible under plaster. The staircase is located in the southwest corner of the room. The staircase was remodeled in the mid-twentieth century to add a built-in bookcase,<sup>5</sup> and the narrow pine boards of the landing also appear to date to the mid-twentieth century. The pine treads have a mix of nineteenth-century cut nails and modern nails. An interior entrance to the basement was added at an unknown date. The treads behind the bookcase maintain mortises for the balusters that were removed to accommodate the bookcase. Although the room has an overall Federal-style feeling and appearance, a visible slope at the seam where the front (east) wall and ceiling meet is a reminder of the house's colonial-period construction; the uneven seam is due to the joists being attached to a sloped log sill.

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<sup>2</sup> William Henry Foote, 1794-1869, and Royal E. Burnham, *Genealogy of the Glass Family in Virginia, Also of the Families of Vance, Hoge, White* (Filmed by the Genealogical Society of Utah, 1971), 6, Family Search International.

<sup>3</sup> John Craig, 1709 – 1774, *List of Baptisms by Reverend John Craig: Augusta County, Virginia, 1740 – 1749*, (Salt Lake City: Digitized by FamilySearch International, 2015). Family Search International.

<sup>4</sup> Augusta County Clerk. *Will Book No. 2, 1753 - 1760*: 104. Film Number 30315. Image Group Number 7616383. (Salt Lake City; Filmed by the Genealogical Society of Utah, 1952). Family Search International.

<sup>5</sup> Joseph McKinney, interview by Keryn Ross, May 27, 2024. Mr. McKinney moved to the Mint Spring Tavern as a teenager in 1952, when his parents Henry and Dorothy McKinney purchased the property. He inherited and sold the property in 2007.

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The second floor of the original pen is a bedroom that initially would have been a one-room loft for sleeping and now is the primary bedroom with a passageway that leads into the ell addition and saddlebag addition. The room has no fireplace, but the outline of a thimble port is visible under wallpaper. Half-story lofts of early log houses often lacked fireplaces, and it is possible but unknown whether a fireplace was ever present in this room. The floors are generally even-width and approximately seven inches wide; they are not original but may date to the circa 1812 renovation. The floors are raw and have a rich, warm patina. Plaster and lath over furring strips cover the log walls, and the removal of a twentieth-century cabinet on the front (east) wall in 2023 provided a glimpse of the logs in the southeast corner of the room. The round logs are unhewn, and limewash covers the bark and daubing, indicating that the logs with bark intact initially were exposed on the interior. A plaster and lath frame wall used to divide the room into two smaller bedrooms, but it was removed in 2023 to return the room closer to its original footprint and because the severe slope of the floor combined with the small size of the interior bedroom made the room difficult to use. The wall removal led to the discovery of an eighteenth-century window frame hidden in the center of the front (east) wall directly above the front door.

### **Saddlebag Addition, Circa 1778**

The date of the eighteenth-century saddlebag addition is unknown. Former owner John Sensebough may have built it, but he only owned the property for a short time between 1775 and 1778 before selling it to Henry Swink and moving to nearby Middlebrook, Augusta County, Virginia. It is possible that Swink, who was a wealthy and enterprising landowner and the first owner documented to run the house as a tavern, built the addition. Early Augusta County tax records are in the form of tithable lists and provide no insight into when the addition was built. Augusta County land tax records, which began in 1782, do not reflect any increase in the value of the property in the eighteenth century, and the records did not begin specifying building improvements until 1820. The original, random-width floors on the second story indicate the addition dates to the eighteenth century; some of the floor boards are as wide as 15 1/2 inches. The saddlebag addition, which is constructed of rough hewn logs with v-notch corners, added a total of four rooms to the house with two rooms each on the first and second floors. The basement's bar window and the two exterior basement door frames on the front (east) elevation of the addition have pegged construction. The first door frame is located where the saddlebag addition attaches to the original pen, and the second is adjacent to the first door. Stones cover the first door on both the interior and exterior, leaving only the top of the door frame visible from the exterior. The second door is still present but boarded up on the exterior. The second door frame retains pintles from strap hinges. The batten door is historic, but circular saw marks suggest it is not original. This part of the basement has a dirt floor, and large boulders protruding from the ground make the basement ceiling shorter toward the back (west) of the house.

The saddlebag addition created a second parlor with its own front and back doors and an adjacent room of unknown purpose on the north end of the house. The current half-glass front door dates the late 1930s.<sup>6</sup> The parlor's fireplace mantel and pilasters lack ornamentation. The base of the

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<sup>6</sup> Nellie D. Drexel, "Old Virginia Inn: Survey Report," *Works Progress Administration Virginia Historical Inventory Project, 1937*. Library of Virginia, Richmond.

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pilaster on the right (west) side is taller than on the left (east) side. The fireplace opening was made smaller in the mid- to late nineteenth century to accommodate a fireplace insert, which is no longer present. The hearth's bricks are soft and porous, have remnants of black glazing, and lack markings indicating the manufacturer; the bricks may have been made on the property. The floors are the same five-inch wide, pine floors as in the original pen parlor; however, the saddlebag parlor floor had a black diamond pattern painted onto the wood and outlined in pencil, which was a popular, early nineteenth-century floor treatment that mimicked marble floors. In 2024, the owners lightly sanded the floors to remove old layers of shellac and expose more of the original diamond pattern; restored the diamond pattern; and finished the floor with tung oil.

In 2023, the current owners removed plaster and lath to repair termite damage on the west wall of the saddlebag addition parlor and left the logs exposed. The lath was applied directly to the logs in a diagonal pattern, and short pieces of diagonal lath covered the area where a chair rail previously was present. The bottom layer of Victorian-era wallpaper on the adjacent north wall covered corresponding chair rail ghosting as well as a Civil War-era pencil signature above the ghosting; the removal of the chair rail likely was part of a late nineteenth-century renovation. The chair rail ran continuously into the north room, where it is still extant and allowed the current owners to replicate it for the log wall in 2024. The removal of the plaster and lath revealed a hidden, eighteenth-century window frame; rough hewn logs with v-notches; and multiple layers of limewash. The window frame remains exposed as a decorative niche after restoration and maintains a chalky, dark blue paint. The window frame likely was covered circa 1850 to accommodate the ell addition staircase on the other side. The nineteenth-century, two-over-two window that was in the center of the wall prior to 2023 originally was a door. Large pegs secure the door frame to the sill. Because no logs were in the area beneath the center window, which originally was a door, the current owners converted the window back to a door by installing a late Victorian-era, half-glass door found in the garage, which provides natural light and direct access to the sunroom and half bathroom. Two small logs between the eighteenth-century window frame and the door frame had to be replaced due to severe termite damage. Both clay with burnt lime daubing and lime mortar with animal hair daubing were present and are likely representative of daubing throughout the rest of the house. The original stone chinking remains, and new lime daubing was applied during restoration.

A tongue-and-groove, random-width, beadboard wall divides the parlor from the north room of the saddlebag addition and is consistent with interior walls from colonial log houses in the Shenandoah Valley. In 2023, the removal of a layer of drywall and many layers of wallpaper revealed the pencil signature of J.J. Beard (John Joseph Beard), who was a neighbor and Confederate soldier captured at the Battle of Gettysburg.<sup>7</sup> The current owners painted the wall but did not paint over the signature or other pencil markings. Ghosting marks on the exposed log wall and the beadboard wall correspond with each other, but it is not known what caused them. Vertical ghosting is present on the right (north) side of the exposed log wall. Horizontal ghosting above the baseboard on the right (north) side of the exposed log wall terminates at the vertical ghosting; corresponding horizontal ghosting was present on the beadboard wall.

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<sup>7</sup> John Joseph Beard, *Application for Robert E. Lee Camp Confederate Soldiers' Home*. Library of Virginia, Richmond, Virginia.

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Horizontal ghosting above the chair rail on the left (west) side of the beadboard wall was visible after removal of wallpaper, and a piece of wood that lines up with the ghosting is still present above the original chair rail remnant at the intersection of the beadboard wall and log wall. One possibility is that the ghosting could indicate the former presence of a cage bar. It is also possible that vertical ghosting on the log wall and the horizontal ghosting above the baseboards could indicate that the beadboard wall was originally installed two feet to the left (south) prior to the circa 1812 renovation. No ghosting is present on the floors.

On the plaster wall to the left (east side) of the fireplace are the pencil signatures of Jonas Burton and Wiley S. Fack (likely “Fackler” with the “ler” no longer visible due to lifting by wallpaper). Instead of painting or wallpapering over the signatures, the current owners placed faux beadboard over the entire wall and created a panel with hinges to preserve the signatures but still be able to view them. The thinness of the 1/4” faux beadboard also minimized the impact to the depth of the trim and fireplace mantel, which are built into the plaster. No historic documentation has been found with the names Jonas Burton and Wiley S. Fackler, although families with the surnames of both Burton and Fackler were present in Augusta County. It is possible they signed the wall after completing the plaster work. Fackler was the surname of Ann “Nancy” Abney Fackler from her first marriage to Johannes Fackler. Samuel Gardner and Nancy Fackler married in 1813, and they purchased the tavern in 1814.

The north room on the first floor of the saddlebag addition is approximately 9 feet wide by 19 feet long. It includes the original chair rail that used to run continuously into the adjacent parlor. To preserve a large swath of historic wallpaper so that it can be reproduced later, the current owners installed paneling under the chair rail. The early to mid-twentieth-century, narrow-width floors run parallel to the joists and are on top of random-width, eighteenth-century floors. The narrow floors were already present in the house when the McKinney family purchased the property in 1952.<sup>8</sup> The intended purpose of the room is unknown, but the fact that the room maintained random-width flooring after the circa 1812 Federal renovation while the two parlors received even-width flooring suggests the room may have had a utilitarian purpose. A closet in the northwest corner of the room with a horizontal panel door and doorknob with a rectangular back plate appears to date to the 1930s or 1940s. In the 1950s, the McKinneys built a bookcase along the beadboard wall that divides the room from the parlor and used the two rooms as an antique shop before moving the shop to the former general store in the 1960s.<sup>9</sup>

The room directly above the saddlebag parlor is the only bedroom with a fireplace, which has a mantel similar to the saddlebag parlor mantel. The room has one window on the front (east) wall; a transom window above the passageway door to create airflow; and eighteenth-century, random-width floors. A plaster and lath wall divides the bedroom from the adjacent north bedroom. The passageway wall on the second floor appears to have been added at a later date, because it has different baseboards than the rest of the walls upstairs; residents and guests likely had to walk through this bedroom to reach the north bedroom.

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<sup>8</sup> McKinney, interview, May 27, 2024.

<sup>9</sup> McKinney.

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The north bedroom is 19 feet long but only has sixteen floor boards, because the eighteenth-century floors feature boards up to 15 1/2 inches wide. The room has a window on the front (east) wall as well as the north wall, which is sufficient for creating air flow and the likely reason the bedroom does not have a transom window above the door like the adjacent bedroom. Because the lath is nailed directly to the logs, the plaster walls are curved in some places. The plaster and lath wall that divides the north bedroom from the adjacent one has a historic hook rail the length of the wall that is built into the lath. Another smaller rail of unknown purpose is built into the lath of the west wall. Augusta County used to tax wood storage furniture such as dressers,<sup>10</sup> and the hook rail likely was use for clothing storage in lieu of dressers or wardrobes.

Other rooms have hook rails or had evidence of hook rails. The two closets on the first and second floors of the original pen that the saddlebag addition created next to the fireplace still have hook rails. In the original pen, the plaster and lath dividing wall that was removed to return the two second floor bedrooms to one room had a drywall patch in the south room to cover the removal of a hook rail. The adjacent interior bedroom has one of the closets created by the saddlebag addition, and the wall did not have any evidence of a hook rail on that side.

### **Ell Addition, Circa 1850**

The ell addition on the back (west side) of the house dates to circa 1850; the year is derived from Augusta County Land Tax records that document that the value of improvements increased from \$300 in 1850<sup>11</sup> to \$400 in 1851.<sup>12</sup> The chimney has a common bond brick pattern with varying courses of stretchers. Two of the windows are mid- to late nineteenth-century, two-over-two windows with wavy glass: one in the stairwell and one in the attic. The addition initially included a ground floor kitchen, a hallway with the butler's pantry and staircase, and a second-floor bedroom.

The kitchen had plumbing by at least 1916,<sup>13</sup> and the 1937 Works Progress Administration (WPA) survey mentions that the house had a bathroom but did not specify when it was built.<sup>14</sup> The McKinneys remodeled the kitchen in the twentieth century by building custom cabinets, installing vinyl sheet flooring, converting the fireplace to a pellet stove, and adding a peninsula.

