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United States Department of the Interior National Park Service
NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

1. Name of Property

historic name: McClung's Price Place
other name/site number: Hillyrock Farm

2. Location

street & number: 699 Savannah Lane not for publication: N/A
city/town: Lewisburg vicinity: X
state: West Virginia code: WV county: Kanawha code: 025 zip code: 24901

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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 nationally statewide X locally. (See continuation sheet.)

Susan M. Pierce
Susan M. Pierce, Deputy SHPO

June 14, 2007
Date

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 _____



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4. National Park Service Certification

I, hereby certify that this property is:

Signature of Keeper Edson H. Beall Date of Action 5-3-07

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):

5. Classification

Ownership of Property:

- private
- public-local
- public-State
- public-Federal

Category of Property:

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing

6

Noncontributing

_____	buildings
_____	sites
_____	structures
_____	objects
<u>6</u>	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

DOMESTIC/single dwelling = house
AGRICULTURE/agricultural outbuilding

Current Functions

DOMESTIC/single dwelling = house
AGRICULTURE/agricultural outbuilding

7. Description

Architectural Classification

Colonial Revival

Materials

Foundation: Stone-Limestone
Walls: Wood
Roof: Metal, tin
Other: Limestone

Narrative Description

(See continuation sheets)

8. Statement of Significance

Applicable National Register Criteria

X A Property is associated with events that have made a significant contribution to the broad patterns of our history.

X B Property is associated with the lives of persons significant in our past.

X 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.

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Criteria Considerations

Property is:

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 of age or achieved significance within the past 50 years.

Areas of Significance

Agriculture

Military

Architecture

Period of Significance

c.1800-1957

Significant Dates

c.1800; c.1880; c.1900

Significant Person

McClung, Alpheus Paris (A.P.)

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

(See continuation sheets)

9. Major Bibliographical References

Bibliography

(See continuation sheets)

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: _____

10. Geographical Data

Acreage of Property: 147 acres

UTM References

Quad Map Name: Williamsburg Quadrangle WV Greenbrier County

	Zone	Easting	Northing
1	17	550039	4194765
2	17	550778	4194572
3	17	550493	4193357
4	17	549752	4193620

Verbal Boundary Description

(See continuation sheet.)

Boundary Justification

(See continuation sheet.)

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11. Form Prepared By

Name/Title: Robert and Diane Browning, Owners

Organization: Property owners Date: October 2006

Street & Number: HC 34, Box 353, 699 Savannah Lane Telephone: 304.497.2748

City or Town: Lewisburg State: WV ZIP: 24901

Property Owner

Same as above

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Location and Setting

The farm known historically as McClung's Price place, now Hillyrock Farm, sits in a wide valley on excellent Frederick loam soil that was site of the early settlement called "Savannah" in the Greenbrier Valley in the Alleghany Mountain section of the Appalachian Mountains. This land, near a road that was once a Seneca Indian trail, was part of the western frontier of Virginia, and later incorporated into the state of West Virginia. The farm is oriented south to the original wagon road and faces a mountain spring, a feature that likely determined the farm site. The spring is covered by its original cut limestone spring house. The farm house began as a two story, single pen chinked log cabin constructed c.1800; and in the 1880s, the home was significantly expanded with a two story, double pen log addition with a central hall, a derivative of the Colonial Revival style. This addition was built using log construction instead of framing, which had become the common building technique during that period. However, the addition had more decorative architectural elements than the original house. In the early 1900s, the home was sided, covering the logs. A barn, smokehouse, and springhouse remain from the original farm. A large barn and granary were added in the 1880s. The homestead is in excellent condition and well preserved with little alteration in the last 200 years. It is an exceptional example of American homesteaders pioneering, prospering and then preserving.

House

c.1800/c.1880

Contributing

Original Log House-Interior

The entrance to the original log house is east facing, up a step to a kitchen through a 3'1"x 6'5" handmade beaded poplar door constructed with hand forged nails and hardware. The kitchen has two windows, one east facing and one north facing. The north facing window consists of six over six hand blown panes set in a 7" deep window frame with poplar lintel framing.

