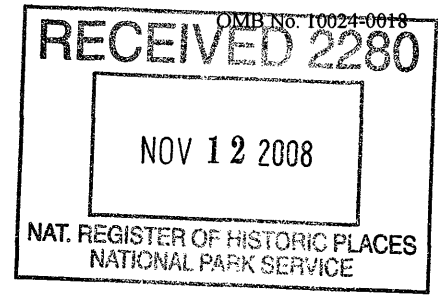


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



1237

1. Name of Property

historic name Kotz, Francis, Farm

other names/site number The Kotz Place

2. Location

street & number 27625 SR 55

not for publication

city or town Wardensville

vicinity

state West Virginia code WV county Hardy code 031 zip code 26851

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this 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 for in 36 CFR Part 60. In my opinion, the property meets
does not meet the National Register criteria. I recommend that this property be considered significant
 nationally statewide locally. (See continuation sheet for additional comments.)

Susan M. Pierce, Deputy SHPO

Date 11/5/08

West Virginia Division of Culture and History

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See Continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

- I hereby certify that the property is:
- entered in the National Register.
 - See continuation sheet
 - determined eligible for the National Register.
 - See continuation sheet
 - determined not eligible for the National Register.
 - removed from the National Register.
 - other, (explain:)

Signature of the Keeper

Date of Action

Barbara Wyatt

12-22-08

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5. Classification

Ownership of Property	Category of Property	Number of Resources within Property		
		Contributing	Noncontributing	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)			
<input type="checkbox"/> public-local	<input type="checkbox"/> district			
<input type="checkbox"/> public-State	<input type="checkbox"/> site	3	2	buildings
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure		2	sites
	<input type="checkbox"/> object			structures
				objects
		3	4	Total
Name of related multiple property listing N/A		Number of Contributing resources previously listed in the National Register N/A		

6. Function or Use

Historic Functions	Current Functions
AGRICULTURE/SUBSISTENCE/processing/animal facility	DOMESTIC/single dwelling/secondary structure
COMMERCE/TRADE/business	

7. Description

Architectural Classification	Materials
Mid-19 th Century: Greek Revival	foundation Stone
	walls Brick
	roof Tin
	other Wood

Narrative Description
See Continuation Sheets

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8. Statement of Significance

Applicable National Register Criteria

- 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.

Levels of Significance (local, state, national)
Local

Areas of Significance

A: Commerce
B: Commerce

Period of Significance
c.1860-1887; 1895-c.1920

Criteria Considerations

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** birthplace or grave of a historical figure of outstanding importance.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property
- G** less than 50 years of age or achieved significance within the past 50 years.

Significant Dates
N/A

Significant Person
Kotz, Francis (Franz)

Cultural Affiliation
N/A

Architect/Builder
Kotz, Francis (Franz)

Narrative Statement of Significance

See Continuation sheets

9. Major Bibliographical References

Bibliography

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 # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository:

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Name of Property

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10. Geographical Data

Acreage of Property 150 acres

UTM References

1	<u>17</u>	<u>706450</u>	<u>4328650</u>	3	<u>17</u>	<u>707140</u>	<u>4328660</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>17</u>	<u>706960</u>	<u>4328780</u>	4	<u>17</u>	<u>706900</u>	<u>4328360</u>

See continuation sheet

Verbal Boundary Description

See Continuation Sheets

Boundary Justification

See Continuation Sheets

11. Form Prepared By

name/title James H., Carrollyn O., and Brian C. Kotz; Jane Rissler

organization _____ date _____

street & number 27625 State Route 55 telephone 304-874-3450

city or town Wardensville state WV zip code 26851

Property Owner

name James H. and Carrollyn O. Kotz

street & number 27625 State Route 55 telephone 304-874-3450

city or town Wardensville state WV zip code 26851

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Location and Setting

The Francis Kotz Farm is located in the Capon Valley about one mile southwest of the town of Wardensville, along the north and south banks of the Capon River. The northern and southern tracts are approximately 125 and twenty-five acres, respectively. The house sits on a rise about 200 feet from the southern edge of the Capon River, and about one-half mile from the point where Trout Run flows into the river. Most of the land on the south side of the river is west of the house and situated between State Route 55 and the river on a bluff approximately twenty feet high. This portion of the farm is mostly cleared for farming, with trees around the boundary (including along the river bluff) and in an uncleared island in the cleared area. A small cemetery, enclosed by old iron railing is located near the river bluff, in the cleared field. The northern tract consists of river bottom, both wooded and open, and land situated well above the flood plain. Remains of Harmony Forge are evident in a wooded area of the river bottom. Access to the farm was originally via a road off the main Winchester-to-Moorefield road that crossed Trout Run to the north of the current State Route 55 bridge over the creek. That road provided access to a mill owned by the Kotz family near the Capon River, passed in front of the Kotz house, and continued west along the river. Remnants of this old road remain in front of the house and along the river bluff to the west. Today, access to the farm is via a quarter-mile lane (including the old road remnant in front of the house) from State Route 55. Three original buildings, a wood-working shop, a barn, and a smokehouse are located near the house and retain their original appearance. A fourth building was added in the 1990s.

Descriptions

1- House

c.1860

Contributing Building

Exterior

The Francis Kotz House is a two-story, four-room Greek Revival brick house, with side gable roof, designed and constructed in the late 1850s and early 1860s by Francis (originally Franz) Kotz. To the rear of the original house, Francis Kotz later constructed a two-story addition c.1875. The original house and addition form an L-shaped structure. The original house is 34' x 18'; the addition is 37' 4" x 16' 1". A porch enclosed on the southeast side of the addition in the 1990s increases the width of the addition to 23' 9".

The foundation of both sections of the house is constructed of native stone. Wood cut from local forests is used in both the exterior and interior construction. The windows and window frames (except on the enclosed porch) are original to the house. Bricks were made on site from native soil. The walls on the first story are four bricks thick and on the second story three bricks thick. Gable roofs on both sections and all porches are covered with standing seam metal. Under the eaves of both parts of the house are the original wooden dentils and fascia and on the roofs of both parts are the snow birds, in use since the wood shingle roof was replaced with metal. Because of deterioration in the mortar, the exterior brick walls were repointed in the 1980s. The exterior hosts a variant of common bond brick courses, with five stretcher rows per header row.

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The symmetrical main (northeast) elevation of the original house has a centered four-post portico (13' x 10' 6") with a standing seam metal flat roof. There is a wide band of trim beneath the cornice. Because the original had been demolished many years ago, the portico was reconstructed in the 1990s using an 1890s photograph of the original as a guide. The original lower railings, which had been stored in an outbuilding, have been returned to the porch. The porch supports are square with the gable roof of the main elevation covered with standing-seam metal with metal snow birds on the roof and wooden dentils under.

An entrance, centered on the porch, has a four-panel solid walnut door surrounded by a transom with six glass panes and two sidelights each with four glass panes. On either side of the porch is a six-over-six, double-hung sash window. On the second story of the northeast elevation are three six-over-six, double-hung sash windows: one above each of the first-story windows and one centered above the porch.

Both the southeast and northwest elevations of the original section have a brick chimney built into the exterior wall, two four-pane hinged attic windows under the gable end on either side of the chimney, and a small, modern cast-iron door covering a fireplace clean-out chamber. The southeast elevation has four six-over-six, double-hung sash windows—one on either side of the chimney on each story—and four metal lightning-rod holders. The northwest elevation has two six-over-six, double-hung sash windows—one on the southwest side of the chimney on each story—and five metal lightning-rod holders. Except for a 9' 6"-wide portion at the southeastern end, the southwest elevation of the original house is covered by the addition. The exposed portion has two six-over-six, double-hung sash windows, one on each story. The gable roof is covered with standing-seam metal with metal snow birds on the roof and wooden dentils underneath.