Tongue-and-groove, beadboard walls define the butler's pantry in the hallway housing the ell addition staircase, and the beadboard wall separating the kitchen from the butler's pantry and hallway remains exposed. Inside the hallway, the McKinneys added furring strips and wood panels over the back of the beadboard walls to hide electrical wiring and pipes for the radiator units. Exterior weatherboarding is exposed on a wall in the stairwell, and shiplap covers the north wall. The beadboard and shiplap were a cheaper way to finish walls than plaster and lath

<sup>10</sup> Augusta County, Virginia, Commissioner of the Revenue. *Personal Property Tax Lists, 1811 - 1820*. Film Number 2024463. Image Group Number 7846303. (Richmond, Virginia: Virginia State Library, 1986). Family Search International.

<sup>11</sup> Augusta County, Virginia. *Land Tax Books, 1843-1850*. Microfilm Reel 27. Library of Virginia, Richmond, Virginia.

<sup>12</sup> Augusta County, Virginia. *Land Tax Books, 1851-1852*. Microfilm Reel 390. Library of Virginia, Richmond, Virginia.

<sup>13</sup> "Public Sale of Desirable Real Estate," *Staunton Daily Leader*, 15 July 1916, 5. Newspapers.com.

<sup>14</sup> Drexel, "Old Virginia Inn."

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and are consistent with interior walls for utility spaces from this period. The wood planks of the staircase and upstairs landing have multiple layers of green paint. The stair treads, which started with a square edge, are worn to the bare wood in the center and are smooth and round from extensive use.

A random-width, tongue-and-groove, beadboard wall divides the upstairs room of the ell addition into a bathroom and bedroom. A dormer above the circa 1856 one-room addition expanded the ell bedroom to accommodate a cedar closet located at an earlier entrance to the bedroom. The expansion likely dates to the first half of the twentieth century, because it appears in a 1956 pen-and-ink drawing by Dorothy McKinney. The expansion included raising the floor and installing narrow, pine floors above the original, wider flooring. The brick hearth was also raised, and the hearth's early twentieth-century bricks remain in the floor. In the mid-twentieth century, the fireplace opening was covered with drywall and a bookcase was built on the wall opposite the fireplace. The narrow chimney of the circa 1856 addition appears to have been extended when the dormer was added, because the top part has cement mortar and twentieth-century bricks.

### **One-Room Addition, Circa 1856**

Another one-room, ground-floor addition adjacent to the kitchen on the south side of the ell and west side of the original pen dates to circa 1856, the date of which is derived from an increase in the value of improvements on the property from \$400 to \$500 between 1856<sup>15</sup> and 1857.<sup>16</sup> The room is 19 feet long by 13 feet wide on the interior and has random-width, heart-pine floors. The narrow chimney on the exterior of the west wall likely supported a coal stove; no indications of a former fireplace are visible. Previous residents used it as a dining room, but the current owners use it as a den.

## **2. FORMER GENERAL STORE AND POST OFFICE (contributing building)**

In 1837, Alexander Gardner built the one-room store that served as the Mint Spring Post Office from 1841 to 1884.<sup>17</sup> The sills, which are beams with adze marks, are visible in the interior. The walls are exposed shiplap, and the beams and walls retain limewash remnants. The building has two large, commercial-style windows with wavy glass that has visible seeds and narrow Palladium French doors with views of the Blue Ridge Mountains to the east. Remains of no longer extant exterior stairs are located at the base of the French doors. In the late 1950s or early 1960s, the McKinneys renovated the building, added a one-room addition, and began using it to sell antiques. The renovation included replacing the ceiling. The shingle roof dates to circa 2003.<sup>18</sup> The flooring is narrow pine boards over the original flooring, but it is unknown whether the current floors date to the McKinneys' renovation or earlier; the floors are narrower and

<sup>15</sup> Augusta County, Virginia. *Land Tax Books, 1853-1856*. Microfilm Reel 391. Library of Virginia, Richmond, Virginia.

<sup>16</sup> Augusta County, Virginia. *Land Tax Books, 1857-1860*. Microfilm Reel 392. Library of Virginia, Richmond, Virginia.

<sup>17</sup> Augusta County, Virginia. County Clerk. *Will Book No. 24, 1842 - 1843*: 240. Film Number 30325. Image Group Number 7643876. (Salt Lake City, Filmed by the Genealogical Society of Utah, 1952). Family Search International.

<sup>18</sup> McKinney.



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appear older than those in the addition. A historic door on the north elevation of the building is not original and is consistent mid-nineteenth century styles; it has nine panes of wavy glass on the upper portion and an iron rimlock with a Bennington-style, brown, mineral clay doorknob. The door is located to the west side of the center of the north wall, and pegs from an older door frame on the interior indicate the original door was centered on the wall. It is not known whether the McKinneys added this door during their renovation or whether Alexander Gardner added it when the Junction Valley Turnpike was built between the store and the house in 1853. The back (west side) of the store faced the turnpike.

### **3. LIKELY SLAVE QUARTERS (contributing building)**

The 12-foot by 12-foot outbuilding located just south of the house has features that suggest it had a residential purpose. It likely was a residence for enslaved persons given its proximity to the house; the presence of a wallpaper remnant backed by loose cloth and attached by tacks; limewashed walls; windows on the east and west elevations; and a rudimentary, swinging, iron plate with a notch for a no longer present deadbolt tucked into the door frame on the interior. The building currently is unused, but in the early or mid-twentieth century, it had plumbing for washing laundry.<sup>19</sup> The twentieth-century cement floor is cracked and has a clay drain in the center. The framing comprises vertical, horizontal, and diagonal beams with mortise, tenons, and pegs. The beams have adze marks, and the exposed rafters have Roman numeral marks. It has a standing seam metal roof. The walls are exposed, wide, vertical planks. Asbestos siding covers the exterior. The windows on the east and west walls have wood bars instead of glass, but the bars are not original. Although the windows are present in the 1937 WPA Survey photo, the bars are not. The south wall planks are early to mid-twentieth century replacements, and the south wall has three twentieth-century windows along the gable. The building does not have a source of heat, and it is unknown whether the south wall was rebuilt after removal of a fireplace.

### **4. GARAGE (contributing building)**

Off the southeast corner of the house is a two-bay garage of cinder block construction that reflects the modernity of the property as it evolved to serve motorists traveling along America's new highway system in the 1930s and 1940s. Photographs as well as differences in the roofing structure indicate the garage was built in three separate sections. The first part of the garage (northwest side) is visible in the 1937 WPA photograph, and it was extended southward to create a larger garage at an unknown date. The first bay has remnants of knob and tube wiring. The McKinneys built the second bay on the east side in the 1970s. The first bay has a ground-level garage door for vehicles. The second bay has a garage door elevated from the ground for loading and unloading furniture, because Mr. McKinney used it as a workshop for restoring antique furniture that Mrs. McKinney sold of the store.

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<sup>19</sup> McKinney, interview, May 27, 2024.

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### **5. CARRIAGE SHED AND AGRICULTURAL BUILDING (contributing building)**

A dilapidated, pole construction outbuilding to the northwest of the main house is a carriage shed, according to oral tradition. Cut nails and circular saw marks indicate nineteenth-century construction. The structure appears to have been altered for use as a carriage shed by the removal of the west wall; the building likely originally had an agricultural purpose such as a granary. The interior walls have remnants of limewash. The batten door has a primitive, hand-carved, wooden latch supplemented by an iron thumb latch and also has remnants of red paint. The shed's location to the northwest of the house would have allowed residents to access the house through a back door or by using the no longer extant north steps of the front porch.

### **6. FORMER JUNCTION VALLEY TURNPIKE REMAINS (contributing site)**

Remains of the historic Junction Valley Turnpike, a plank road built in front of the tavern in 1853 to improve the Great Wagon Road, are located on the property. The road was macadamized in 1924. In 1937, the road was rerouted to its current location, and it is now known as Lee Jackson Highway (Route 11). The porch stairs of the house terminated at the edge of the turnpike, and the road ran between the house and the back of the general store and post office. Remnants include berms and grading that outline the road's former location. The property also has remnants of the 1924 macadamization such as pieces of macadamized rock clusters; cement retaining walls; a brick retaining wall at the edge of the steps that used to be longer; and two cement drains that route springs under the old road.

### **7. STONE SPRING HOUSE (non-contributing building)**

The stone spring house is located northeast of the house on the east side of the site of the former Junction Valley Turnpike. It is a non-contributing resource, because the McKinney family built it as a historical reproduction in the mid-twentieth century. They used traditional construction techniques and repurposed some historic materials, possibly from the property, to construct the outbuilding such as a batten door with large wrought iron nails and strap hinges that appear to date to the eighteenth-century. Nineteenth-century cut nails secure the roof. The loft under the roof has tongue-and-groove flooring. The window has wooden bars. The interior has concrete trenches and a pump for supplying water to the house.

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## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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**Areas of Significance**

(Enter categories from instructions.)

COMMERCE

ARCHITECTURE

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Period of Significance**

1779 - 1952

1800 - 1937

\_\_\_\_\_

**Significant Dates**

1779

ca. 1812

1816

1837

ca. 1850

1853

ca. 1856

1937

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

\_\_\_\_\_

\_\_\_\_\_

**Cultural Affiliation**

N/A

\_\_\_\_\_

\_\_\_\_\_

**Architect/Builder**

Unknown

\_\_\_\_\_

\_\_\_\_\_

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Mint Spring Tavern is locally significant under Criterion A in the area of Commerce as an evolved rural complex that historically offered commercial services to local residents, travelers, merchants, and soldiers as a tavern, stagecoach stop, general store, post office, and tourist home along a major north-south trade route. The period of significance under Criterion A extends from 1779 to 1952, encompassing the property's documented commercial functions beginning as an illegal tavern by 1779, becoming a licensed ordinary in 1816, establishing a general store in 1837, receiving official designation as a post office in 1841, and becoming a tourist home serving motorists traveling along America's new federal highway system in the 1930s and 1940s. It is unknown exactly when the house stopped being a tourist home, but a 1952 newspaper article reporting the sale of the property to the McKinney family is the last known mention of the house's use as lodging.<sup>20</sup>

The Mint Spring Tavern is also locally significant under Criterion C in the area of Architecture as an eighteenth-century Scots-Irish settler's house on the early American frontier that transformed into a Federal-style home and tavern in the nineteenth century in response to evolving commercial functions, family needs, and broader trends in architectural tastes in western Virginia. While the house began as a one-pen, one-and-a-half story dwelling of unhewn logs on a stone foundation built circa 1749, its primary appearance and architectural detailing today are reflective of the Federal style. The period of significance under Criterion C extends from 1800 to 1937, encompassing the circa 1812 Federal renovation and subsequent additions to the dwelling, the property's 19<sup>th</sup> and early 20<sup>th</sup> century commercial structures and outbuildings, and the 1937 re-routing of the Junction Valley Turnpike, at which point significant historic development on the property ended.

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

### Historical Overview

In the 1730s, colonial Virginia officials sought to populate the area west of the Blue Ridge Mountains with settlers who would serve as a buffer between Native Americans and English settlers in the Tidewater region of Virginia. After receiving a land grant of 118,941 acres in 1736, Virginia House of Burgesses member William Beverley offered land patents at low prices to settlers. The mountains were difficult to cross from eastern Virginia, but the attractive and fertile Shenandoah Valley with its many springs, rivers, and streams was more easily accessible to Scots-Irish and German settlers from Pennsylvania, who migrated south along the Great Wagon Road without having to cross the mountains.<sup>21</sup>

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<sup>20</sup> "McKinneys Buy Willett Property." *The Daily News Leader*, 3 July 1952, 2. Newspapers.com.

<sup>21</sup> John Lewis Peyton, *History of Augusta County, Virginia*, (United States: Samuel M. Yost & Son, 1882), 42.

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One of the early settlers of present-day Augusta County was John Glass, who was born in Bainbridge, County Down, Ulster Province, Ireland, as the oldest son of Samuel and Mary Gamble Glass. As an adult, he traveled to colonial America with his parents and siblings in 1735, landing in Pennsylvania.<sup>22</sup> In 1736, Samuel Glass purchased a tract of land from Jost Hite in Opequon, Frederick County, Virginia, where the Glass family built several buildings that are now part of the Opequon Historic District (NRHP 02000515; DHR 0034-5037).<sup>23</sup> According to Presbyterian Minister Dr. William Henry Foote's nineteenth-century manuscript documenting the Glass family genealogy, John did not stop in Opequon with his family in 1736 and instead continued to the Triple Forks area. The term "Triple Forks" refers to the Middle, South, and North Rivers, which flow out of Augusta County and feed into the James, Shenandoah, and Potomac Rivers. Baptism records confirm that John was in the area as early as 1741.<sup>24</sup> Some Scots-Irish immigrants settled in the area prior to the Beverley patents and did not obtain deeds, including Glass' neighbors Samuel McCorkle and Samuel Lusk,<sup>25</sup> which makes it possible Glass settled on the property prior to officially purchasing the Beverley patent in 1749.