The kitchen fireplace is built with an 18"x 65" limestone lintel supported by 15"x 15" sandstone posts. In the throat of the fireplace is a forged metal cross bar for holding cooking pots over the fire. The original hearth stone is comprised of three limestone rocks measuring 9" long and 3'4" deep. The mantle is built using poplar boards for the legs which support a 12" wide pine header. A poplar mantle shelf is supported by a beaded ledger board. The mantle measures 6'8" x 5'2".

The kitchen is paneled with poplar board walls, averaging 7" wide, as are all the rooms in the original log cabin. The floors are oak ship-lapped, averaging 6" wide. On the south west corner of the room is a 2' 10 1/2" x 6" handmade, beaded pine door with beveled cross boards. This door opens to a side porch facing west. This porch now has a sandstone floor, but it originally

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had a wooden floor. Remnants of an old railing that used to be between the two porch posts still can be seen. Stone steps on the south side lead to the cellar. Stone steps on the western side lead down into the yard.

On the north west corner of the kitchen is another beaded pine door which opens into a storage pantry, a room measuring 7'10" x 8'10". This pantry is post and beam construction using chestnut beams that are mortise and tenon, and attached to the log kitchen. Its exterior is sided with 11" poplar wood, using a board and batten technique.

On the kitchen's south wall is an opening to the dining room. This room was originally the front part of the house, and on its south wall there is a cupboard that was the front window and a door that was the original front door. The west side of the room has two hand-blown two-over-two paned windows side-by-side measuring 2' 11" x 4'10" each. On the north west side of the room, there are elements of the stairs, including a header board in the ceiling and a 4" square block on the floor where a newel post once stood.

On the north wall of the kitchen is a stairwell leading to upstairs bedrooms. Under the stairwell is a storage cupboard closed by a 22 1/4" x 60" beaded poplar door. The stair well door, measuring 25" x 72", is made of pine boards with original hand forged door latch.

There are eight 9 3/4" steps with a rise 9 1/2" that turn up to the bedroom on the north side of the house. On the stairwell wall and upstairs bedroom wall are exposed hand hewn oak logs, averaging 12" wide by 20' long. The west side has a 6 over 6 paned hand blown window measuring 28" x 44 1/2". On the east log wall, there is a door that replaced a window in 2000, when an upstairs porch was added. This wall has been spliced in many spots for undetermined reasons; when the outside siding on that wall was exposed there were joists that could have once supported a previous upstairs porch.

The room's ceiling has exposed oak beams of random 7-8" beaded pine boards. One beam has significant sag and pine boards were inserted as a shim. The floor is random width popular flooring, averaging 7" width. The fireplace in the room is shallow, and has not been in use as have the other fireplaces.

On the south east side of the room is a wall of horizontal 6" popular boards, with an original handmade board and cross board door covered in old paint measuring 6'6" x 2'97/8", which opens into the second room of the original log house. Originally one would have entered the upstairs bedroom of the original cabin. Now one enters a hallway measuring 5' 6" x 12'. The east walls of the hallway, as well as the walls on the west and south side of the room it now

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dissects, run horizontally and are random width poplar boards between 5 1/2" and 6 1/2" wide. On the west wall of the hallway are random width (between 7 1/2" and 13") pine boards reclaimed from a torn down Monroe County cabin. One enters this original room from the added hallway through the original cabin door. This poplar door is made in a board and batten style and measures 32" x 69". The board that holds the hinges measures 14 1/2" wide. All boards are beaded and the battens are nailed on with hand cut nails. The walls and floors of this room are all poplar boards between 5 1/2" and 6 1/2" wide. The ceiling is low at 6' 6". The window on the west wall is an original 6 over 6 pane window measuring 28' x 44 1/2". This room shares a north wall with the "logroom" above the kitchen described above. The wall is made of random width (8 1/2" and 10") pine boards, beaded on one edge. A closet has been built into the east wall.