The addition, as originally built c.1875, is a four-room (two over two), 10-window brick structure with one chimney, one working fireplace, and an attic. The northeast elevation of the addition is covered by the wall of the original house. The first story of the southeast elevation of the addition has a 7' 8"-wide enclosed porch (used as a family room) and pantry running the full length of the addition. The original open side porch was enclosed in the 1990s. The porch has a standing seam metal shed roof. Floor bricks and bricks enclosing the porch are from local buildings approximately the same age as the Kotz house. The enclosed porch, from northeast to southwest, has two modern six-over-six, double-hung sash windows; a modern four-panel wooden door topped with a four-pane half-circle window; and an modern octagonal, hinged window. The second story of the southeast elevation of the addition has three six-over-six, double-hung sash windows and a standing-seam metal gable roof with metal snow birds on the roof and wooden dentils underneath.

The first story of the northwest elevation of the addition, from northeast to southwest, has a six-over-six, double-hung sash window; a single-panel door with nine window panes; a modern three-panel door with four window panes; and a six-over-six, double-hung sash window. The original 7' 8"-wide porch runs the full length of the addition. In the 1990s the porch was widened to 12'. The shed roof of the original porch and the flat roof of

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the extension are covered with standing-seam metal. The porch is supported by nine wooden posts. The second story of the northwest elevation of the addition has three six-over-six, double-hung sash windows and a standing-seam metal gable roof with metal snow birds on the roof and wooden dentils underneath. The southwest elevation of the addition has one attic window under the gable end that has been replaced with louvers to permit the use of an attic exhaust fan, four lightening rod holders, and openings for exhaust from a kitchen fan and a clothes dryer.

Interior

From the porch, one enters the hallway of the original part of the house through a four-panel, solid walnut door surrounded by a transom with six glass panes and two side panels each with four glass panes. From the hallway, the original open staircase, built in the Chippendale style, leads to the second floor. The original balustrade has a carved hand rail. Original wooden acorn finials top the newel posts on the first and second floors. Between the first floor and landing and between the landing and the second floor are nine and three steps, respectively, each with the original risers and pine step boards. Original pieces in the hallway are the balustrade with curved railing, step boards and risers, posts, acorn finial, floor boards, base boards, stairway paneling from the balustrade to the floor, and a four-panel solid walnut front door. The hallway provides an entrance into three downstairs rooms and a powder room, built under the stairway. Two of the three rooms are in the original house southeast and northwest of the hallway. The third room is the enclosed porch of the addition. Under the stairs, the original closet was converted to a powder room by the current owners. The vanity cabinet is built from original heart pine floor boards from the attic floor. The interior powder room paneling is also original.

In the southeast front room, the parlor, the wide pine floor boards, base boards, working fireplace, and four six-over-six windows are original. The mantel is the only one in the house that is not original. In the northwest front room, the living room, the pine wainscoting, pine floor boards, base boards, working fireplace, mantel, two six-over-six windows, and solid walnut door (opening to the dining room) are original.

From the northwest front room, across the original oak threshold, one enters the dining room, the first of two downstairs rooms, each one room wide in the original addition. In the 1990s, the southeast porch was enclosed and abuts the original small pantry. The dining room retains the following original elements: three six-over-six windows, entrances to the kitchen and northwest side porch, floor boards, base boards, pine wainscoting, mantel, working fireplace, and a closet under the stairs. A boxed staircase on the back of the original part of the house leads from the dining room to the second floor. The staircase retains the original heart pine paneling, eleven step boards and risers, and wainscoting on the landing. Under the stairs is an original closet with original door. The original oak threshold is in place between the dining room and kitchen. A built-in cupboard on the west wall of the dining room was enlarged by the current owners.

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The kitchen retains the original wainscoting, heart pine paneling, peg board with five pegs, six-over-six window, entrances to both side porches, narrow boxed staircase leading to the second floor, and closet under the stairs.

The staircase retains the original door, heart pine paneling, landing floor boards, and eleven step boards and risers. The present owner removed plaster to expose the original northeast brick wall, replaced the badly damaged floor boards with bricks from local buildings approximately the same age as the Kotz House, and added a four-shelf display case in the northeast-facing brick wall, made from original heart pine floor boards from attic floor. Kitchen cabinets were also crafted from original attic floor boards.

The family room, which can be entered from the front hallway or kitchen, is an enclosed porch built by the current owner on the foundation of the earlier side porch. The pantry, which adjoins the enclosed porch, is the original pantry. The paneling between the family room and pantry and the pantry door are original. Pantry cabinets are constructed from attic flooring. The exterior wall of the enclosed porch has two modern windows and a modern door. The pantry has a small modern window.

Upstairs in the older section are two bedrooms and a hallway. In the addition are a bedroom, dressing room, and two bathrooms. A bedroom was converted to the dressing room and bathrooms in the 1990s. Also added in the 1990s was a linen closet at the top of the middle stairs, with a door original to the house. There is a 3½"-step down from the older section to the addition. The southeast bedroom in the older part has four six-over-six, double-hung sash windows: one facing northeast, one southwest, and two southeast. Floors, windows, door, entrance to the hallway, and baseboards are original to the house. The northwest bedroom has two six-over-six, double-hung sash windows: one facing northeast and one northwest. Original elements are floors, windows, door, entrance to the hallway, and baseboards. Between the two bedrooms is a hallway with one six-over-six, double-hung sash window facing northeast and an enclosed entryway to the attic. The window, floor, baseboard, and door at the attic entrance are original to the house. The bedroom on the southwest end of the addition has two six-over-six, double-hung sash windows, one facing southeast and one northwest. Original elements are windows, baseboards, floors, and a railing (approximately 34" high and 74" long) along the length of the stairs. In the 1990s, a door was added to a pre-existing closet.

In the bathrooms in the addition, the vanity cabinets are constructed of heart pine attic floor boards. The dressing room has two six-over-six, double-hung sash windows, one facing southeast and one northwest. Elements original to the house are windows, baseboards, and floors. Two closets were added in the 1990s.

Interior alterations

In the early 1990s, the current occupants restored the Kotz House, several decades after the first electrical wiring and plumbing had been added. Changes made during the restoration, in addition to those mentioned above, included replacing old wiring and plumbing, installing an oil-fired furnace with baseboard hot water

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heaters in each room, rebuilding fireplaces and chimneys for safety reasons, and constructing a small cellar to house the furnace and water heater and to store food.

2- Shop

c.1860

Contributing Building

The first building constructed on the farm was a three-story, 25'9" x 18'4" wooden structure used as both the first home for Francis Kotz's family and as his wood-working shop. Constructed of clapboard in the late 1850s, the building, 45' from the house, still stands on the farm with Francis Kotz's wood-working bench in place. Just above the high water mark of the Capon River, a cellar was excavated and native stone was used for the foundation and cellar walls. Local wood was used for the clapboard. Hand-forged hinges secure the original cellar door. The shop has a metal roof and unusual indoor/outdoor fireplaces that share a common chimney made of sandstone and brick. For safety reasons, the current owners have made masonry repairs to the foundation and chimney.

On the interior of a shop door are the remains of an advertisement for the sale of the Trout Run iron furnace (now known as Crack Whip Furnace) located along Trout Run Road. The paper was likely posted at the shop to advertise the sale to Francis Kotz's customers.¹

2- Barn

c.1865

Contributing Building

The original two-story, 60'6" x 16'3" barn was constructed of rough-sawn pine boards with a post and beam framework and mortise and tenon joinery. Local wood was used in its construction. Seven original stalls for mules, used by Francis Kotz's son in his freight-hauling business, are still in place. The barn, which is roughly 72' from the house, has a metal roof, dirt floor, and native stone foundation. Four doors with old hardware on the northeast side of the barn were entrances to the mule stalls. A hay mow on the second floor covers the full length and width of the barn. In the early 1990s, the current owners strengthened the wooden structure, replaced the deteriorating foundation with native stones, and added a roofed structure on the southwest side to shelter vehicles.