Given the house's substantial stone basement and fireplace, Glass likely did not immediately build the house upon arrival in the Triple Forks area and may have lived in a temporary structure before and during construction of the house. John's younger brother Robert Glass built a stone house known as Long Meadow (NRHP 05000769; DHR 034-0031) in Opequon,<sup>26</sup> and Robert was the only settler in Opequon known to possess stone masonry skills and tools.<sup>27</sup> The stonework of the Mint Spring Tavern may reflect the masonry skills of the Glass family.

John Glass left the property to his wife Sarah Beckett Glass and instructed his sons not to sell it until after she died.<sup>28</sup> Sarah likely died in 1766, which is the year Augusta County records list John and Sarah's oldest son Samuel Glass as a tithable for the property.<sup>29</sup> In 1775, John and Sarah's three sons Samuel, William, and John sold the property to John Sensebough after moving to Botetourt County, Virginia.<sup>30</sup> In 1778, Sensebough sold the property to Henry Swink,<sup>31</sup> who ran the house as an unlicensed tavern. As Swink's wealth increased in the late eighteenth century, he purchased, consolidated, and divided portions of nearby properties. In

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<sup>22</sup> Foote, *Genealogy*, 6.

<sup>23</sup> Marjorie Copenhaver, "Opequon Historic District Application for the National Register of Historic Places," 2002.

<sup>24</sup> Craig, *Baptisms*.

<sup>25</sup> Augusta County Circuit Court, *Vestry Book of Augusta Parish, 1746 – 1776*, 140. <https://acch.omeka.net/>.

<sup>26</sup> Foote, *Genealogy*, 12.

<sup>27</sup> Maral S. Kalbian and Margaret T. Peters, "Long Meadow Application for the National Register of Historic Places," 2005.

<sup>28</sup> Augusta County, Virginia. County Clerk. *Will Book No. 2, 1753 - 1760*: 104. Film Number 30315. Image Group Number 7616383. (Salt Lake City, Filmed by the Genealogical Society of Utah, 1952). Family Search International.

<sup>29</sup> Augusta County, Virginia. County Court. *Order Book No. 10, 1765 - 1766*: 213. Film Number 30377. Image Group Number 7893726. (Salt Lake City, Filmed by the Genealogical Society of Utah, 1952). Family Search International.

<sup>30</sup> Augusta County, Virginia. County Clerk. *Deed Book No. 21, 1773 - 1777*: 138. Film Number 30350. Image Group Number 8189998. (Salt Lake City, Filmed by the Genealogical Society of Utah, 1952). Family Search International.

<sup>31</sup> Augusta County, Virginia. County Clerk. *Deed Book No. 22, 1777 - 1779*: 462. Film Number 30351. Image Group Number 30351. (Salt Lake City, Filmed by the Genealogical Society of Utah, 1952). Family Search International.

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1814, Henry sold the property that became Mint Spring to Samuel Gardner on 222 acres.<sup>32</sup> Samuel obtained the first documented ordinary license for the property in 1816.<sup>33</sup>

Augusta County contributed a large number of soldiers to the Revolutionary War, and both Samuel Gardner and Henry Swink were Revolutionary War veterans. Henry Swink's unit, led by Captain Buchanan,<sup>34</sup> participated in the 1781 Battle of Yorktown.<sup>35</sup> Samuel Gardner served one tour of duty,<sup>36</sup> but the details of his deployment and unit of assignment during the war are unknown. After the war, Samuel was promoted to Ensign in the 2nd Battalion, 32nd Regiment of the Virginia Militia to replace James Bell in 1799.<sup>37</sup>

Samuel Gardner was from Buffalo Gap, Virginia, where his father Thomas Gardner was killed by Indians in 1764 when Samuel was one year of age.<sup>38</sup> Samuel's mother Rebecca Gardner fled to Buchanan's Fort, likely with Samuel and his older brother Francis.<sup>39</sup> In 1790, Samuel married Sarah Bell, a neighbor from Buffalo Gap.<sup>40</sup> Sarah likely died before 1813, when Gardner married Mint Spring neighbor Ann "Nancy" Abney Fackler.<sup>42</sup> This was a second marriage for Fackler as well, and in 1816, she gave birth to their only child together, Alexander Gardner.

Samuel Gardner died in 1842, and in his will, he included a dower provision for his wife and gave Alexander the store Alexander built in 1837.<sup>43</sup> Augusta County land tax records list the property as belonging to "Samuel Gardner heirs" from 1842 until 1857, when the records began listing Alexander as the owner. The 1871 deed conveying the property to John Towberman notes that Alexander officially obtained the property in either 1856 or 1857; however, it does not cite a deed book and states that the exact date could not be remembered. No deed transferring the property to Alexander has been found in Augusta County deed books.<sup>44</sup> Historic documents began referring to the property as "Mint Spring" in the early 1840s around the time Alexander took over management of the property. In 1844, Alexander married Henry Swink's

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<sup>32</sup> Augusta County, Virginia. County Clerk. *Deed Book No. 38, 1814 - 1815*: 31. Film Number 30356. Image Group Number 8182554. (Salt Lake City, Filmed by the Genealogical Society of Utah, 1952). Family Search International.

<sup>33</sup> Augusta County, Virginia. County Court. *Order Book No. 36, 1816 - 1818*: 211. Film Number 30387. Image Group Number 8190007. (Salt Lake City, Filmed by the Genealogical Society of Utah, 1952). Family Search International.

<sup>34</sup> John H. Gwathmey, *Historical Register of Virginians in the Revolution: Soldiers, Sailors, Marines, 1775 - 1783*, (Richmond: The Dietz Press, 1938). Family Search International.

<sup>35</sup> "Notes on the Military History of Augusta County," *The Daily News Leader*, 16 April 1940, 34. Newspapers.com.

<sup>36</sup> "Obituary," *Staunton Spectator and General Advertiser*, Volume 19, Number 9, 20 January 1842, 3. Newspapers.com.

<sup>37</sup> Augusta County, Virginia. County Court. *Order Book No. 26, 1799 - 1801*: 50. Film Number 30383. Image Group Number 8190006. (Salt Lake City, Filmed by the Genealogical Society of Utah, 1952). Family Search International.

<sup>38</sup> Joseph A. Waddell, *Annals of Augusta County, Virginia, from 1726 to 1871*, (Staunton, VA: C. Russell Caldwell, 1902).

<sup>39</sup> Augusta County, Virginia. County Court. *ADMX OF Thomas Gardner ETC vs. John Brown ETC*. 1795-003, Original Case Number 449. Library of Virginia, Chancery Records Index.

<sup>40</sup> Augusta County, Virginia. County Court. *Marriage Records, 1785 - 1900*. (Salt Lake City, Filmed by the Genealogical Society of Utah, 1953), 17. Family Search International.

<sup>41</sup> Augusta County, Virginia. County Court. *ADMR of Francis Bell vs. HEIRS of Francis Bell*. Index Number 1870-104. Library of Virginia, Chancery Records Index.

<sup>42</sup> *Virginia, U.S., Select Marriages, 1785-1940*. (Provo: Ancestry.com Operations, Inc., 2014).

<sup>43</sup> Augusta County, Virginia. County Clerk. *Will Book No. 24, 1842 - 1843*: 240. Film Number 30325. Image Group Number 7643876. (Salt Lake City, Filmed by the Genealogical Society of Utah, 1952). Family Search International.

<sup>44</sup> Augusta County, Virginia. County Clerk. *Deed Book No. 87, 1872 - 1873*: 2. Microfilm Reel 116. Library of Virginia, Richmond, Virginia.

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granddaughter Rebecca Hannah Swink, who grew up next door at Thistle Hill.<sup>45</sup> Thistle Hill is also known as Locust Lawn and is located on the southwest portion of the former Glass tract that Henry conveyed to his father Lawrence Swink in 1781.<sup>46</sup>

The number of enslaved persons who lived at Mint Spring is consistent with slavery practices in Augusta County, where slaveowners typically had fewer than a half dozen enslaved persons. Plantations in Augusta County tended to be smaller than those in Virginia's Tidewater region, because the hemp and wheat producing farms of Augusta County did not require the large amounts of labor that the tobacco producing farms in the east did. Between 1814 and 1865, Mint Spring had anywhere from one to six enslaved residents, according to personal property tax records, Samuel Gardner's will, and Virginia birth and death records. Some but not all of their names are known. While only three percent of Augusta County's 27,749 residents were slaveowners in 1860, renting enslaved persons for labor was a common practice, and nearly 20 percent of county residents were enslaved, according to the research of historian Nancy Sorrels. Sorrels notes this practice often led to families being torn apart.<sup>47</sup> Presbyterian Minister Reverend Francis McFarland, who was a neighbor and frequent visitor of Mint Spring, provided insight into this issue in his diary as he described his efforts to rent Zeke, an enslaved person, from Alexander Gardner, who inherited Zeke from his father-in-law Adam Swink in 1862. Zeke resisted living with McFarland, because he did not want to be separated from his wife.<sup>48</sup>

On the eve of the Civil War, the majority of Augusta County residents, including those in the Mint Spring area, initially opposed secession. Taverns often served as a venue for community gatherings, political events, and meetings, and in September 1860, the tavern's residents and neighbors organized a Bell and Everett Club at Mint Spring as part of a larger movement by the Constitutional Union Party to prevent the impending war.<sup>49</sup> Subsequent meetings took place at the nearby Mint Spring Schoolhouse, which Alexander completed building in October 1860.<sup>50</sup> Despite initial resistance to secession by Augusta County residents, once war became inevitable, they overwhelmingly voted for Virginia's secession from the Union on May 23, 1861.

The Civil War led to financial devastation for Mint Spring and the Gardner family. The Staunton area was a strategic supply center for Confederate troops and an attractive target for Union forces who sought to disrupt Confederate supply lines to accelerate the end of the war.<sup>51</sup> Mint Spring was located along the primary route between Staunton and General Stonewall Jackson's headquarters in Lexington, Virginia, and tens of thousands of Confederate and Union troops marched along the Junction Valley Turnpike. The Junction Valley Turnpike Company,

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<sup>45</sup> *Virginia, Select Marriages.*

<sup>46</sup> Augusta County, Virginia. County Clerk. *Deed Book No. 23, 1779 - 1783:* 371. Film Number 30351. Image Group Number 8140725. (Salt Lake City, Filmed by the Genealogical Society of Utah, 1952). Family Search International.

<sup>47</sup> Laura Peters. "Historian: Valley Slavery Story 'Not Pretty'," *News Leader*, 15 November 2015. Newsleader.com.

<sup>48</sup> Francis McFarland, *Diary of Francis McFarland (1859-1864)*. Valley of the Shadow: Two Communities in the American Civil War, University of Virginia Library. <https://valley.lib.virginia.edu/papers/AD9500>.

<sup>49</sup> "County Canvass," *Staunton Spectator*, 18 September 1860, 2. Newspapers.com.

<sup>50</sup> "Fair," *Staunton Spectator*, 16 October 1860, 3. Newspapers.com.

<sup>51</sup> John L. Heatwole, "The Burning: The Fire and Sword of War," Shenandoah Valley Battlefields National Historic District website. <https://www.shenandoahatwar.org/burning-article-1>.



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which built the plank road that ran in front of the Mint Spring Tavern's steps in 1853, reported grim revenue collections during the war, noting that many persons using the road claimed to work for the Confederate government or military and were exempt from paying tolls.<sup>52</sup> County residents expressed concern over inflation that made food staples unaffordable,<sup>53</sup> and a new Confederate tax bill in 1863 levied heavy taxes on a variety of goods and services, including on general stores and hotels.<sup>54</sup> As supplies dwindled in the Staunton area, the Confederate government sought assistance from local residents to help support the war effort and provide clothing and food items for soldiers. Reverend McFarland documents going to Mint Spring in May 1863 to sell bacon and flour to the Confederate government.<sup>55</sup> By the Valley Campaigns of 1864, which marked the height of the Civil War in the Shenandoah Valley, the shortages at stores and farms in the Staunton area were severe.<sup>56</sup>

After occupying Staunton from June 6 - 10, 1864, Union General David Hunter led 18,000 troops along the Junction Valley Turnpike to Lexington, where they burned the Virginia Military Institute.<sup>57</sup> They went door-to-door looting houses along the way, including in the Mint Spring area.<sup>58 59 60</sup> Following General Hunter's march to Lexington, Confederate General Jubal Early and 15,000 Confederate troops marched past the Mint Spring Tavern on the way to Lynchburg. Reverend McFarland went to Mint Spring to see the troops.<sup>61</sup>

The failure of the Confederate banking system and the separation of families across Union and Confederate lines contributed to the Gardner family's growing financial troubles that ultimately led to Alexander's loss of Mint Spring in 1870. In 1859, Alexander's wealthy maternal aunt Mary B. Kinney died and left a sizeable inheritance to her siblings, including to Alexander's mother Nancy,<sup>62</sup> who continued to live at Mint Spring until her death in 1860.<sup>63</sup> On June 13, 1859, Nancy deeded the Kinney inheritance to Alexander, who became the administrator of his aunt's estate and was responsible for distributing it to the rest of the heirs.<sup>64</sup> Many of the heirs

<sup>52</sup> *Junction Valley Turnpike Company Records Collection, 1848 - 1919*. Special Collections, Library of Virginia, Richmond, Virginia.