Original Log House-Exterior

The original house sits on a cut limestone foundation. It measures 20' by 24'29'1/2"'. The siding covering the original log house is poplar boards with a 5" reveal, attached to furring strips which have been nailed to the logs. All siding has been nailed with squared nails. On the back north facing side of the house is a limestone chimney 24' tall. For 13' it is 5'6" wide, the last 11' the chimney is 48" wide. The throat of the chimney is 15 1/2" x 40 1/2". Three feet from the east side of the north facing side is a double hung six over six paned double window with most of its original hand blown glass intact.

The western side of the structure has a pantry and side porch added to it in the 1800s with hand hewed beams for the top plate. The pantry is 9' long and sided with boards and batten. There is a centered single sash slider window in the pantry, measuring 24" x 28" trimmed simply in 3" wide boards. The side porch is 17'6" long and was constructed with three 6" x 7" clad posts, each 8' apart. It extends 4' past the original log house along side the 1880 addition. The floor of the porch is stone that was laid in the early 1950s. Over the pantry and porch is a 5-V metal roof. On the second floor, above the porch, are two double hung six over six paned windows measuring 28" x 44 1/2". One is 57" from the house corner trim; the second window is 13' from the first. The roof is standing seam metal.

The east side of the original house has a side porch attached to it built in the 1930s with a cypress greenhouse attached to it. An upstairs porch, plus a bathroom, mudroom and laundry were added in 2000. The exterior logs are exposed on both levels.

1880s Addition-Interior

The large front addition that was constructed around 1880 was also log, but with milled pine logs. Its floor plan developed from the "dogtrot" style of two pens separated by a central hall and covered by a single roof, with two large chimneys on each end of the gables. This section of

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the house contains more sophisticated architectural detailing, such as plastered walls, paneled doors, wide base boards and window trim and a stair case built by a skilled carpenter. Along with artistic touches, such as the grain painting on the doors and trim and a handsome front door window transom, these architectural details reflect the greater resources of the family and the region.

The entry way opens up to a central hall with a stairway is on the east side of the hallway. It is a finely constructed piece obviously built by a master craftsman. It is solidly built and has never emitted even a tiny squeak—it is constructed solely of pine. There are 12 steps, each 11" wide sitting on 6" risers that extend to a landing. The landing wraps along the north wall and ascends three more steps to the second floor. The railing is comprised of a single piece of rounded pine measuring 3" by 1' 1/2" and is carried by 2 balusters per step, measuring 1 1/2" by 5/8". The newel posts are solid pieces of turned pine with balls on the top. The only closet in the house is under the stairs in the front hallway. Revealed in the ceiling of the closet is the under-carriage of the stairway landing. This consists of 5" square sawed pine beams and rough cut 6" pine boards.

The front entrance door measures 36 1/2" x 78 inches and is solid heart-wood pine. This door is faux grain-painted, a decorative art that was popular in the 1800's. Four doors in the addition, the horizontal paneling boards that form the wall under the stairs, and all of the trim in the hallway were also faux grain-painted. In the mid-1900s, two of the doors were stripped of the paint, and the remaining two doors, the trim and paneling board were painted over.

On each side of the front entrance door are two transoms measuring 15 1/2" by 46". Under each are wood panels. Along the top of the door and the side transoms is another transom measuring 15 1/2" by 79". The side transoms are divided into three diamond-shaped windows using simple wood trim. The top transom has five diamond shaped windows. All trim in the hallway is three-leveled and finished off with a piece of rounded corner.

Centered on the front of the house is a front porch measuring 8' deep by 20' long. Four 4 1/4" x 7 1/4" posts support a double hipped standing seam metal roof. A scalloped decorative wood trim hangs from the roof. The railing is a beveled on six sides and is supported by 3/4" x 1 1/4" balusters. The floor is random width boards that have been replaced a number of times.