4- Smokehouse

c.1865

Noncontributing Building

Like other farms from the pre- and post-Civil War era, the Francis Kotz Farm has an old smokehouse for smoking and storing meat. The one-room building (12'7" x 10'3") about 34' from the house, is covered with the original clapboard with large square-head nails and contains the original door with holes for ventilation and hand-forged meat hooks. Underneath the existing metal roof are the original wood shingles. Two one-room structures have been added to the smokehouse. Many years ago a shed-roofed, enclosed 12'7" x 6'4" structure with a dirt floor and metal roof was added on the southwest side of the smokehouse to store wood. In the 1990s, a 16'4" x 8'2" room was added on the northeast side for a storage tank for home-heating oil.

¹ Kotz, James H. Kotz collection of business and personal papers and other belongings of Francis and James Edward Kotz. Wardensville, W.Va.

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5- Cemetery

1877

Noncontributing site

A small family cemetery with simple stones is located on the property. It contains two members of the Barbe family.

6- Pole Barn

c.1995

Noncontributing Building

A modern pole barn (65' x 46') is situated near the river bluff about 200 yards from the house to store equipment.

7- Harmony Forge site

c.1820

Noncontributing site

On the northern tract of the Francis Kotz Farm in the Capon River flood plain are the remnants of an early 19th century forge, known as Harmony Forge. The remains can still be seen in the form of stone foundation

ruins, raceway remnants, and an abundance of metallic slag. The land above the forge is still known as Forge Hill and the adjacent woods as Forge Woods.⁴

The earliest deed found thus far concerning Harmony Forge mentions the owner's leasing the "Forge tract ... containing 19½ acres more or less together with the forge dwelling house and all other buildings on said grounds with all the water privileges ... together with keeping the head dam at its present height." The owner also agreed "... to a dam across the south fork of Capon at the head of the island ... sufficient to turn all or as much water into the south fork as may be wanted for the use of said forge"⁵

⁴ Using Hardy County deed books 11, 12, 13, 21, 22, 32, 39, 42, Ms. Eleanor Heishman has traced the ownership of Harmony Forge from 1829 until it became part of the Kotz Farm in 1896. Information provided by Ms. Eleanor Heishman, Moorefield, W.Va., to James H. and Carrollyn Kotz, October 16, 2007.

⁵ Hardy County Deed Book 11, 227, October 24, 1829. Information provided by Ms. Eleanor Heishman, Moorefield, W.Va., to James H. and Carrollyn Kotz, October 16, 2007.

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STATEMENT OF SIGNIFICANCE

The Kotz Farm is locally significant and eligible for listing in the National Register under *Criterion A: Commerce* as the location of several important nineteenth and twentieth century businesses including distilling, cabinet making, and freight hauling. It is also eligible under *Criterion B: Commerce* for its association with Franz Kotz, a prominent local cabinetmaker.⁶ The period of significance is c.1860-1887, beginning with the settlement of Francis Kotz on the banks of the Capon River and the construction of the house and shop, to 1887, the year Kotz died; and 1895 to c.1920, reflecting the years James Edward Kotz operating the mule team business from the farm.

Brief Overview History

The Kotz Farm is located near the town of Wardensville, a community that saw its first settlers in the 1750s. It was named for the William Warden family of Baker, Virginia.⁷ The property itself has a colorful history of industrial and commercial enterprises. Prior to the Kotz's ownership, for example, iron was forged near the river on the northern tract of the property. The site was known as Harmony Forge. By the early nineteenth century there were three iron furnaces and a forge, Harmony Forge, within 10 miles of Wardensville.⁸ Iron from the area was one of the major commercial products shipped via the South Branch of the Potomac River in the early 1800s.⁹ The forge on the Kotz property is currently a ruin.¹⁰

In 1849 Francis Kotz (also spelled Franz and Kootz) emigrated from Wurttemberg, Germany. He was in his mid-twenties and first settled in the Moorefield area working as a cabinetmaker's assistant. He married Lydia Barbe (1827-1911), a native of the Thorn Bottom area near Trout Pond in Hardy County.¹¹ The Barb(e) family had been in the area since the turn of the century, having moved along with others of German and Swiss ancestry from western Shenandoah County.¹² On May 29, 1854, Kotz bought approximately 13 acres from John and Sarah Huffman along the south bank of the Capon River near Wardensville.¹³ They first constructed and lived in the three-story workshop and constructed the brick house soon after. Later, Kotz,

⁶ The farm is not being listed under *Criterion C: Architecture*, due to a high volume of exceptional Greek Revival architecture in Hardy County, including: Mill Island (1840), Maslin House (1848), Ingleside (1842), Buena Vista Farm (1836), and many examples in the Moorefield Historic District.

⁷ McKeever, Kenna H. *History of Wardensville, West Virginia* (Privately printed, 1957). This book was also microfilmed and is available at the West Virginia Regional and History Collection at West Virginia University.

⁸ McKeever, 90.

⁹ Moore, A.E. *History of Hardy County of the Borderland*. (Parsons, W.Va.: McClain Printing Co., 1963), 70.

¹⁰ The property is not being considered under Criterion A: Industry or D: Archaeology at this time for the potential significance of Harmony Forge. However, the significance of Harmony Forge is not precluded.

¹¹ Hardy County Commission. *Hardy County Family History to 1990*. (Waynesville, N.C.: Walsworth Publishing, 1991), 162.

¹² McMaster, R.K. *The History of Hardy County: 1786-1986*. (Salem, W.Va.: Walsworth Publishing, 1986), 140.

¹³ Hardy County Deed Book 24, 242.

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his wife and their heirs (including seven children born between 1853 and 1870¹⁴) purchased additional acres that make up the Francis Kotz Farm today. Francis Kotz died in 1887 but the property remained owned by the Kotz family.

Following his death, commercial activities continued to take place through a son's mule team activities that lasted through the early decades of the twentieth century. That is when a growing demand for lumber before and after World War I prompted the Winchester Lumber Company, a subsidiary of the Baltimore and Ohio (B&O) Railroad, to charter the Winchester and Western (W&W) Railroad to build the rail line where the lumber company could gain access to the hardwood forests of Hardy and Hampshire counties. The W&W reached Wardensville in 1921 but could go no further on standard gauge tracks because of difficult terrain. To solve the problem, the Winchester Lumber Company built a narrow gauge railroad, the Lost River Railroad, known locally as the "dinky track," that had three branches from Wardensville extending up into the ridges where portable sawmills were set up to harvest the lumber.¹⁵ A portion of the narrow gauge track, no longer evident, passed through the southern part of the Kotz Farm approximately parallel to today's State Route 55.¹⁶

Criteria A and B: Commerce

For over thirty years, from his arrival at the banks of the Capon River in 1854 to his death in 1887, Francis Kotz was an active participant in the economic life of the community of Wardensville. During those decades, he engaged in a number of commercial activities including builder, cabinetmaker, farmer, miller, and distiller. These enterprises were important to the isolated rural economy in which residents were largely dependent upon local businesses to supply the goods and services they could not provide for themselves. Of Kotz's commercial endeavors, the least is known regarding his distillery business. A branding iron to label wooden casks for distilled spirits has been handed down through the generations. The wording on the iron indicates that Francis Kotz sold apple brandy, a spirit commonly produced by German immigrants.¹⁷

During immigration, Kotz carried journeyman's papers (a passport) showing that he was a cabinetmaker who had traveled in the Black Forest region of Germany before leaving for the United States.¹⁸ He arrived in Hardy County at the end of the wave of mostly German and Swiss immigrants who came through Pennsylvania or western Maryland to settle in western Virginia (now West Virginia) in the late 1700s and

¹⁴ Hardy County Commission, 162.