<sup>53</sup> "For the Spectator," *Staunton Spectator*, 24 March 1863, 2. Newspapers.com.

<sup>54</sup> "The Confederate Tax," *Staunton Spectator*, 28 April 1863, 1. Newspapers.com.

<sup>55</sup> McFarland, *Diary*.

<sup>56</sup> Aerika Wright, "Staunton during the Civil War," *Encyclopedia Virginia*, (Virginia Humanities, 11 May. 2021), <https://encyclopediavirginia.org/entries/staunton-during-the-civil-war/>.

<sup>57</sup> "Raids on Staunton, Lexington, & Virginia Military Institute," *National Park Service* website. <https://www.nps.gov/articles/000/raid-on-lexington-virginia-military-institute.htm>.

<sup>58</sup> Drexel, Nellie D, and Gardner, J.C. "Locust Lawn: Survey Report," *Works Progress Administration Virginia Historical Inventory Project*. April 1938.

<sup>59</sup> Southern Claims Commission, "Claim of James Beard, August 21, 1871, Claim No. 15,991," *Valley of the Shadow: Two Communities in the American Civil War*, University of Virginia Library. <https://valley.lib.virginia.edu/claims/SCC0300>. Original source: National Archives, Washington, D.C., fiche # 948.

<sup>60</sup> L. VanLoan Naisawald, "Fire and Ashes in the Valley," (HistoryNet.com, October 11, 2019), <https://www.historynet.com/fire-and-ashes-in-the-valley/>.

<sup>61</sup> McFarland, *Diary*.

<sup>62</sup> Augusta County, Virginia. County Court Chancery Cases. *PETITION of John S Churchman EXR James M. Dunlap ETC vs. Alexander Gardner ETC*. Index Number 1889-052, Original Case Number 472. Library of Virginia, Chancery Records Index.

<sup>63</sup> U.S. Census Bureau. *Seventh Census of the United States, 1850*. (Washington, DC: National Archives. Record Group Number: 29; Series Number: M432; Residence Date: 1850; Home in 1850: District 2 and A Half, Augusta, Virginia; Roll: 934; Page: 426b). Ancestry.com Operations, Inc.

<sup>64</sup> Augusta County, Virginia. County Clerk. *Deed Book No. 78, 1858 - 1859*: 516. Film Number 30371. Image Group Number 8571095. (Salt Lake City, Filmed by the Genealogical Society of Utah, 1952). Family Search International.

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were located on Union territory, and Alexander was unable to reach them during the war. Alexander invested some of the inheritance money in Confederate bonds in March 1864, but Confederate currency significantly devalued by April 1864. By the end of the war, Alexander owed a large amount of money that he did not have to numerous Kinney heirs, and a series of lawsuits ensued that continued against his estate after his death in 1875.<sup>65 66</sup>

Like many residents of Augusta County during the war, the Gardner family's losses were not only financial. Reverend McFarland presided over numerous funerals in the Mint Spring area.<sup>67</sup> In addition to losing his aunt, mother, mother-in-law, and father-in-law immediately on the eve of and during the war, Alexander lost four of his seven children during the war. Three daughters died of illness between 1862 and 1863.<sup>68 69 70</sup> Alexander's oldest son William B. Gardner, who worked as a clerk at the store and enlisted as a private in Company E of the First Cavalry of the Confederate Army in February 1864, suffered fatal wounds during the battle at Todd's Tavern on May 7, 1864.<sup>71 72 73 74</sup>

Alexander continued to run the Mint Spring Tavern through 1864, obtaining his last annual ordinary license in 1863.<sup>75</sup> Little is known of what happened to the tavern in the immediate aftermath of the war between 1865 and 1870, but the large amount of debts Alexander owed indicated that the once prosperous stagecoach stop was no longer producing a sufficient income. Unable to recover from his debts, Alexander lost Mint Spring as the result of a lawsuit over the Kinney inheritance money and a deal that divided the property into two parts. Alexander transferred 143 acres of Mint Spring as well as the Thistle Hill property to Alexander H.H. Stuart and Thomas D. Ranson via a deed of trust in 1870.<sup>76 77 78</sup> The 1870 deed of trust mentions the deal, which notes that Augusta County Sheriff John Towberman would purchase 21 acres. Towberman officially purchased the 21 acres that included the tavern in 1871. Towberman's wife Lizzie Swink Towberman was Rebecca Swink Gardner's half-sister and one of the Kinney heirs. By this time, Alexander and his family were living at Thistle Hill, which Alexander

<sup>65</sup> Augusta County Court Chancery Cases. *Churchman and Dunlap vs. Gardner*.

<sup>66</sup> Augusta County, Virginia. County Court Chancery Cases. *ADMR of Alexander Gardner ETC Petition of J.M. Quarles vs. Rebecca A. Gardner Widow*. Index Number 1889-041. Library of Virginia, Chancery Records Index.

<sup>67</sup> McFarland, *Diary*.

<sup>68</sup> *Virginia, U.S., Deaths and Burials Index, 1853-1917*, (Provo: Ancestry.com Operations, Inc., 2011).

<sup>69</sup> *Virginia, U.S., Deaths and Burials Index, 1853-1917*.

<sup>70</sup> McFarland, *Diary*.

<sup>71</sup> Historical Data Systems. *U.S., Civil War Soldier Records and Profiles, 1861-1865*, (Provo: Ancestry.com Operations Inc., 2009).

<sup>72</sup> U.S. Census Bureau, *Eighth Census of the United States, 1860*, (Washington D.C.: The National Archives). Record Group Number: 29; Series Number: M653; Residence Date: 1860; Home in 1860: District 1, Augusta, Virginia; Roll: M653\_1333; Page: 592; Family History Library Film: 805333). Ancestry.com Operations, Inc.

<sup>73</sup> *U.S. Civil War Soldier Records and Profiles, 1861-1865*, (Provo: Ancestry.com Operations Inc, 2009).

<sup>74</sup> McFarland, *Diary*.

<sup>75</sup> Augusta County, Virginia. County Court. *Order Book No. 59, 1862 - 1865*: 174. Film Number 30396. Image Group Number 8571104. (Salt Lake City, Filmed by the Genealogical Society of Utah, 1952). Family Search International.

<sup>76</sup> Augusta County, Virginia. County Clerk. *Deed Book No. 87, 1872 - 1873*: 2. Microfilm Reel 116. Library of Virginia, Richmond, VA.

<sup>77</sup> Augusta County Court Chancery Cases. *Churchman and Dunlap vs. Gardner*.

<sup>78</sup> "Legal Notices. Virginia," *The Valley Virginian*, 29 September 1870, 2. Newspapers.com.

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purchased in 1862 after the death of his father-in-law Adam Swink.<sup>79 80 81</sup> An 1889 court case ensured the dower right of Rebecca Gardner so that she could continue living at Thistle Hill after Alexander Gardner passed away in 1875.<sup>82</sup>

Towberman did not obtain an ordinary license for himself, but he may have hired innkeepers to continue running the tavern. Augusta County issued at least two ordinary licenses for individuals at Mint Spring: one in 1874 to William A. Bashaw<sup>83</sup> and one in 1875 to John A. Fisher.<sup>84</sup> Towberman was a farmer who worked in many capacities, including as the Augusta County Sheriff, Augusta County Commissioner of Revenue, and Mint Spring Postmaster, but his primary source of income seemed to come from holding leadership positions in insurance companies, at least one of which was involved in financing Reconstruction projects.<sup>85</sup>

The post-Civil War advent of the railroad to the Mint Spring area and the increasing popularity of automobiles in the early twentieth century led to the end of the stagecoach era, but the tavern adapted its commercial activities as the transportation industry evolved. In the 1930s and 1940s, the house operated as a tourist home serving motorists.<sup>86</sup> The property served as a cannery in the 1940s.<sup>87 88</sup> From the early 1950s to 2007, an antique store operated on the property.<sup>89</sup>

The tavern's ownership changed several times in the twentieth and twenty-first centuries. John Towberman passed away in 1904, and his son William Towberman sold the Mint Spring Tavern after the 1916 death of Lizzie Towberman to J.O Paxton in 1917. Paxton sold the property to W.L. Helmick one year later. In 1926, Helmick sold the property to Helen Carson.<sup>90</sup> Carson sold the property to Helena K. Hamilton in November 1936.<sup>91</sup> In 1942, Hamilton sold the property to W.S. Campfield.<sup>92</sup> Campfield sold it to Donald S. Willett in 1946, who was an agricultural expert and ran a cannery at the property.<sup>93</sup> Henry and Dorothy (Dolly) Dudley Driver McKinney purchased the Mint Spring Tavern 1952.<sup>94</sup> Joseph McKinney inherited the house from his parents in 2007 and sold it to neighbor Dr. H. Lynn Moore,. In 2022, Dr. Moore divided the house from the cow pastures and sold the house to Alexander Price and Keryn Ross.

<sup>79</sup> Hotchkiss, Jedediah. *Map of the Shenandoah Valley, 1862*. Map. <https://www.loc.gov/item/99446754/>.

<sup>80</sup> Augusta County, Virginia. County Clerk. *Deed Book Volume 80, 1862*: 633. Film Number 30372. Image Group Number 8571096. (Salt Lake City, Filmed by the Genealogical Society of Utah, 1952). Family Search International.

<sup>81</sup> August County Court Chancery Cases. *Quarles vs. Gardner Widow*.

<sup>82</sup> August County Court Chancery Cases. *Quarles vs. Gardner Widow*.

<sup>83</sup> "County Court," *The Valley Virginian*, 28 May 1874, 3. Newspapers.com.

<sup>84</sup> "County Court," *The Valley Virginian*. 29 April 1875, 3. Newspapers.com.

<sup>85</sup> "John Towberman," *Staunton Spectator*, 19 August 1904, 2. Newspapers.com.

<sup>86</sup> "Real Estate: Home in Mint Spring," *The Daily News Leader*, 4 March 1942, 7. Newspapers.com.

<sup>87</sup> "Quality Peaches," *The Daily News Leader*, 30 July 1946, 9. Newspapers.com.

<sup>88</sup> Jeffrey S. Evans and Karen K. Reed, "Doc and Dolly McKenney: The Quintessential Southern Couple," (Green Valley Auctions, 2007).

<sup>89</sup> Evans and Reed.

<sup>90</sup> Drexel, "Old Virginia Inn."

<sup>91</sup> "Deeds," *The Daily News Leader*, 18 November 1936, 5. Newspapers.com.

<sup>92</sup> "Deeds," *The Daily News Leader*, 2 May 1942, 8. Newspapers.com.

<sup>93</sup> "Mint Spring," *The Daily News Leader*, 12 April 1946, 10. Newspapers.com.

<sup>94</sup> "McKinneys Buy Willett Property."

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## CRITERION A - COMMERCE

The evolution of Mint Spring Tavern's commercial functions is consistent with broader trends in commerce that developed in parallel with improvements to America's interstate transportation infrastructure. The 1744 Treaty of Lancaster permitted European settlement along the Great Wagon Road, an ancient path that migrating buffalo forged and that Indian populations used for hunting and trade. The road, which began in Philadelphia, Pennsylvania, and ran through the Shenandoah Valley into the Lower South, became one of the primary north-south trade and migration routes in colonial America. The inventory conducted after John Glass' death in 1755 suggested that he worked as a farmer; produced wool and linen textiles; and owned several horses, hogs, and cows.<sup>95</sup> Many Ulster Scots were weavers in Ireland, and textile production was a skill they brought with them to colonial America. In both Ireland and colonial America, they grew flax and produced linen, wool, and linsey (a combination of linen and wool).<sup>96</sup> Flax was one of the earliest cash crops in Augusta County.<sup>97</sup> Glass' belongings included homemade fabric, wool yarn, cotton, a spinning wheel for linen, and a hatchel, which was used for combing flax fibers in preparation for spinning and weaving. Glass also owned plow irons, two sickles, a mattock, six books, and other various household items. It is unknown whether Glass was solely a subsistence farmer or traded textiles and products from his farm.

The earliest documentation of the house serving as a tavern dates to November 16, 1779, when Henry Swink was running the house as an illegal tavern during the Revolutionary War. It is not known exactly when the house first became a tavern, but given its location along the Great Wagon Road, it likely provided meals and lodging to travelers and provenance for horses from an early date, even if those services initially were not the family's primary source of income or the property's primary function. The Revolutionary War was a financial strain for the newly independent United States, and Commonwealth of Virginia officials identified an opportunity to generate additional revenue by tightening tavern laws. In October 1779, the Virginia Assembly amended the 1748 tavern law entitled "An act for regulating Ordinaries and Restraint of Tippling-Houses" to raise the cost of licenses for keeping ordinaries and increase fines for illegally selling liquor.<sup>98 99</sup> A few weeks later, on November 16, 1779, Augusta County appeared to enforce the new tavern law amendment when a Grand Jury convicted 43 county residents of retailing liquor without a license, including Henry Swink.<sup>100</sup>

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<sup>95</sup> Augusta County, Virginia. County Clerk. *Will Book No. 2, 1753 - 1760*: 141. Film Number 30325. Image Group Number 7616383. (Salt Lake City, Filmed by the Genealogical Society of Utah, 1952). Family Search International.