Through the east door of the hallway is the living room. This room measures 17' x 19' and has ceilings 8' 9" tall. Around the perimeter of the room is 36" tall, 3" beaded-board wainscoting. The rest of the wall, as well as the ceiling, is finished with sand plaster laced with horse hair. There are two 40" x 61" windows on the east and south sides. Both double hung windows have

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6 over 6 panes and many hand-blown panes still exist. The windows are simply constructed with rounded muttons and the sashes are constructed with mortise and tenon joints with wooden pegs.

In the center of the west wall of the living room is a fireplace. The mantle is constructed solely of heartwood pine. Its overall measurement is 7' wide by 4'6" tall. The 7" mantle shelf is supported by a 12" board which is trimmed with a piece of 3 1/2" crown molding. The legs of the mantle are 8 1/2" wide and trimmed with rounded molding. The fireplace is constructed with an 8" by 6' sandstone lintel supported by two 12" x 29" posts. The fireplace is fronted by a 24" x 6' limestone hearth.

Through the east door from the hallway is the "front parlor". The room also measures 17' x 19' with 8' 9" ceilings. It too, has two windows measuring 40" x 61", though these are trimmed more ornately with layered molding on the sides and topped with crown molding. The door is similarly trimmed and measures 36 1/2" x 77 1/2". Centered on the east wall is a fireplace, similar in size to the living room fireplace. The main difference is the fluting on the posts on either side of the fireplace. Most likely the materials are pine but this mantle has been painted with a black paint so the wood grain is not visible. The hearth is also similarly sized as the living room one, but this one is brick. The walls and ceilings, like the other rooms in this part of the house, are of sand plaster interlaced with horsehair. The floor is random width (4"-7") tongue and groove pine boards.

At the top of the stairs is a landing lighted by a window that is similarly sized and trimmed as the ones in the downstairs, and enters the upstairs bedroom on the east side. This room measures 17' x 19' and its ceiling is 8'4". The walls and ceilings are also of sand-plaster. The floor is random-width (6"-8") tongue and groove pine. The two windows that are on the south and north sides are the same size as the downstairs ones. Their trim, as well as the door trim, is not as ornate as the downstairs parlor, though. The baseboard is also simple like the room directly under it, this room also has a centered fireplace, though this one is smaller, with an overall width of 5' 1/2" and a height of 4'. The trim surrounding the fireplace is very simple. The hearth is a slab of limestone measuring 21 1/2" x 4' 1/2". The firebox of the fireplace has been bricked up and a flue pipe has been installed just above the mantle. A Ben Franklin-style cast-iron stove sits in front of the hearth.

A door was added in this bedroom that enters into a bathroom, laundry and water closet addition added in 2000. Upon entering this room is a window on the eastern side measuring 34" x 53 1/4". This window has 6 over 6 panes of hand blown glass. A number of the windows in the 2000 addition were obtained from an old cabin by the contractor. Window trim on the windows in this room is based on the design of trim in the "old" bedroom. Just to the north of this window

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is a water closet measuring 3' x 4'9". On the north side of the water closet is another 34" x 53 1/4" window. On the southern side of this room the logs that were used to build the "addition" have been revealed. These sawn, pine logs are between 8 1/2" and 9 1/2" wide. Dovetail joinery is also revealed. On the western wall one can see the logs of the original log house.

On the west wall is a doorway which was originally a window. In this doorway is an old door rescued from another old home. Through this door one moves to a hallway that was added in the 2001 renovation to facilitate movement from bedrooms on the west side to the bathroom. Leaving the old cabin and proceeding south, one walks through an 18" doorway into a hallway that was sectioned off from an upstairs bedroom during the 2000 renovation. Along the western wall of this hallway is wainscoting replicating the living room wainscoting. A doorway to the east that enters the upstairs hallway now has no door. This door now is in an opening into the upstairs bedroom. The door is similar to the other doors in the front part of the house.