¹⁵ Winnemore, Lawrence P. "The Winchester and Western Railroad." Bulletin No. 3, Washington, D.C. Chapter, National Railway Historical Society. (Boyce, Va.: Carr Publishing Company, Inc., 1975): 9, 16, 17.

¹⁶ The rail line has not been included as a resource since evidence of the track does not remain. This does not preclude its potential significance. The entire length of the "dinky track" rail grade can be evaluated as a potential significant site.

¹⁷ Kotz, James H. Kotz collection.

¹⁸ Hardy County Commission, 162. *Hardy County Family History to 1990*. (Waynesville, N.C.: Walsworth Publishing, 1991), 162.

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early 1800s.¹⁹ Richard McMaster, in his *History of Hardy County: 1786-1986*, notes that Francis Koote (sic) from Germany was in Moorefield in the late 1840s to early 1850s where he was an assistant to Frederick Bierkamp, one of two German cabinetmakers working in Moorefield. According to McMaster, "...they made furniture from poplar, pine, walnut, mahogany, and cherry"²⁰

Francis Kotz served the growing population in the county through his services as a builder and cabinetmaker. At that time "Wardensville was a town and trading center for about half of Capon Valley."²¹ He built the Kotz House and several outbuildings, three of which remain on the Kotz Farm today (now known as the Kotz Place): barn, shop, and smokehouse. In addition, he constructed a building in Wardensville that housed the International Order of Odd Fellows Hall, a general store,²² and school.²³ The building still stands on Main Street to this day.

Furthermore, the furniture crafted by Francis Kotz is still prized in the Capon Valley and surrounding areas. He built and carved beds, chairs, washstands, secretaries, chests, wardrobes, and pie safes primarily from walnut, poplar, and pine. Distinctive features of his work were a particular "turn" in carving softwoods and the use of burl walnut.²⁴ Many of his original furniture pieces remain today in the Kotz House. Francis Kotz operated his wood-working business out of the shop, as described below by Kenna McKeever in his *History of Wardensville*:

Francis Kotz was a cabinet maker and his shop a few steps from his some is still standing, but as far as the writer knows, the equipment has been removed except the workbench. It is useless to try to describe this bench, it weighs perhaps a thousand pounds, and can do almost anything except—think. Such work benches were common in the past, but are out of date today. Such things as window shutters, doors, furniture are no longer made by hand so these many purpose hand tools are not needed.

Mr. Kotz was a cabinet maker, and much of this old furniture can still be found in nearby homes. Furniture with square posts, arms or legs were worked out with hand saws or planes, while round posts were made on turning lathes.

The lathe used in this shop had a large wheel six or more feet in diameter and its boxed in rim was loaded with a half ton of brick. A belt from this wheel turned a smaller one on the lathe, giving it a high speed, while the operator shaped the post, spindle or whatnot by holding a chisel against the revolving piece of wood. The weight and size of this wheel gave the lathe steady power and speed, the power was supplied by a man or big husky boy who turned a crank. If more power was needed, these lathes were made with a long foot pedal five or six feet long which was tramped by three or four men at the same time. Sure this was crude work, but it did the trick.

¹⁹ McMaster, 140.

²⁰ Ibid, 176.

²¹ McKeever, 57.

²² Ibid., 56-57.

²³ Wardensville High School. "WHS History Traces to 1920." *Wardensville High School newsletter*, WA-KA-PA, v.36, n.1 (1978-79), 1.

²⁴ Hardy County Commission, 162.

Kotz, Francis, Farm
Name of Property

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In the old days cabinet makers, being expert carpenters, made other things besides furniture. One of these things were coffins and caskets. While used for the same purpose, they were not the same in all details.²⁵

Although not on the current property, the Francis Kotz family also operated a small water-powered burr-stone grist mill along Trout Run near the banks of the Capon River. Shortly after the mill was built by Moses Baker, probably in the late 1870s, it was sold to the Kotzes. The mill was operational until 1936. By that time the burr stones had been replaced by more modern machinery.²⁶ The stone foundation of the mill and the raceway (both on adjoining property) can still be seen today. The original mill house (also on adjoining property) remains near the mill but is deteriorating.²⁷

The existing barn on the Kotz Farm is a living reminder of the turn-of-the-century commercial activities of James Edward Kotz (1861-1947), son of Francis and Lydia Barbe Kotz. James Kotz operated a freight hauling business from the Kotz Farm beginning in 1895. He used mule teams pulling a wagon to carry local farm and other products from the Wardensville, Lost River, Rio, and McCauley areas to the nearest B&O Railroad depot at Capon Roads near Strasburg in Virginia's Shenandoah Valley. The trip from Wardensville to Capon Road and back on rough wagon roads took two days. The driver and mules typically stopped overnight at a farmhouse at Lebanon Church, Virginia. In turn, he picked up freight that had been shipped by railroad for delivery to the same local areas. This link made it possible for citizens of Hardy County to trade with eastern markets, reflecting the easing of the county's economic isolation.²⁸ James' mule teams became obsolete with the building of a railway line from Winchester to Wardensville in the early 1920s.

Summary

The history of the Francis Kotz Farm and the Kotz family illustrates the development of the local rural economy, particularly commerce, from the mid 1800s through the early twentieth century. The Francis Kotz Farm embodies the evolution of Hardy County's economy over a century from Francis Kotz's furniture-making and building business, illustrating the importance of local and immigrant craftsmen in the largely isolated mid-to-late 1880s rural economy, to James Kotz's turn-of-the-century mule hauling business representing the easing of economic isolation.

²⁵ McKeever, 105.

²⁶ Ibid., 99, 105.

²⁷ The property containing the mill has been excluded from the boundary as it has not been owned by the Kotz family for many years. Furthermore, the mill is nonextant and the mill house does not retain integrity. Each resource would be considered noncontributing.

²⁸ Kotz, James H. Kotz collection.

Kotz, Francis, Farm
Name of Property

Hardy County, West Virginia
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United States Department of the Interior
National Park Service

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Heishman, Eleanor. 2007. Information provided by Ms. Eleanor Heishman, Moorefield, W. Va., to James H. and Carrollyn Kotz, October 16.

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Kotz, Francis, Farm
Name of Property

Hardy County, West Virginia
County and State

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

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UTM REFERENCES

Quad Map Name: Wardensville

	Zone	Easting	Northing
5	<u>17</u>	<u>707320</u>	<u>4328010</u>
6	<u>17</u>	<u>707160</u>	<u>4327990</u>
7	<u>17</u>	<u>707230</u>	<u>4327920</u>
8	<u>17</u>	<u>707030</u>	<u>4327800</u>
9	<u>17</u>	<u>707080</u>	<u>4327760</u>
10	<u>17</u>	<u>706800</u>	<u>4327760</u>
11	<u>17</u>	<u>706780</u>	<u>4327720</u>
12	<u>17</u>	<u>706500</u>	<u>4327820</u>
13	<u>17</u>	<u>706540</u>	<u>4327910</u>
14	<u>17</u>	<u>706500</u>	<u>4327980</u>
15	<u>17</u>	<u>706280</u>	<u>4327980</u>
16	<u>17</u>	<u>706260</u>	<u>4328180</u>
17	<u>17</u>	<u>706440</u>	<u>4328160</u>

VERBAL BOUNDARY DESCRIPTION

The Kotz Farm National Register boundary coincides with the current plat and description as described in Book 6, pages 79-81 at the Hardy County Courthouse. A copy of the plat is attached.