<sup>96</sup> Henry Jones Ford, *The Scotch-Irish in America*, (Princeton University Press, Princeton, New Jersey, 1915).

<sup>97</sup> Nancy T. Sorrels on behalf of the Augusta County Historical Society, *Images of America: Augusta County*, (Charleston: Arcadia Publishing, 2014).

<sup>98</sup> William Waller Hening, "Chapter XXX. An Act for regulating Ordinaries, and restraint of Tipling Houses," *Laws of Virginia, October 1748 -- 22d George II.* *The Statutes at Large; Being a Collection of All the Laws of Virginia from the first session of the Legislature, in the Year 1619, Volume XI.* Transcribed for the Internet by Freddie L. Spradlin, Torrance, CA. Richmond, 1821, 72. [https://vagenweb.org/hening/vol06-04.htm#page\\_71](https://vagenweb.org/hening/vol06-04.htm#page_71).

<sup>99</sup> William Waller Hening, "Chapter XIII. An Act to amend an act entitled An act for regulating Ordinaries and Restraining of Tippling-Houses," *Laws of Virginia, October 1779 -- 4th of Commonwealth.* *The Statutes at Large; Being a Collection of All the Laws of Virginia from the first session of the Legislature, in the Year 1619, Volume X.* Transcribed for the Internet by Freddie L. Spradlin, Torrance, CA. Richmond, 1822, 145. <https://vagenweb.org/hening/vol10-07.htm>.

<sup>100</sup> Augusta County, Virginia. County Court. *Order Book No. 17, 1779 - 1783*: 142. Film Number 30379. Image Group Number 7893728. (Salt Lake City, Filmed by the Genealogical Society of Utah, 1952). Family Search International.

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Samuel Gardner, who bought the property from Swink in 1814, obtained the tavern's first known license to run the property as an ordinary and house of private entertainment in 1816.<sup>101</sup> In 1837, Samuel and Nancy Gardner's son Alexander Gardner received a merchant's license,<sup>102</sup> and he built the outbuilding that served as a store and eventually as a post office.<sup>103</sup> The U.S. Postal Service, which has its origins in the stagecoach system, officially designated Mint Spring a post office in 1841 and the same day appointed Alexander as the Mint Spring Postmaster, a position he held on and off until 1865.<sup>104</sup> By 1843, the *Richmond Enquirer* newspaper was publishing schedules for mail deliveries via stagecoaches. Mail route 2569 delivered mail to Mint Spring and was a 76-mile route between Staunton and Fincastle, Virginia, and back. The four-horse post coaches departed Staunton at 10:00 am on Tuesdays, Thursdays, and Saturdays, and every other trip delivered mail to Mint Spring.<sup>105</sup>

By 1850, 96 percent of farms in the Shenandoah Valley produced wheat, including Mint Spring. The large amount of wheat grown in Augusta and Rockbridge Counties led to the area being known as the "Breadbasket of the Confederacy" during the Civil War. In addition to wheat, Mint Spring grew corn and oats; produced wool; and maintained livestock including horses, dairy cows, sheep, and pigs.<sup>106</sup> The crops and livestock provided various products either to sell at the store to both travelers and local residents or to ship on wagons to trade in cities along the East Coast. The turnpike system that developed in the 1840s and 1850s allowed Shenandoah Valley farmers to use stagecoach stops to ship flour, meat, and other products to Baltimore, Maryland, and Fredericksburg, Alexandria, and Georgetown, Virginia. Wagons would return with salt, coffee, and other products to sell to Shenandoah Valley residents.<sup>107</sup> Alexander's general store sold a variety of goods, including grocery items, agricultural products, and farm equipment. Pencil markings and hash marks on the walls of the store refer to oats, clover seed, and other agricultural products. A receipt from May 6, 1857, for a purchase by a representative of the Junction Valley Turnpike Company indicates that the store sold molasses, sugar, candles, plow points, and possibly tobacco, which is crossed out on the receipt. Alexander charged the Junction Valley Turnpike Company twelve cents for one day's lodging.<sup>108</sup> Newspaper advertisements also document that Alexander sold plow equipment.<sup>109</sup>

Mint Spring flourished as a stagecoach stop during the 1840s and 1850s, partly due to the construction of the Valley Turnpike between Winchester, Virginia, and Staunton, which was

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<sup>101</sup> Augusta County, Virginia. County Court. *Order Book No. 36, 1816 - 1818*: 211. Film Number 30387. Image Group Number 8190007. (Salt Lake City, Utah; Filmed by the Genealogical Society of Utah, 1952). Family Search International.

<sup>102</sup> Augusta County, Virginia. *Personal Property Tax Records, 1838A*. Film Number 2024466. Image Group Number 7846304. (Richmond, Virginia: Virginia State Library, 1986). Family Search International.

<sup>103</sup> Augusta County, Virginia. County Clerk. *Will Book No. 24, 1842 - 1843*: 240. Film Number 30325. Image Group Number 7643876. (Salt Lake City, Utah; Filmed by the Genealogical Society of Utah, 1952). Family Search International.

<sup>104</sup> United States Postal Service, *Postal History: Find a Postmaster*. <https://about.usps.com/who/profile/history/postmaster-finder/>.

<sup>105</sup> "Proposals for Carrying Mail," *Richmond Enquirer*, 24 January 1843, 6. Newspapers.com.

<sup>106</sup> U.S. Census Bureau, *U.S., Selected Federal Census Non-Population Schedules, 1850-1880*, (Washington D.C.: National Archives, NAID: 2791276; Record Group Number: 29; Record Group), Ancestry.com Operations, Inc., 2010.

<sup>107</sup> National Park Service, "The Valley Turnpike Company." <https://www.nps.gov/articles/000/valley-turnpike.htm>.

<sup>108</sup> *Junction Valley Turnpike Company Records*.

<sup>109</sup> "To the Farmers of Augusta," *Staunton Spectator*, 17 January 1860, 4. Newspapers.com.

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completed in the 1840s and facilitated trade between the Upper and Lower South. Both the Valley Turnpike and the completion of the railroad to Staunton in 1854 would have been beneficial for the business of Mint Spring, because these infrastructure improvements facilitated the movement of goods between major cities and Staunton just six miles north of Mint Spring. The transportation improvements, however, ended in Staunton, and the dirt road between Staunton and Lexington was in poor condition, despite being part of a major interstate trade route. Area residents began calling for macadamization of the 60-mile stretch of road that connected Staunton, Greenville, Lexington, and Buchanan, and in 1848, the Virginia General Assembly incorporated the Junction Valley Turnpike (JVT) Company.<sup>110</sup>

The choice of the company's chief engineer took construction of the road in an unexpected direction. The Junction Valley Turnpike Board of Directors initially appointed T. Colden Ruggles as the chief engineer in 1849. Ruggles, however, was the chief engineer of the Louisa Railroad, which was renamed the Virginia Central Railroad in 1850. In December 1849, Ruggles declined the appointment due to being busy with seeking contractors for building the railroad. The company then hired a chief engineer named Edwin G. Wall, who advocated for construction of a plank road instead of a macadam one. Wall traveled to New York to examine the roads that sparked the plank road craze of the late 1840s and early 1850s. He characterized plank roads as "the Farmer's Railroad" to gain support in the period when railroads were being built throughout the state. In 1850, the Virginia General Assembly approved the company's request to have the option to build either a plank or macadam road and authorized the collection of tolls prior to completion of the road.<sup>111</sup>

While some residents along the Staunton-Buchanan corridor shared the chief engineer's enthusiasm for plank roads, others, particularly those in Augusta County who lived close to Staunton, strongly opposed the idea. Opposition in Augusta County led to a delay in beginning construction between Staunton and Greenville, because the Junction Valley Turnpike Company lacked the funds to build the road without the financial support of the residents along the section where Mint Spring was located. Instead of beginning construction near Staunton and working south, the company began construction in the Lexington area of Rockbridge County in 1850. The Junction Valley Turnpike Company reported in August 1852 that, "All opposition to plank roads in this part of the state has vanished," and that "the most bitter opponents now admit their utility and superiority to macadamized roads." By November 1852, construction of the road between Greenville and Staunton was finally underway after residents along that segment began to enlist as subscribers, including Mint Spring owner Alexander Gardner. Gardner likely received land damages; the Junction Valley Turnpike Company's records document that landowners along the Greenville-Staunton segment received compensation for routing the road through their properties, but the records do not specify residents' names, how much each landowner received, or the specific details of the rerouting.<sup>112</sup>

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<sup>110</sup> "An ACT incorporating the Junction Valley Turnpike Company March 17, 1849," *Acts of the Virginia General Assembly*, (Richmond: William F. Ritchie, Printer, 1849), 111. <https://babel.hathitrust.org/cgi/pt?id=uc1.a0001803311&seq=113&q1=junction>.

<sup>111</sup> *Junction Valley Turnpike Company Records*.

<sup>112</sup> *Junction Valley Turnpike Company Records*.

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The Junction Valley Turnpike Company faced financial challenges throughout its existence. Toll collection did not produce sufficient revenues to cover the cost of maintaining the road. Despite initial projections that the planks would last seven years before needing replacement, by 1855, the road already was in poor condition. In 1856, the Virginia Board of Public Works purchased the Junction Valley Turnpike.

Traffic along the Valley Turnpike, and by extension, the Junction Valley Turnpike, prior to the Civil War included the forced movement of thousands of enslaved persons from Virginia to the Lower South, including from the slave trading companies that operated out of the building that now houses the Freedom House Museum in Alexandria, VA. Edward Ball termed this route, “the Slavery Trail of Tears,” in an article for *Smithsonian Magazine*.<sup>113</sup> The domestic slave trade rapidly developed in the early nineteenth century after the passage of an 1808 federal law banning the importation of enslaved persons from the African continent. As the cotton industry and demand for enslaved labor in the Lower South grew, the Great Wagon Road became one of the primary overland routes for transferring enslaved persons to the lower southern states. The stagecoach system provided infrastructure for these movements, and slave traders would travel by stagecoach as they forced enslaved persons to travel on foot in coffles. Given the Mint Spring’s location along this route and function as a stagecoach stop, it would have frequently witnessed these coffles and likely provided water, food, and other supplies.

By late April 1861, the Civil War began to affect the tavern's business when Confederate troops disrupted supply lines by destroying railroad bridges in Maryland to prevent Union troops from reaching Washington D.C. The destruction cut off mail from the north and limited travel between the Shenandoah Valley and major cities such as Philadelphia and New York City. Mint Spring neighbor and Presbyterian minister Reverend Francis McFarland also complained about mail from Richmond not reaching Mint Spring in March 1862 due to the war.<sup>114</sup>

Taverns in Virginia often served as places for military musters and provided other support for military units. In 1858, the 93rd Regiment of the Virginia Militia had a company based at Mint Spring known as the Mint Spring Company.<sup>115</sup> Newspaper announcements in March 1861 indicate that Company E of the 93rd Regiment regularly paraded at Mint Spring.<sup>116</sup> On 13 April 1861, the 93rd Regiment became part of the 5th Regiment of Virginia Volunteers, which became part of the Stonewall Brigade in the summer of 1861.<sup>117</sup> In May 1862, General Stonewall Jackson ordered approximately 200 cadets from the Virginia Military Institute (VMI) to march from Lexington to Staunton to join his troops for the McDowell Campaign.<sup>118</sup> Captain Scott Shipp led the cadets along the Junction Valley Turnpike toward Staunton, and they reached Mint

<sup>113</sup> Edward Ball, “Retracing Slavery’s Trail of Tears,” *Smithsonian Magazine*, November 2015. <https://www.smithsonianmag.com/history/slavery-trail-of-tears-180956968/>.

<sup>114</sup> McFarland, *Diary*.

<sup>115</sup> “Reorganization of the Militia,” *Staunton Spectator*, 26 May 1858, 3. Newspapers.com.

<sup>116</sup> “Attention, Company ‘E’ of the 93rd Regiment!,” *Staunton Spectator*, 19 March 1861, 2. Newspapers.com.

<sup>117</sup> “1st Battalion, 116th Infantry Regiment,” *Global Security.org*. [https://premium.globalsecurity.org/military/agency/army/1-116in.htm?ezoic\\_amp=1](https://premium.globalsecurity.org/military/agency/army/1-116in.htm?ezoic_amp=1).

<sup>118</sup> “Civil War Timeline VMI,” *Virginia Military Institute*. <https://www.vmi.edu/archives/manuscripts/new-market--vmi-in-the-civil-war/civil-war-timeline-vmi/>.