Upon entering this room, to the left is a closet built in the 2000 renovation. On the southern and western walls are windows of the same dimensions and trim designs as the other windows in the living room. The baseboard is a simple 6" board projecting a 1/2" proud from the wall. The ceiling and walls are also sand with horse hair plastered on wood lathe. The ceiling is 8'3" high. The floor is 6-7" tongue and groove pine boards. On the western wall is a fireplace of nearly the same dimensions and mantle trim as the fireplace in the eastern upstairs bedroom. This one though, has not been bricked in. The back wall of the fireplace is very shallow, almost Rumford-like. The hearth is one piece of limestone 41" wide by 24" deep.

1880s Addition-Exterior

The c.1880 addition is 46' x 20'. On the western side porch, at the southern end, is a railing with two 3 3/4" x 4' posts with beveled tops, with a beveled top rail and two sections of cross slats. From this side are three stone steps with varying rises from 11" to 9", then a stone landing, then seven stone steps, again with varying rises, to a stone cellar with a bedrock floor. The cellar measures 15' x 17' x 6'. The rocks in the cellar are "cemented" together with a mud/lime mix. The poplar siding applied to this log addition with furring strips also has a 5" reveal. All windows in this section of the house have a handmade pegged shutters each measuring 20" x 61" covered in the original green paint which has been maintained by linseed oil and turpentine treatments. On the western side is a 31' cut limestone chimney centered against its wall. It is 6' 1" wide for 17 1/2' and tapers to 3' 7" wide for the remaining 13 1/2'. On the second floor, to the left of the chimney is a six over six double hung window measuring 40" x 61". It has a long apron board comprised of two boards, one 6 1/2" board from sill and the other, slightly recessed, that is 1 3/4" with rounded beaded bottom.

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The front of the house has five windows (see interior description for measurements) with shutters measuring 20" x 61". One window is in the center of the building above the porch, and two windows are above each other in each section of the two log pens. Each have a long apron board comprised of two boards, one 6 1/2" board from sill and the other, slightly recessed, that is 1 3/4" with rounded beaded bottom. Along the top of the front of the house, below the soffit is a 46" long 1' 2 3/4" trim board that extends the length of the house. The upper window trim is recessed 5 1/4" into this board at each window.

The front door has a diamond shape glass transom with similar styled glass sidelights. Each glass section is 11 1/2" x 13". Below the sidelights, on each side of the door, are raised panels 31" tall. The door sits on a sill plate that 1 3/4" x 8" x 7'7".

The front porch is 21' 1/4" long and 7' 11" deep. The ceiling rises 8' 8 1/2" and is made from random width beaded pine boards, between 7" and 8" wide. The roof is a hip standing seam metal roof. The floor is tongue and groove random width pine. There is a railing on all sides of the porch comprised of a five sided beveled top rail measuring 2 1/4" x 3". The porch balusters are set into a peaked bottom rail. The upright post are 4 1/4" x 7 1/4" solid oak. There are layered trim moldings at the base and top of each post. Surrounding the fascia is scalloped trim with "spade bit" shaped trim pieces measuring 1/2" x 1 3/4" x 7" and spaced 2' 1 1/2" apart. There is on large rock for a step up to the porch

The east side of the c.1880s addition is 20' 3" long. There are no windows on this side. Centered on this wall is a cut limestone and sandstone mixed chimney 31'4" tall. It is 5' 10" wide for 17' 4", than tapers the last 14'. The chimney throat is 14" x 27". It sits on two base stones that average 13" x 34" x 1". On each side of the chimney are two vertically placed stones: the reveal dimensions are 7 1/2" x 31 1/2" and 8 1/2" x 29 1/2". These side stones serve as legs that support the hearth lintel stone.

Description of Farm Buildings

The *house, smokehouse, barns and granary* are on a 147 acre parcel of land which is divided by a road. On the opposite side of the road from the house and barns is a *springhouse* which sits at the base of a cave from which flows a spring, considered the reason for the house site.¹

¹ The resources constructed earlier, c.1800, were dated by local log-construction expert, Jim Costa, and was based on details such as joinery and nails.