BOUNDARY JUSTIFICATION

The boundary encompasses all the property historically associated with the property that maintains integrity. The property containing the mill and miller's house, which were once on the Kotz property, have been excluded from the boundary as they no longer retain integrity. Furthermore, a neighboring late-nineteenth century house associated with a different Kotz family member has also been excluded from the National Register boundary. It has not been part of the Kotz Farm for many years. Furthermore, it does not contribute to the significance of the farm. Enough property has been included to retain the rural farm setting.

Kotz, Francis, Farm
Name of Property

Hardy County, West Virginia
County and State

United States Department of the Interior
National Park Service

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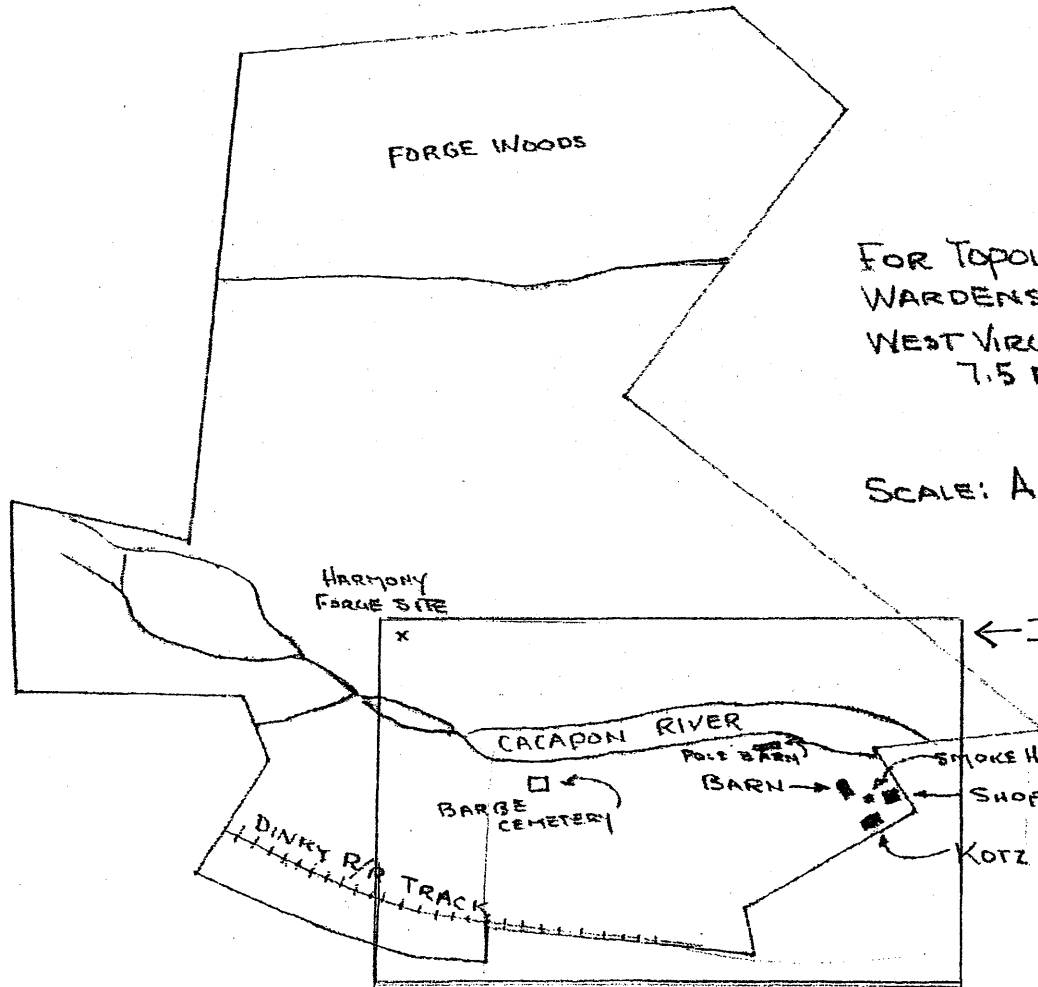
Section number Photo Page 13

Name of Property:	Francis Kotz Farm
County:	Hardy
Photographer:	James H. and Carrollyn O. Kotz
Date:	2008
Photo 1 of 13	Main (northeast) elevation of house (historic) View facing southwest
Photo 2 of 13	Southeast and northeast elevations of house View facing west
Photo 3 of 13	Northeast and northwest elevations of house View facing southwest
Photo 4 of 13	Southwest and southeast elevations of house View facing north
Photo 5 of 13	Northwest and southwest elevations of house View facing southeast
Photo 6 of 13	Main entrance to house from interior on northeastern elevation
Photo 7 of 13	Stairway detail in interior of house on northwest wall
Photo 8 of 13	Stairway detail in interior of house on southwest wall
Photo 9 of 13	Southeast wall in interior of house
Photo 10 of 13	Southeast and northeast elevations of shop View facing northwest
Photo 11 of 13	Northeast elevation of barn View facing south
Photo 12 of 13	Interior of barn (door to mule stall)
Photo 13 of 13	Northeast and southeast elevations of smokehouse View facing west