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Spring on May 2, 1862. They slept on the ground under tents in rainy weather, received a meal that evening, and received coffee in the morning. In May 1864, VMI cadets marched by Mint Spring to participate in the Battle of New Market, but they did not spend the night.<sup>119</sup>

Alexander Gardner continued to run the tavern through most of the Civil War, renewing his annual ordinary license for the last time in 1863.<sup>120</sup> The devastation of the Valley Campaigns of 1864 marked the beginning of the end of Mint Spring's days as a prosperous stagecoach stop offering various services to local residents and private patrons, merchants, stagecoach drivers, travelers, and soldiers traveling through the Shenandoah Valley. The Civil War left the Junction Valley Turnpike in desperate need of repair due to the travel of tens of thousands of soldiers over the road and insufficient toll revenues needed to maintain the planks.<sup>121</sup> In 1870, an anonymous author published a scathing article in the *Valley Virginian* blaming Rockbridge County residents for the poor road conditions due to their support of the plank road twenty years earlier and claiming that "not a trace" of the plank road was left.<sup>122</sup> The Board of Public Works turned the road over to Augusta and Rockbridge counties for management in 1873.<sup>123</sup>

The southward extension of the Valley Railroad from Staunton to Lexington that was completed in 1883 began to shift the center of the community away from the Mint Spring Tavern. Railroads created stiff competition for the stagecoach industry, because trains could travel much farther distances in a day and could carry larger amounts of cargo and passengers. Although construction began in the early 1870s, it came to a halt in 1873. The Panic of 1873 and the already dire financial situation many county residents were facing as a result of the economic impact of the Civil War meant the Valley Railroad was unable to collect sufficient subscriptions to continue financing construction. Work on the Staunton-Greenville segment finally resumed in 1883.<sup>124</sup> The new train depot and the infrastructure that sprang up around it replaced many of the functions that the Mint Spring Tavern had been providing. The railroad began transporting cargo from the Mint Spring area in July 1883,<sup>125</sup> the train depot was completed in 1884,<sup>126</sup> the Mint Spring post office moved to be co-located with the new depot,<sup>127</sup> a new store opened by the depot,<sup>128</sup> and newspapers in Virginia began to publish train schedules that included the new Mint

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<sup>119</sup> Jennings C. Wise, *The Military History of the Virginia Military Institute from 1839 to 1865*, (Lynchburg, J.P Bell Company, Inc., 1915), 204. [https://www.latinamericanstudies.org/book/Virginia\\_Military\\_Institute.pdf](https://www.latinamericanstudies.org/book/Virginia_Military_Institute.pdf).

<sup>120</sup> Augusta County, Virginia. County Court. *Order Book No. 69, 1865 - 1867*: 8, 9, 44. Film Number 30396. Image Group Number 8571104. (Salt Lake City, Filmed by the Genealogical Society of Utah, 1952). Family Search International.

<sup>121</sup> *Junction Valley Turnpike Company Records*.

<sup>122</sup> "A Word to Our Neighbor Rockbridge," *The Valley Virginian*, February 17, 1870, 2. Newspapers.com.

<sup>123</sup> *Junction Valley Turnpike Company Records*.

<sup>124</sup> Charles Grattan Price Jr., *Robert E. Lee's Railroad: How the American Civil War Commander Inspired the Construction of the Valley Railroad, Virginia*, (Harrisonburg: PMBOK, 1993).

<sup>125</sup> "The First Cars Loaded at the Mint Spring Depot," *Staunton Vindicator*, 10 August 1883, 3. Newspapers.com.

<sup>126</sup> "Along the Valley Railroad," *Staunton Spectator*, 30 September 1864, 3. Newspapers.com.

<sup>127</sup> Jedediah Hotchkiss and Joseph A. Waddell, "Map of Beverley Manor Magisterial District, Augusta County, Virginia, 1884," *Historical Atlas of Augusta County, Virginia*, (Chicago: Waterman, Watkins, and Company, 1885). Rumsey Collection. <https://www.davidrumsey.com/luna/servlet/detail/RUMSEY~8~1~32974~1171427>.

<sup>128</sup> "A Letter from Mint Spring," *Staunton Spectator*, 24 July 2024, 3. Newspapers.com.



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Spring Station.<sup>129</sup> Around this time, newspapers broadened their use of the term “Mint Spring,” applying it not just to the Mint Spring property, but to the community around it.

In the early twentieth century, the functions of the Mint Spring Tavern continued to evolve concurrently with transportation developments as road improvements to accommodate automobiles presented new commercial opportunities. Automobiles struggled to travel on rural dirt roads, and in 1916, the Virginia Assembly approved a law requiring the improvement of all rural roads on which mail routes traveled.<sup>130</sup> In addition, the Lee Highway Association formed in 1919 to build a memorial highway in honor of Robert E. Lee beginning at Gettysburg, Pennsylvania. Construction of the new highway began in 1920, and the Pace Construction Company finally macadamized the road in front of the Mint Spring Tavern in 1924,<sup>131</sup> more than 75 years after local residents began petitioning for the road to be macadamized. The road received the designation of state Highway 33, and in 1926, it became Federal Highway Route 11 when Virginia added state routes to the new federal highway system. In 1937, Route 11 was paved and rerouted east of the tavern to its current location, which meant that vehicle traffic was no longer running so close to the house.<sup>132</sup> By the 1930s and 1940s, the railroad was no longer profitable. Railroad entrepreneur Don W. Thomas saw the potential to earn money from the sale of metal from the railroad to support U.S. military operations in World War II. In December 1942, he purchased the 62-mile line between Harrisonburg and Lexington, and disassembly began in early 1943.<sup>133</sup> The Eisenhower freeway system of the 1950s and 1960s led to the construction of Interstate 81 roughly along the route of the old railroad.

By the 1930s, the Mint Spring Tavern adapted its commercial offerings to provide services to motorists as a tourist home that operated under the names Old Virginia Inn and Old Virginia Tavern. The tourist home industry developed in tandem with the automobile industry, with owners of private homes offering lodging and meals for motorists traveling along America’s new highway system. The property also was a cannery run by Donald S. Willett, who bought the tavern in 1946. The last known documented mention of the property serving as a tourist home is from a 1952 newspaper article.<sup>134</sup> The property continued to serve a commercial function through 2007, with Dorothy McKinney running a successful antiques shop, Mint Spring Antiques, out of the first floor of the house’s saddlebag addition in the 1950s and out of the former general store and post office outbuilding by the 1960s.

### CRITERION C - ARCHITECTURE

The Mint Spring Tavern is a rare example of the architectural transformation of an eighteenth-century Scots-Irish settler’s log house on the American frontier into a Federal style home and

<sup>129</sup> “Baltimore & Ohio R.R.: Harper’s Ferry & Valley Division Time Table in Effect November 18th, 1883,” *Rockingham Register*, 6 December 1883, page 2. Newspapers.com.

<sup>130</sup> Virginia Department of Transportation, “A History of Roads in Virginia: ‘The Most Convenient Ways.’” (Virginia Department of Transportation Office of Public Affairs, 2006). <https://www.vdot.virginia.gov>.

<sup>131</sup> “All Aboard for Greenville over Completed Pike,” *The Daily News Leader*, 31 May 1924, 6. Newspapers.com.

<sup>132</sup> Drexel, “Old Virginia Inn.”

<sup>133</sup> Price Jr., *Robert E. Lee’s Railroad*.

<sup>134</sup> “McKinneys Buy Willett Property.”

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tavern as the functions of the property and styles of architecture evolved over time. The vernacular interpretation of Mint Spring's Federal architecture reflects a broader trend in western Virginia, where, in the absence of professional architects, local builders relied on English pattern books to learn about classical architecture and to design residential, commercial, government, and religious buildings. The work of Thomas Jefferson also influenced local builders, especially as some builders in the area worked on nearby Monticello and the University of Virginia.<sup>135 136</sup>

The builder of the Mint Spring Tavern's Federal renovation is unknown, but the builder likely had access to pattern books that were popular in early nineteenth-century Virginia. Plate 18 of Volume II of *Rural Architecture in the Chinese Taste* by William and John Halfpenny features a fretwork railing identical to the porch railings at Mint Spring. Plate CII of Batty Langley's *The City and Country Builder's and Workman's Treasury of Designs* includes an embellishment similar to the tavern's porch railings, and the book has a diamond floor pattern on Plate XCIV similar to the saddlebag parlor's painted floors. The fireplace in the original pen parlor has a cornice with a profile and proportions that closely resemble those of the cornice of the Doric column featured on Plate 5 of William Salmon's *Palladio Londinensis*. The front porch's Doric columns also point to the use of pattern books and a familiarity with the classical orders. No primary source documentation has been found confirming the year of the Federal renovation that oral tradition claims took place circa 1812, but it is possible the renovation occurred two years later under the ownership of Samuel Gardner, who purchased the property in 1814 and obtained an ordinary license in 1816. Deed succession, land survey data, business and personal records,<sup>137</sup> timing, and historical context do not support a claim that circulates in some twentieth-century literature that Virginia House of Burgesses member Joseph Smith, who built Folly Mills (NRHP 73001995, DHR 007-0015) one mile north of Mint Spring in 1818, built and owned Mint Spring.

The three distinct types of log construction in the original pen, second story expansion, and saddlebag addition reflect the evolution of construction methods as the area became more established. The original circa 1749 house began as a one-pen, one-and-a-half story log house on a stone foundation built without nails. The earliest settler houses in present-day Augusta County used round logs,<sup>138</sup> but Augusta County Court records indicate that by at least 1765, residents were constructing buildings using logs hewn on two sides,<sup>139</sup> which required more labor and time but created flatter walls than unhewn logs.

As settlers' families and fortunes grew, they often expanded their one-and-a-half story log houses to a full second story. The Mint Spring Tavern's second story expansion used hewn logs with diamond notches on top of the original round logs with saddle notches. Diamond notches

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<sup>135</sup> Melina Bezirdjian; Calder Loth, Lena Sweeten McDonald, and Chris Novelli, "Classic Commonwealth Virginia Architecture from the Colonial Era to 1940," (Virginia Department of Historic Resources, Richmond, Virginia, 2015).

<sup>136</sup> K. Edward Lay, *The Architecture of Jefferson Country: Charlottesville and Albemarle County, Virginia*, (Charlottesville: The University Press of Virginia, 2000).

<sup>137</sup> *Folly Farm Papers, 1774 - 1891*, Accession 9380, Special Collections Department, University of Virginia Library, Charlottesville, Virginia.

<sup>138</sup> Peyton, *Augusta County*.

<sup>139</sup> Chalkley, Lyman, and Lockwood, Mary Smith. *Chronicles of the Scotch-Irish Settlement in Virginia: Extracted from the Original Court Records of Augusta County, 1745-1800, Volume I*, (United States: Printers: The Commonwealth Printing Company, 1912), 494.

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are the rarest form of corner timbering.<sup>140</sup> A saddlebag addition expanded the house a second time in the eighteenth century. The addition's logs hewn on two sides with v-notches are typical of historic log houses in the Shenandoah Valley. Some scholars suggest that Scots-Irish settlers, who did not have a tradition of building log homes in Ireland, may have learned v-notch corner timbering from German settlers. Although saddlebag additions typically added a second pen of equal size to the first pen, the Mint Spring Tavern's saddlebag addition was larger than the approximately 20-foot original pen, which resulted in the off-center enclosure of the chimney and a 51-foot wide house. The expansion, however, is well-proportioned as it roughly follows the golden ratio with the addition being nearly 1.618 times the size of the original pen. The addition has two rooms on each floor, and its size may have been necessary for accommodating a large family as well as for the house's function as a tavern.

The most prominent Federal-style architectural feature of the house is the front porch, and the porch also demonstrates architectural elements associated with taverns. The porch has six square, chamfered Doric columns and geometric, fretwork railings. The porch spans the width of the house, which is an architectural feature associated with stagecoach stops in Virginia.<sup>141</sup> The porch essentially was the stagecoach version of a modern train platform or bus stop and provided a place for passengers to wait for stagecoaches and for friends, families, and acquaintances to greet arriving passengers. From at least 1853 to 1937, the road ran directly in front of the house. The porch steps terminated at the edge of the road, which was another architectural feature associated with taverns and which allowed passengers to embark and disembark stagecoaches while avoiding dirt and mud. The fretwork railings appear to be original to the circa 1812 renovation with the exception of the railing on the north elevation of the porch, which is a late-twentieth century close replica that replaced a set of stairs that would have facilitated access to the carriage shed. Architectural evidence suggests the porch structure may have already existed at the time of the Federal renovation. During the 2024 porch restoration, a mortise that became visible above a column indicated that an earlier column or support for the porch likely existed before the Federal columns. The porch ceiling joists are built into the logs, and the structure under the floor comprises beams with adze marks and mortise, tenon, and peg construction. The hipped roof of the house and cornice with dentils along the roofline also contribute to the house's Federal appearance.