HARDY COUNTY
WV

KOTZ PLACE

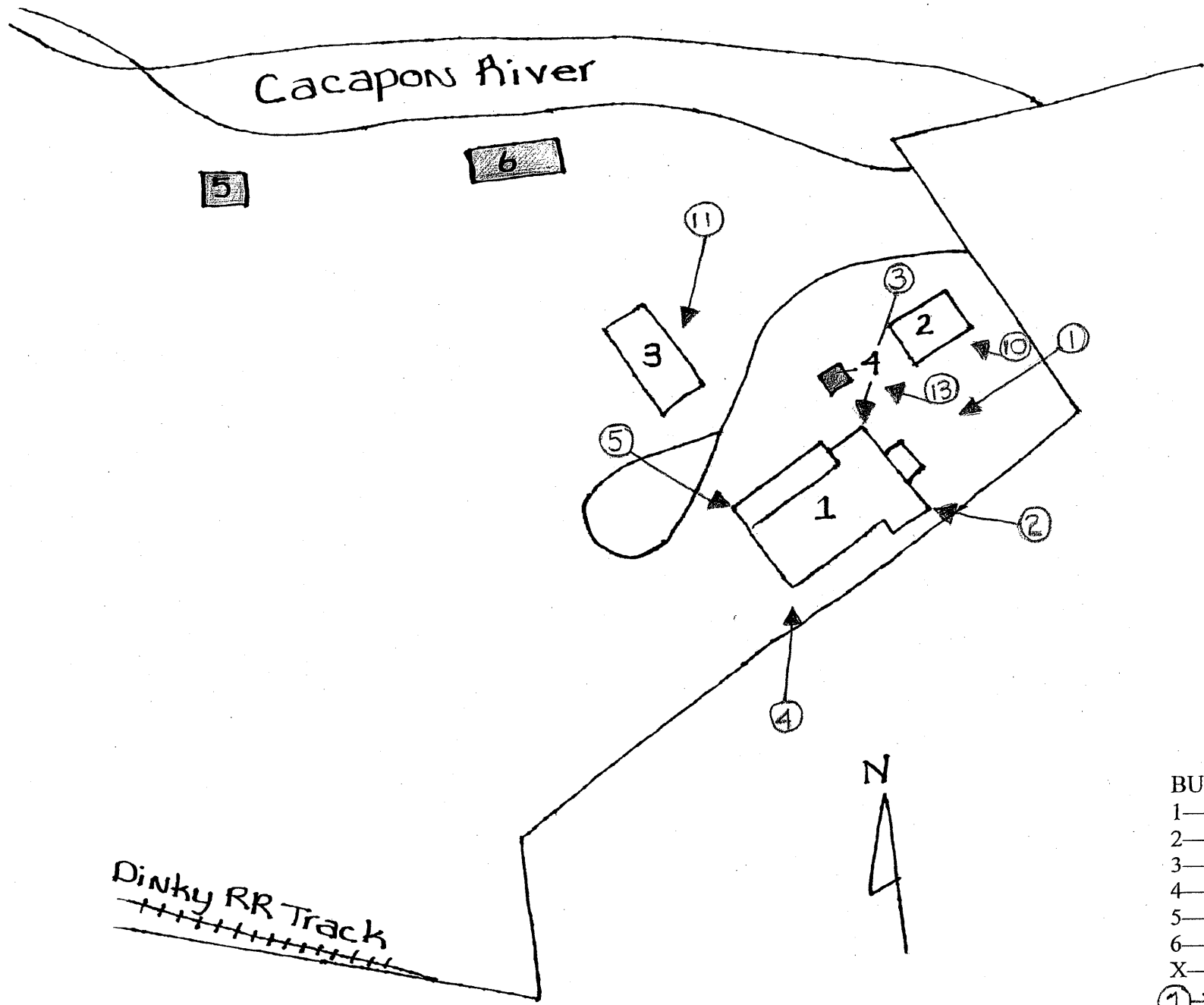
SKETCH MAP



FOR TOPOLOGY, SEE USGS MAP
WARDENSVILLE QUADRANGLE
WEST VIRGINIA - VIRGINIA
7.5 MINUTE SERIES

SCALE: APPROX. $1\frac{3}{4}'' = 1000'$

← INSET - see photo
view map



- BUILDING/SITE KEY**
- 1—Kotz House
 - 2—Shop
 - 3—Barn
 - 4—Smokehouse
 - 5—Barbe Cemetery
 - 6—Pole Barn
 - X—Harmony Forge Site
 - ① → photo view
 - non-contributing
- PHOTO VIEW MAP**

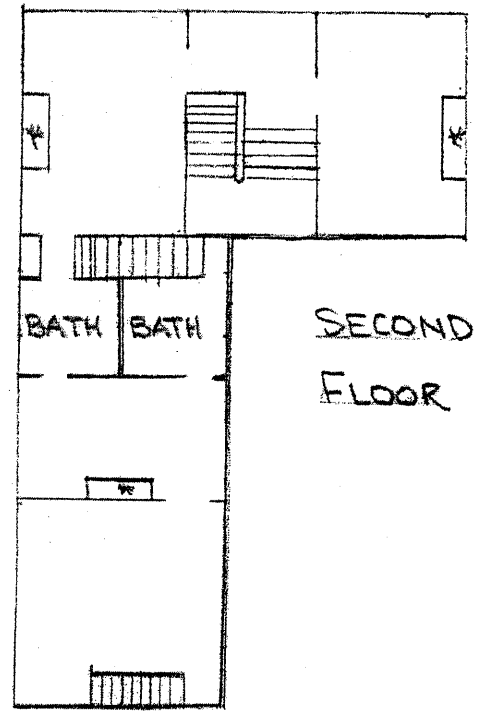
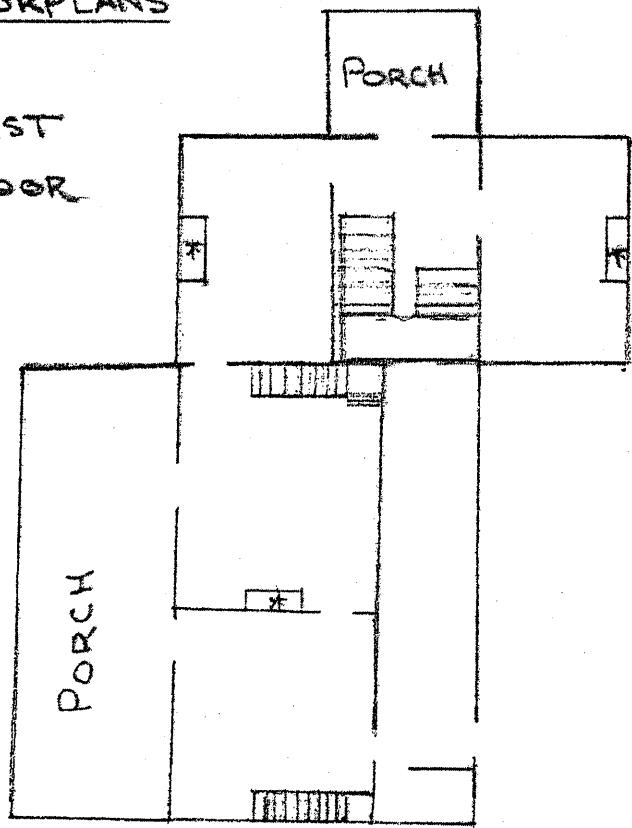
KOTZ FARM - HARDY CO. - WV

FRANZ KOTZ HOUSE

HARDY COUNTY, WV

FLOORPLANS

FIRST
FLOOR

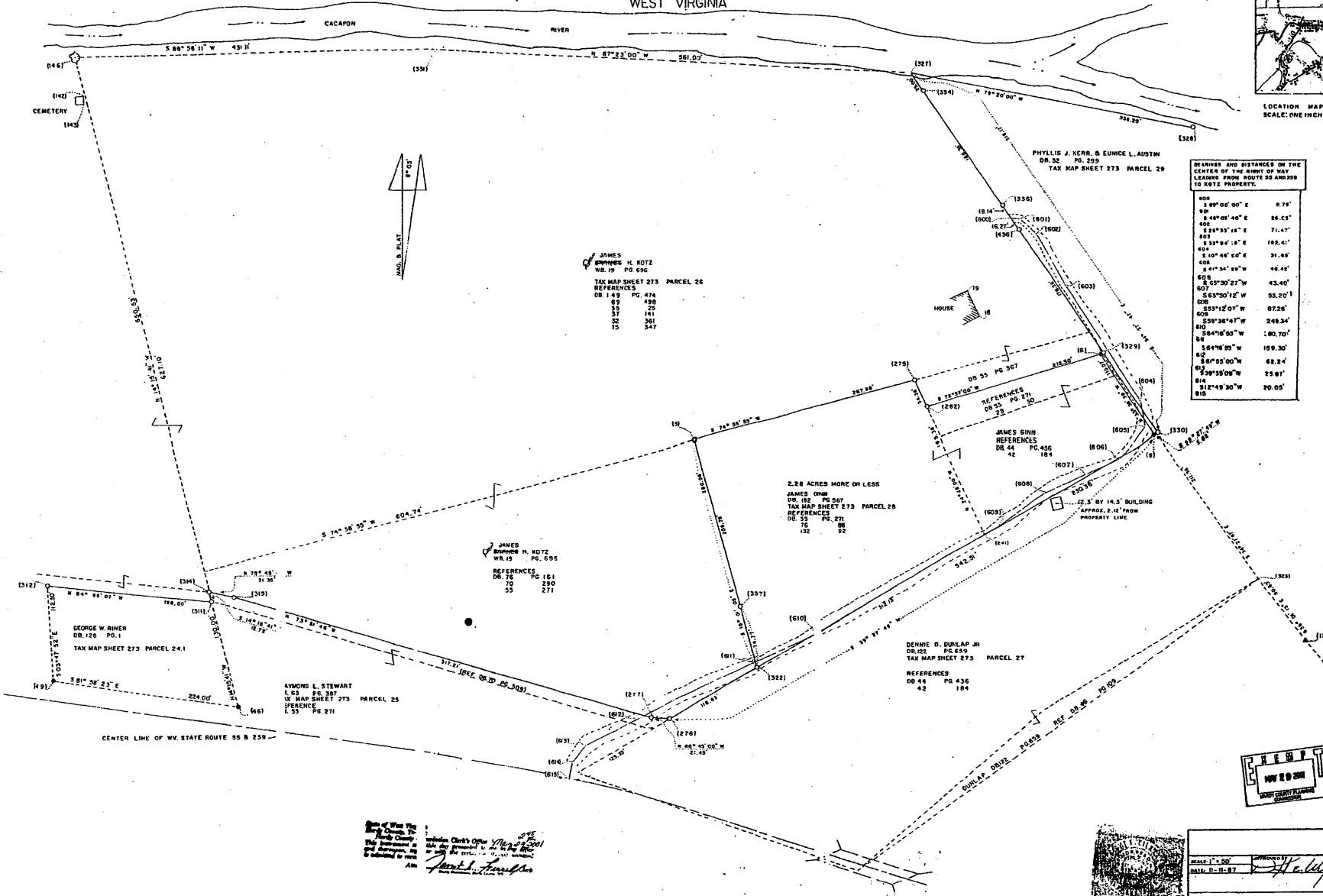
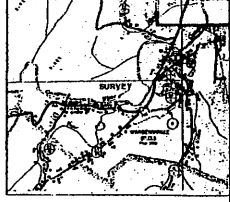


SECOND
FLOOR

(NOT TO SCALE) * CHIMNEY

80
 Mailed 10/29/61
 Miss Mrs James H Kotz
 P.O. Box 599
 Weirton, W. Va. 26061

CAPON DISTRICT
 HARDY COUNTY
 WEST VIRGINIA



BEARINGS AND DISTANCES ON THE CENTER OF THE POINT OF MAX LEADING FROM ROUTE 55 AND 55B TO 50'S PROPERTY.

600	S 89° 00' 00" E	9.75'
601	S 44° 00' 40" E	24.25'
602	S 23° 33' 18" E	71.47'
603	S 3° 54' 18" E	182.41'
604	S 1° 44' 00" E	31.48'
605	S 1° 34' 28" W	42.42'
606	S 5° 30' 21" W	43.40'
607	S 6° 50' 12" W	55.20'
608	S 5° 12' 00" W	87.28'
609	S 3° 38' 47" W	249.34'
610	S 6° 16' 00" W	180.70'
611	S 6° 48' 00" W	189.30'
612	S 6° 55' 00" W	62.24'
613	S 3° 35' 00" W	25.01'
614	S 12° 48' 30" W	70.05'
615		

JAMES
 SWINNE H. KOTZ
 WR. 19 PG. 696
 TAX MAP SHEET 273 PARCEL 26
 REFERENCES
 DB 149 PG. 474
 99 498
 37 141
 30 361
 15 347

JAMES
 SWINNE H. KOTZ
 WR. 19 PG. 696
 REFERENCES
 DB. 76 PG. 161
 70 290
 55 271

2.28 ACRES MORE OR LESS
 JAMES O'NEIL
 DR. 182 PG. 507
 TAX MAP SHEET 273 PARCEL 28
 REFERENCES
 DB. 55 PG. 271
 76 88
 152 92

DENNIS D. DUNLAP JR.
 DR. 82 PG. 659
 TAX MAP SHEET 273 PARCEL 27
 REFERENCES
 DB 44 PG. 436
 42 184

RAYMOND L. STEWART
 L. 63 PG. 287
 16 MAP SHEET 273 PARCEL 25
 REFERENCE
 E. 55 PG. 271

GEORGE W. ASHER
 DR. 126 PG. 1
 TAX MAP SHEET 273 PARCEL 241

Survey of West Virginia
 State of West Virginia
 Clerk's Office
 Hardy County
 Weirton, W. Va.
 Surveyed and
 returned to me
 this 29th day of
 October 1961
 J. L. [Signature]

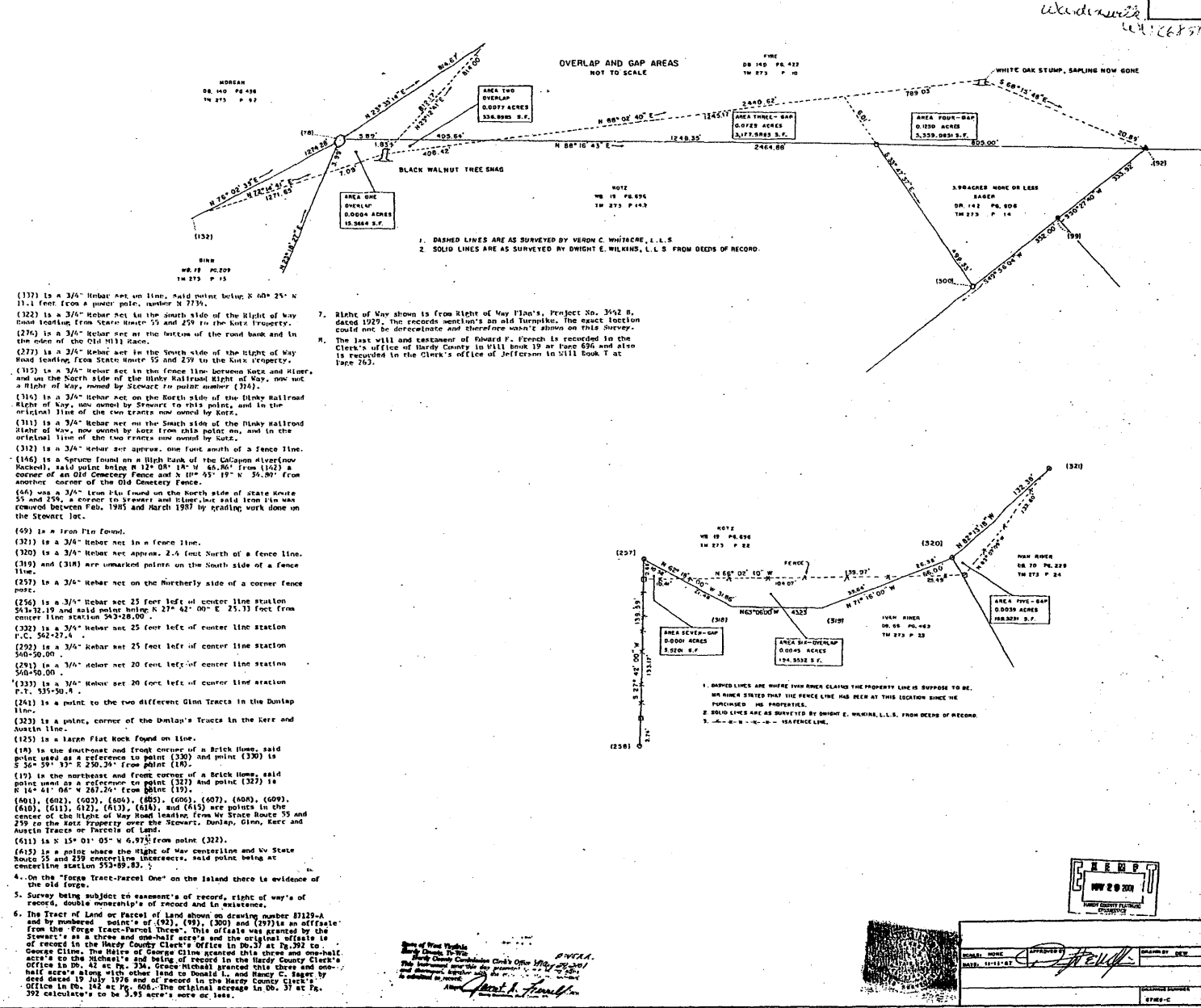


Record 17-207
 Date 11-11-61
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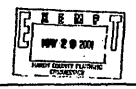
KOTZ FARM - HARDY CO. - WV