Although symmetry is a key element of Federal architecture, the circa 1812 renovation was applied to an asymmetrical, although well-proportioned, house with a saddlebag addition larger than the original pen. Achieving symmetry over an asymmetrical structure was one of the challenges of overlaying architectural styles on an early frontier house as it evolved over time. Symmetry was achieved in part through fenestration. The house has an equal number of window bays (two) on each side of the chimney. Weatherboarding and plaster and lath conceal an eighteenth-century window on the second story of the first pen directly above the front door. The four windows on the larger saddlebag addition are spaced farther apart than the four windows of the original pen, but the spacing is proportional to the size of the addition. On the

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<sup>140</sup> Fred Kniffen, "On Corner-Timbering." *Pioneer America* 1, no. 1 (1969): 1-8, JSTOR.

<sup>141</sup> "Old Virginia Taverns: The Men who Kept and the Class Who Visited Them," *The Richmond Times-Dispatch*, 4 February 1894, 11. Newspapers.com.

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front porch, five bays between the six columns visually divide the porch and provide balance and symmetry: a section of stairs in the center and four railing sections (two on each side of the stairs). The positioning of the porch stairs in the center offsets the stairs from the transition between the first pen and the saddlebag addition and contributes to the sense of symmetry applied over the house's asymmetrical base.

The Federal renovation included increasing the size of the windows, as evidenced by the discovery of two smaller eighteenth-century windows enclosed behind walls (the one above the front door of the original pen and the one on the exposed log wall of the saddlebag parlor). The wooden shutters appear to date to the circa 1812 renovation. Most of the current six-over-six windows date to the late 1960s or early 1970s. The mid- to late nineteenth-century, two-over-two windows with wavy glass that the current windows replaced are still present on the property and stored in the basement. The two-over-two windows, along with the house's window frames and shutters, have carved roman numerals indicating their placement.

Fireplaces also exemplify the transformation of the tavern's architecture from an early log house into a Federal-style home. The stone fireplace in the basement is 12 feet wide, and the hearth comprises large, relatively flat stones. The open-hearth fireplace in the original pen parlor has a Federal-style appearance. The 74-inch wide, 65-inch tall mantel has unornamented pilasters, Doric fluting on the frieze above each pilaster, a paneled architrave, and a cornice with a classic Doric profile and proportions. The stones of the original, eighteenth-century fireplace are enclosed behind the current fireplace and wall. In the mid-twentieth century, a metal liner was placed over the bricks of the fireplace box wall, and the surround was replaced with new bricks. The floor of the fireplace box maintains its historic bricks, and flagstone replaced the bricks of the hearth in front of the fireplace. It is unknown whether the mantel experienced any modifications during the renovation. The fireplace in the saddlebag parlor remains largely untouched since a nineteenth-century update. The pilasters, cornice, frieze, and architrave lack ornamentation. The fireplace opening is 24 inches wide and 33 inches tall; its tall, narrow size; lime mortar; and rough bricks suggest the opening is from a mid- to late-nineteenth century renovation to accommodate a fireplace insert, possibly to allow the fireplace to burn coal. The 2024 front porch restoration unearthed pieces of coal around the base of the porch, indicating that the house's residents likely used coal for fuel at some point. When the size of the fireplace box decreased, plaster was applied over the brick surround to cover the seam between different bricks. A faux brick pattern was then painted directly onto the plaster. Repairs to the plaster surround in 2023 led to the discovery of the historic painted brick pattern, later layers of plaster were removed, the original layer of plaster was repaired, and the hand-painted pattern was carefully recreated. The bricks of the fireplace box maintain historic mortar. The bricks of the hearth have remnants of black glazing, are soft and porous, and have no markings; it is possible they were made on the property or on a nearby property. The bricks are laid into sand that fills the box underneath the hearth. The fireplace in the bedroom directly above the saddlebag parlor is nearly identical to the saddlebag parlor fireplace and also remains largely untouched since the nineteenth century, maintaining its historic bricks, lime mortar, and mantel. The back wall of the fireplace box is brick while the side walls are stone. The circa 1856 one-room addition has a narrow brick chimney on the exterior wall (west elevation) with lime mortar and no evidence of

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a fireplace; it likely supported a coal stove. The fireplaces in the ell addition no longer maintain historic integrity: the kitchen fireplace accommodates a 1980s pellet stove, and drywall covers the bedroom fireplace.

Interior walls demonstrate the architectural transformation of the house. The tongue-and-groove, random-width, beadboard wall that divides the saddlebag parlor from the north room is consistent with interior walls from early log houses in the Shenandoah Valley and serves as a reminder of the Federal-style tavern's early origins. The majority of the walls, however, are plaster and lath, and three different methods of plaster and lath installation are present in the house. Interior dividing walls are frame walls with traditional plaster and lath installation. In the original pen, the round logs with bark intact were initially exposed and limewashed, and furring strips over the logs support the plaster and lath. Ironically, this installation method resulted in straight walls over the round logs, whereas the saddlebag addition with its hewn logs intended to create a relatively flat surface have walls with significant curves due to the application of lath directly onto the logs. While the house overall presents as a Federal-style home, the curved interior walls of the saddlebag addition are another visible reminder of the house's origins as a log home along the early American frontier.

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**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Virginia Department of Historic Resources, Richmond, Virginia

**Historic Resources Survey Number (if assigned):** DHR ID 007-0128

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**10. Geographical Data**

**Acreeage of Property** 1.77

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

- |                        |                       |
|------------------------|-----------------------|
| 1. Latitude: 38.070528 | Longitude: -79.105309 |
| 2. Latitude: 38.071060 | Longitude: -79.104797 |
| 3. Latitude: 38.070916 | Longitude: -79.104556 |
| 4. Latitude: 38.071052 | Longitude: -79.104116 |
| 5. Latitude: 38.070986 | Longitude: -79.103761 |
| 6. Latitude: 38.070157 | Longitude: -79.104585 |

**Or**

**UTM References**

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

- |          |           |           |
|----------|-----------|-----------|
| 1. Zone: | Easting:  | Northing: |
| 2. Zone: | Easting:  | Northing: |
| 3. Zone: | Easting:  | Northing: |
| 4. Zone: | Easting : | Northing: |

**Verbal Boundary Description** (Describe the boundaries of the property.)

The attached tax parcel map depicts the current boundary lines of the 1.77-acre property.

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**Boundary Justification** (Explain why the boundaries were selected.)

Deed succession, historical context, and corresponding lines from land survey data associated with real estate transactions, court documents, sketches, and maps ranging from 1749 to 2022 indicate that the 1.77 acres of the current property are within the bounds of the 236-acre patent that John Glass purchased from William Beverley in 1749. Although many boundary changes occurred throughout the property's history, the following transactions are not comprehensive and only highlight the major changes that affected the current boundaries. Henry Swink purchased the Glass tract in 1778, and in 1781, he conveyed 145 acres south of the current White Oak Gap Road to his father Lawrence Swink, who likely built Thistle Hill. Henry inherited part of it back in 1801 with his brother Matthias Swink inheriting 60 acres east of the Great Wagon Road. Henry sold Thistle Hill on 33 acres to his son Adam Swink in 1810. In 1814, the 222 acres Henry sold to Samuel Gardner included 149.25 acres of the former Glass tract, 62 acres of the former Samuel McCorkle tract north of the house, and 7.5 acres and 3.25 acres of the former Christian family tract east of the Great Wagon Road. In 1858, Alexander sold John Towberman 48 acres adjacent to the north side of Adam Swink's property after Towberman married Adam Swink's daughter Lizzie Swink. In 1862, Alexander purchased the 33-acre Thistle Hill property after Adam Swink's death. Unable to settle his debts following the Civil War, in 1870, Alexander sold 21 acres that included to the tavern to Towberman and transferred ownership of the remaining 145 acres of Mint Spring via a deed of trust in 1870. In 2022, Dr. H. Lynn Moore, who purchased the property from Joseph McKinney in 2007, divided the property to sell the house on 1.77 acres and maintain agricultural use of the pastures.

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**11. Form Prepared By**

name/title: Keryn Ross  
organization: \_\_\_\_\_  
street & number: 1893 Lee Jackson Highway  
city or town: Staunton state: VA zip code: 24401  
e-mail kross55@hotmail.com  
telephone: 202-641-2434  
date: July 29, 2024

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**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.

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- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

### Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

### Photo Log

Name of Property: Mint Spring Tavern

City or Vicinity: Staunton

County: Augusta

State: Virginia

Photographer: Keryn Ross with exceptions noted below

Date Photographed: July 2022 – July 2024

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo 1 of 49: VA\_AugustaCounty\_MintSpringTavern\_0001

View: Primary dwelling, east elevation, camera facing west.

Photo 2 of 49: VA\_AugustaCounty\_MintSpringTavern\_0002

View: Primary dwelling, west elevation, circa 1850 ell addition (center), circa 1856 one-room addition with narrow chimney, early twentieth-century dormer addition behind narrow chimney, mid-twentieth-century mud room between chimneys, mid-twentieth-century sun room, camera facing east.

Photo 3 of 49: VA\_AugustaCounty\_MintSpringTavern\_0003

View: Primary dwelling, south elevation, camera facing north.

Photo 4 of 49: VA\_AugustaCounty\_MintSpringTavern\_0004

View: Primary dwelling, north elevation, camera facing south.

Photo 5 of 49: VA\_AugustaCounty\_MintSpringTavern\_0005

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View: Primary dwelling, circa 1749 original pen. Lower southwest corner of first floor with unhewn logs and saddle notches, camera facing north.

Photo 6 of 49: VA\_AugustaCounty\_MintSpringTavern\_0006

View: Primary dwelling, circa 1749 original pen. Southwest corner second-story expansion with hewn logs and diamond notches, camera facing north. Photographer: Tony Bennett.

Photo 7 of 49: VA\_AugustaCounty\_MintSpringTavern\_0007

View: Primary dwelling, circa 1749 original pen. Round logs with limewash visible on the interior during 2024 renovations in the southeast corner of the second floor bedroom, camera facing east.

Photo 8 of 49: VA\_AugustaCounty\_MintSpringTavern\_0008

View: Primary dwelling, circa 1778 saddlebag addition. Northeast exterior corner, rough hewn logs with v-notch corners, camera facing south.

Photo 9 of 49: VA\_AugustaCounty\_MintSpringTavern\_0009

View: Primary dwelling, circa 1749 original pen exterior basement. Window of unknown date with remnants of leather hinges, east elevation, camera facing west.

Photo 10 of 49: VA\_AugustaCounty\_MintSpringTavern\_0010

View: Primary dwelling, circa 1778 saddlebag addition exterior basement. Bar window, east elevation, camera facing west.

Photo 11 of 49: VA\_AugustaCounty\_MintSpringTavern\_0011

View: Primary dwelling, circa 1749 basement interior. Stone fireplace; large, stone hearth; camera facing northeast.

Photo 12 of 49: VA\_AugustaCounty\_MintSpringTavern\_0012

View: Primary dwelling, circa 1749 interior original pen parlor, circa 1812 floors, Federal-style fireplace, camera facing west.

Photo 13 of 49: VA\_AugustaCounty\_MintSpringTavern\_0013

View: Primary dwelling, circa 1778 saddlebag addition parlor. Exposed log wall; restored circa 1812 diamond floor pattern; eighteenth-century window frame; replicated chair rail; random-width, beadboard wall on right (north); camera facing west.

Photo 14 of 49: VA\_AugustaCounty\_MintSpringTavern\_0014

View: Primary dwelling, circa 1778 saddlebag addition parlor. Fireplace after restoration of faux-brick pattern in 2024, panel preserving signatures of Jonas Burton and Wiley S. Fackler on plaster to left (east) of fireplace, camera facing south.

Photo 15 of 49: VA\_AugustaCounty\_MintSpringTavern\_0015

View: Primary dwelling, circa 1778 saddlebag addition parlor, glazed bricks of fireplace hearth, piece of stone chinking removed from log wall, camera facing down and south.

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Photo 16 of 49: VA\_AugustaCounty\_MintSpringTavern\_0016

View: Primary dwelling, circa 1778 saddlebag addition parlor. North room of first floor, original chair rail, 1950s bookcase, camera facing east.

Photo 17 of 49: VA\_AugustaCounty\_MintSpringTavern\_0017

View: Primary dwelling, circa 1749 bedroom. Bedroom undergoing restoration in 2024, historic but not original raw floors, closet created by saddlebag addition on left (north wall), an eighteenth-century window frame is hidden in the center of this wall, camera facing east.

Photo 18 of 49: VA\_AugustaCounty\_MintSpringTavern\_0018

View: Primary dwelling, circa 1778 saddlebag addition. Interior bedroom; fireplace; random-width, eighteenth-century floors; camera facing south.

Photo 19 of 49: VA\_AugustaCounty\_MintSpringTavern\_0019

View: Primary dwelling, circa 1778 saddlebag addition. North bedroom; hook rail to left of door; small rail on right (west) wall; wide, eighteenth-century floors; curved wall on right (west) from lath applied directly to logs; camera facing south.