81
 Mailed 06/18/81
 Mr. J. M. Jones H.
 K.O.T.
 P.O. Box 59
 Wadsworth
 Va. 22687

1. The 191.27 Acres more or less Tract of land was surveyed by Dwight E. Wilkins, L.L.S., Washington, WV and assisted by Gregory Ely and others, Morgantown, W. Va. This survey was obtained on Feb. 21, 1951 and was completed on March 14, 1951.
2. The 2.28 Acres more or less tract of land was surveyed by Dwight E. Wilkins, L.L.S., Washington, WV and assisted by Gregory Ely and others, for James Ginn at the same time as the survey for the 197.27 Acres more or less Tract of land.
3. IDENTIFICATION OF THE BOUNDARY POINTS.
- (61) Is a Cedar Tree found, a witness to the Hutts tract and shown as a witness to the Kutz tract.
- (64) Is a 3/4" Rebar set, said point being 20 feet left of center line station 431+27.00 and being N 73° 24' 52" E 23.27 feet from center line station 431+27.00.
- (65) Is a 1" Drill Steel Pin set on line.
- (66) Is a 3/4" Rebar set, said point being S 51° 51' 43" E 218.27 feet from a Hatched Hemlock found on the bank of the CaCapon River, S 32° 04' E 21 feet from a Small Hatched White Oak Witness Tree and S 27° 11' E 18.3 feet from a Large Hatched Iron Oak Witness Tree.
- (67) Is a 3/4" Rebar set on line.
- (68) Is a Spruce found on the bank of the CaCapon River and is approx. 30 feet from its center.
- (69) Is a 3/4" Rebar set on line. This point is on an island.
- (70) Is a 3/4" Rebar set in a Stone Pill, said point being N 89° 46' E 16.6 feet from a Hatched 12" Spruce Witness Tree and being S 33° 05' E 8.3 feet from a Hatched 7" Spruce Witness Tree. This point is on an island.
- (71) Is a 3/4" Rebar set on line.
- (72) Is a 3/4" Rebar set in a Stone Pill on the island.
- (73) Is a 3/4" Rebar set in a Stone Pill, said point being S 75° 51' E 13.9 feet from a Hatched Spruce Witness Tree and being S 35° 40' E 15.9 feet from a Hatched 10" Ash Witness Tree. This point is on an island.
- (74) Is a 3/4" Rebar set on line on the island.
- (75) Is a 3/4" Rebar set in a Stone Pill on the South side of a Steep Hill and North of the North branch of the CaCapon River, said point being S 76° 16' E 15.5 feet from a Hatched Cedar Witness Tree, N 72° 32' E 7.3 feet from a Hatched Chestnut Oak Witness Tree and S 72° 20' E 12.1 feet from a Hatched White Oak Witness Tree.
- (76) Is a 3/4" Rebar set in the West end of an Oak Stump at the foot of a Steep Hill, approx. 15 feet South of the CaCapon River, said point being S 76° 17' 36" E 19.2 feet from a Hatched Triple Chestnut Oak Witness Tree, N 68° 51' E 16.9 feet from a Hatched Double Chestnut Oak Witness Tree and E 10° 55' W 8.1 feet from a Hatched Double Chestnut Oak Witness Tree.
- (77) Is a 1-1/4" Rebar set on line at the top brow of a Steep Hill and South of a Gate.
- (78) Is a 3/4" Rebar set on line.
- (79) Is a 3/4" Rebar set on line.
- (80) Is a Hatched White Oak Tree found, said point being N 73° 45' W 5.4 feet from a Black Walnut Snap found.
- (81) Is a Wood Fence Post found in place of an Iron Pin called for.
- (82) Is a 3/4" Rebar set on line.
- (83) Is a 1-1/4" Rebar set on line.
- (84) Is a 3/4" Rebar set on line.
- (85) Is a Spruce found on the East side of an old Trail.
- (86) Is a 3/4" Rebar found at the base of an old Fallen Pine Tree.
- (87) Is a 3/4" Rebar found flush, said point being S 30° 54' E 12.3 feet from a Hatched White Oak Witness Tree found, and E 83° 46' E 11.6 feet from a Hatched White Oak Witness Tree found.
- (88) Is a 3/4" Rebar set on line.
- (89) Is a 3/4" Rebar set on line.
- (90) Is a 3/4" Rebar set on line.
- (91) Is a 3/4" Rebar set on line.
- (92) Is a Spruce found on the East side of an old Trail.
- (93) Is a 3/4" Rebar found at the base of an old Fallen Pine Tree.
- (94) Is a 3/4" Rebar found flush, said point being S 30° 54' E 12.3 feet from a Hatched White Oak Witness Tree found, and E 83° 46' E 11.6 feet from a Hatched White Oak Witness Tree found.
- (95) Is a 3/4" Rebar set on line.
- (96) Is a 3/4" Rebar set on line.
- (97) Is a 3/4" Rebar set on line.
- (98) Is a 3/4" Rebar set on line.
- (99) Is a 3/4" Rebar set on line.
- (100) Is a 3/4" Rebar set on line.
- (101) Is a 3/4" Rebar set on line.
- (102), (103), and (104) are Rebar set on line.
- (105) Is a Iron Pin set on line on the bank of a branch of the CaCapon River.
- (106) Is a Rebar set on line on an island and on the North side of the CaCapon River.
- (107) Is a 3/4" Rebar set in the edge of the CaCapon River.
- (108) Is an Iron Pin found.
- (109) Is a 3/4" Rebar set on the bank of the CaCapon River said point being 9.4 feet from a Hatched Spruce and 8.3 feet from a Hatched Walnut. Both Trees are Witness Trees.
- (110) Is a point in the CaCapon River. This point was a Synonote Tree which was washed out by the flow of water in 1951, and this point being N 84° 27' E 22.00 feet from (106) a line Rebar.
- (111) Is a 3/4" Rebar set on line, said point being N 34° 27' 47" W 12.7 feet from a Hatched Walnut Tree on line.
- (112) Is a 3/4" Rebar set on line just North of the road leading from State Route 55 and 259 to the Hutts Property.
- (113) Is a 3/4" Rebar set on line just South of the Road leading from State Route 55 and 259 to the Hutts Property.
- (114) Is a 3/4" Rebar set flush on line, said point being N 72° 57' 00" E 4.26 feet from (6) a Concrete Marker found buried 6" and beside a gate fence post.
- (115) Is a 3/4" Rebar set, said point being N 59° 27' 40" E 5.82 feet from a Concrete Marker found flush.
- (8) Is a Concrete Marker found flush.
- (123) Is a point at 28° 01' 13" E 96.43 feet from (125) a Large Rock and according to local information this stone is on the property line.
- (6) Is a Concrete Marker found buried 6" beside a gate post.
- (262) Is a 1-1/4" Rebar set in place of an old rotten wood fence post.
- (272) Is a 1-1/4" Rebar set in the place of a wood fence post that was removed.
- (273) Is a 1" Drill Steel Pin set inside of an Iron Pipe found.



State of West Virginia
 Survey Commission
 State Office Building
 Charleston, West Virginia
 Approved by
 State Surveyor
 Date



DATE	NO. OF PAGES	SCALE	BY
06/18/81	14	AS SHOWN	D. E. WILKINS
CHECKED BY	DATE		

KOTZ FRAM-HARDY Co. - WV



Kotz Farm
Wardensville vicinity, WV

Aerial view
Showing approximate
NR boundaries