Photo 20 of 49: VA\_AugustaCounty\_MintSpringTavern\_0020

View: Primary dwelling, circa 1850 ell addition. Kitchen, beadboard wall, camera facing northeast.

Photo 21 of 49: VA\_AugustaCounty\_MintSpringTavern\_0021

View: Primary dwelling, circa 1850 ell addition. Staircase, worn treads, camera facing north and downward.

Photo 22 of 49: VA\_AugustaCounty\_MintSpringTavern\_0022

View: Primary dwelling, circa 1850 ell addition. Bathroom with beadboard wall, camera facing east and slightly north.

Photo 23 of 49: VA\_AugustaCounty\_MintSpringTavern\_0023

View: Primary dwelling, circa 1850 ell addition. Bedroom with twentieth-century dormer expansion, camera facing southwest.

Photo 24 of 49: VA\_AugustaCounty\_MintSpringTavern\_0024

View: Primary dwelling, circa 1856 one-room addition. Random-width pine floors, camera facing southwest.

Photo 25 of 49: VA\_AugustaCounty\_MintSpringTavern\_0025

View: General Store and Post Office, 1837. East elevation, French Doors, commercial windows, 1960s addition on left (south), camera facing west.

Photo 26 of 49: VA\_AugustaCounty\_MintSpringTavern\_0026

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View: General Store and Post Office, 1837. North elevation, mid-nineteenth-century door, former Junction Valley Turnpike to right (west), camera facing south.

Photo 27 of 49: VA\_AugustaCounty\_MintSpringTavern\_0027

View: General Store and Post Office, 1837. West elevation, 1837 store on left (north), 1960s addition on right (south), camera facing east.

Photo 28 of 49: VA\_AugustaCounty\_MintSpringTavern\_0028

View: 1837 General Store and Post Office, 1837. South elevation, 1960s addition, Junction Valley Turnpike outline on left (west), cement retaining wall and drain to route spring under road likely from 1924 macadamization, camera facing northeast.

Photo 29 of 49: VA\_AugustaCounty\_MintSpringTavern\_0029

View: 1837 General Store and Post Office, 1837. Interior, French Doors, commercial windows, camera facing east.

Photo 30 of 49: VA\_AugustaCounty\_MintSpringTavern\_0030

View: Slave Quarters, nineteenth century. North elevation, camera facing south.

Photo 31 of 49: VA\_AugustaCounty\_MintSpringTavern\_0031

View: Slave Quarters, nineteenth century. West elevation, camera facing east.

Photo 32 of 49: VA\_AugustaCounty\_MintSpringTavern\_0032

View: Slave Quarters, nineteenth century. South elevation, south wall rebuilt in early twentieth-century, twentieth-century windows on gable, camera facing north.

Photo 33 of 49: VA\_AugustaCounty\_MintSpringTavern\_0033

View: Nineteenth-century Slave Quarters (on right) and Garage 1970 second bay (on left), original part of 1930s garage on right (north) behind the slave quarters, east elevation, camera facing west.

Photo 34 of 49: VA\_AugustaCounty\_MintSpringTavern\_0034

View: Nineteenth-century Slave Quarters. Interior west wall; mortise and tenon construction; wallpaper remnant in upper left corner, limewash, camera facing west.

Photo 35 of 49: VA\_AugustaCounty\_MintSpringTavern\_0035

View: Circa 1930s garage. South elevation, cinder block construction, circa 1930s bay on left (west), 1970s second bay addition on right (east), camera facing north.

Photo 36 of 49: VA\_AugustaCounty\_MintSpringTavern\_0036

View: Circa 1930s garage. North elevation, cinder block construction, circa 1930s bay on right (west), 1970s second bay addition on left (east), camera facing south.

Photo 37 of 49: VA\_AugustaCounty\_MintSpringTavern\_0037

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View: Circa 1930s garage. West elevation; circa 1930s bay with original section and green, standing-seam metal roof on left (south) side; camera facing east.

Photo 38 of 49: VA\_AugustaCounty\_MintSpringTavern\_0038

View: Nineteenth-century carriage shed, east elevation, camera facing west.

Photo 39 of 49: VA\_AugustaCounty\_MintSpringTavern\_0039

View: Nineteenth-century carriage shed, north elevation, camera facing south.

Photo 40 of 49: VA\_AugustaCounty\_MintSpringTavern\_0040

View: Nineteenth-century carriage shed, west elevation, camera facing east.

Photo 41 of 49: VA\_AugustaCounty\_MintSpringTavern\_0041

View: Nineteenth-century carriage shed, south elevation, camera facing north.

Photo 42 of 49: VA\_AugustaCounty\_MintSpringTavern\_0042

View: Junction Valley Turnpike berm and grading running along edge of porch stairs, camera facing north.

Photo 43 of 49: VA\_AugustaCounty\_MintSpringTavern\_0043

View: Junction Valley Turnpike outline running between house and general store/post office, camera facing south.

Photo 44 of 49: VA\_AugustaCounty\_MintSpringTavern\_0044

View: Junction Valley Turnpike berm and grading on north side of the house, circa 1924 retaining walls and drain to route spring under the road, camera facing west.

### **Historic and Additional Images Log**

Name of Property: Mint Spring Tavern

City or Vicinity: Staunton

County: Augusta

State: Virginia

Photographer: Keryn Ross with exceptions noted below

Date Photographed: 2007 – December 2023

Description of Photograph(s) and number, include description of view indicating direction of camera:



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Photo 45 of 49: VA\_AugustaCounty\_MintSpringTavern\_0045

View: Saddlebag Addition Parlor, west log wall during restoration in 2023, historic limewash layers, ghosting from chair rail and unknown structures, termite damage around door frame, stone chinking, camera facing west.

Photo 46 of 49: VA\_AugustaCounty\_MintSpringTavern\_0046

View: Saddlebag Addition Parlor, north beadboard wall during restoration in 2023, ghosting from chair rail and other unknown structures corresponding to ghosting on the exposed log wall, camera facing north.

Photo 47 of 49: VA\_AugustaCounty\_MintSpringTavern0047

View: Alexander Gardner, Mint Spring Tavern owner and innkeeper, circa 1844. The charcoal and pencil portrait is likely from a pair of wedding portraits. Jeffrey S. Evans and Associates provided the photo, which dates to 2007. The portrait was sold during the Dorothy McKinney estate sale in 2007. McKinney, who was an antiques dealer, obtained the portrait from a descendent of Alexander Gardner.

Photo 48 of 49: VA\_AugustaCounty\_MintSpringTavern0048

View: Rebecca Gardner, wife of Mint Spring Tavern innkeeper Alexander Gardner, circa 1844. The charcoal and pencil portrait is likely from a pair of wedding portraits. Jeffrey S. Evans and Associates provided the photo, which dates to 2022. The portrait was sold at an auction in October 2022.

Photo 49 of 49: VA\_AugustaCounty\_MintSpringTavern0049

View: Saddlebag Addition Parlor; fireplace during restoration in 2023; remnants of historic, painted, faux-brick pattern on plaster surround prior to restoration; camera facing south.

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.





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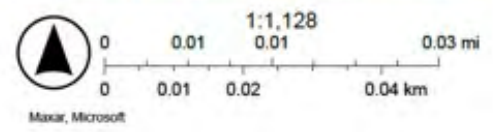
Augusta County, Virginia  
County and State

**Mint Spring Tavern, Augusta County, VA, DHR ID 007-0128, Location**



7/7/2024

<https://augustacountyva.maps.arcgis.com/apps/mapviewer/index.html?layers=d0446a23b83d4adb833955f267a24c59>



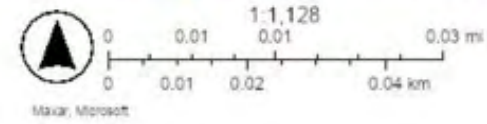
Mint Spring Tavern  
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**Mint Spring Tavern, Augusta County, VA, DHR ID 007-0128, Contributing Resources**



7/8/2024 <https://augustacountyva.maps.arcgis.com/apps/mapviewer/index.html?layers=d0446a23b83d4adb833955f267a24c59>

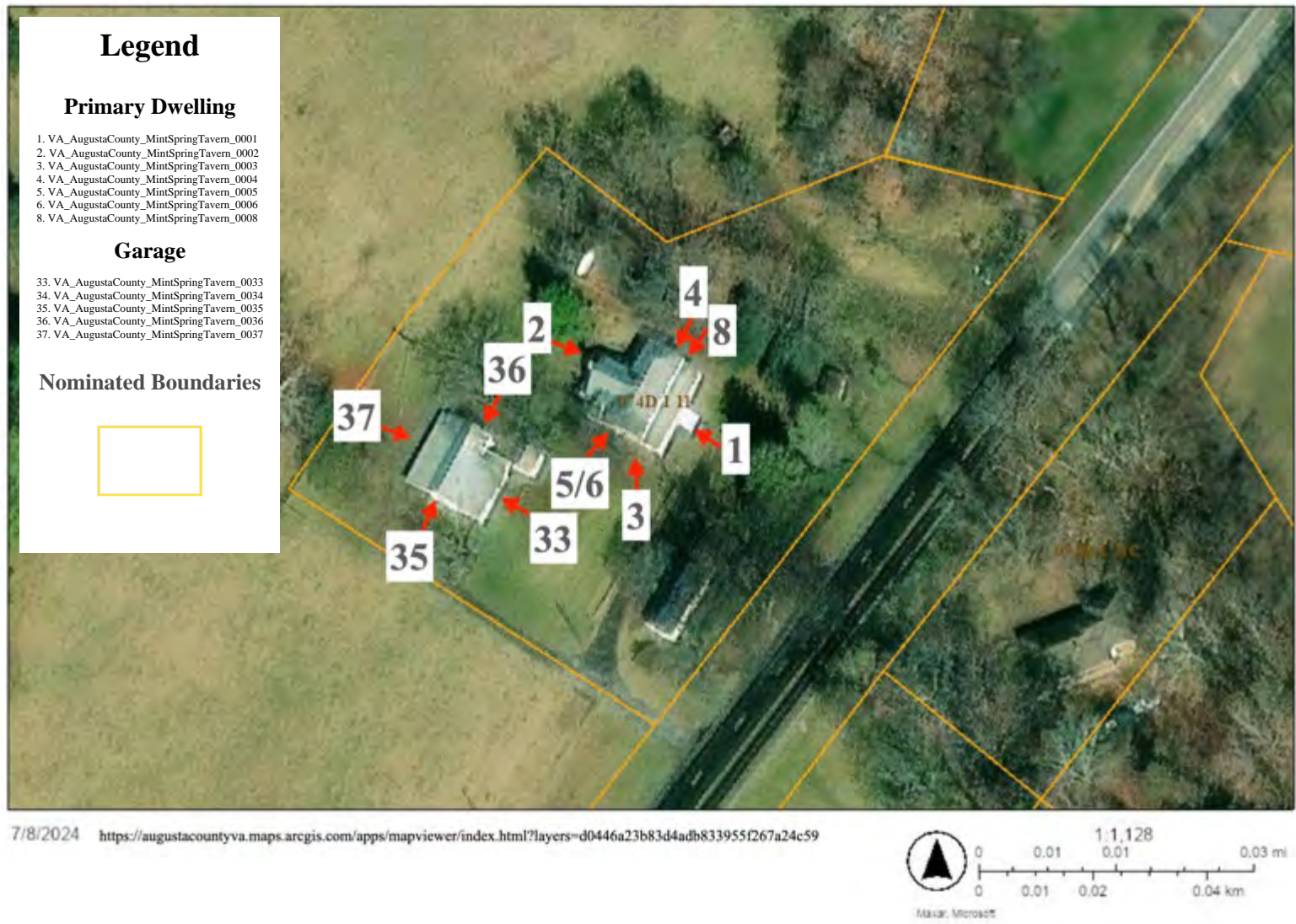




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**Mint Spring Tavern, Augusta County, VA, DHR ID 007-0128, Exterior Photos**



7/8/2024 <https://augustacountyva.maps.arcgis.com/apps/mapviewer/index.html?layers=d0446a23b83d4adb833955f267a24c59>

Mint Spring Tavern  
Name of Property

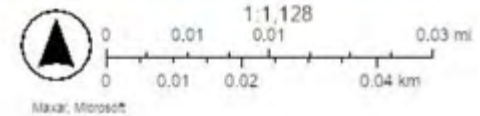
Augusta County, Virginia  
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**Mint Spring Tavern, Augusta County, VA. DHR ID 007-0128. Exterior Photos**



7/8/2024

<https://augustacountyva.maps.arcgis.com/apps/mapviewer/index.html?layers=d0446a23b83d4adb833955f267a24c59>





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### Mint Spring Tavern, Augusta County, VA, DHR ID 007-0128, Exterior Photos



7/8/2024 <https://augustacountyva.maps.arcgis.com/apps/mapviewer/index.html?layers=d0446a23b83d4adb833955f267a24c59>