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Smokehouse

c.1800

Contributing

The smokehouse sits directly behind the house. It is constructed of sawn pine beams and sided with wide (up to 16") chestnut boards and battens. The bottom sill is made of oak. It is 12' wide and 13'10" at its highest point and sits on a stone foundation. 7'10" from the edge of the east side is a 3'9 1/2" door. All siding board are between 13 1/2' x 15 1/2" wide; battens are 2 3/4" to 3" wide. Midway up the siding board nailers are rounded logs squared and mortised into upright corners. Inside sill beams are round log except at ends there are hewn square. Inside upper beams 5" x 9" x 9 1/2" mortised and tendons joint at top and bottom corners. Rafters and joists are round logs. Rafters are between 3 1/2" x 4 1/2" wide ceiling joists between 5 1/2" x 6 1/2" wide. The grape vines tied to rafters show charred spots from "smokings". While the roof appears to have had shakes at one time, it is now is now roofed with corrugated metal.

Springhouse

c.1800

Contributing

The springhouse is constructed of large cut limestone and sandstone, and is 8' x 10'. The stones average 11" x 13" x 34". The floor of the springhouse is bedrock with a stream of water passing through it. On the east side is an entrance door, measuring 26" x 69", constructed of 2" x 12" oak boards. On the south side is a 12" deep, 24" wide and 14" tall slated window. The original rafters, as well as the roofing material has, been replaced. The only remnants of the roof are a partial hand hewed oak top sill plate measuring 4" x 4". The roof is now corrugated metal.

Granary

c.1880

Contributing

The granary is constructed of sawn pine beams and all are pegged at the joints. The siding is 3 inch slats spaced for maximum ventilation. There are large corn cribs on two sides and three large grain bins with wooden spouts along the back. In the front is a covered area which houses the remnants of a farm windlass. A chicken house had been built on later. The whole building is roofed with standing seam roofing. All siding has been nailed with square-headed nails.

Barn

c.1880

Contributing

The largest barn is constructed with sawn oak timbers which are pegged at the joints. It is sided with chestnut boards and roofed with 5V metal. An internal wooden silo was added later. This silo is constructed of 2"x 6" tongue and groove pine and held into place with metal rings.

Horse Barn

c.1800

Contributing

The horse barn is constructed of hand-hewn chestnut logs which are pegged at the joints. The rafters are wooden poles and they form a hip roof on the side facing the house. This barn was modified in the early 1950s to accommodate a small dairy operation. Remnants of a horse feed way are still present. This building is covered with corrugated metal.

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Statement of Significance

McClung's Price Place is locally significant under *Criterion A: Agriculture*, *Criterion B: Military and Agriculture* and *Criterion C: Architecture*. Under *Criterion A*, the farm exemplifies the longstanding practice of agriculture in the Greenbrier Valley, ranging from c.1800 to 1857. The property's military significance derives from its association with Alpheus Paris McClung, Captain of the 14th Virginia Calvary, Company K, who fought in the battle of Droop Mountain; the period of significance 1880 to 1892, the years he resided in the house.¹ McClung also adds to the property's agricultural significance as a founding member of the Greenbrier's Farmers Club, a forerunner of farm organizations in the region. Architecturally, the house is an excellent example of early log construction in Greenbrier County; the period of significance being c.1800 for the original construction date and c.1880 for the Colonial Revival addition. Overall, the period of significance dates from c.1800 to 1957, encompassing each area of significance; agriculture, military, and architecture.

The property exemplifies through its owners, architecture and continued farm operation the most notable attributes of the Greenbrier Valley of West Virginia. The early settlements in the Valley spurred trans-Allegheny settlements and became the gateway to the Ohio River and the start of the nation's westward expansion. Many of the homesteads were built using the Midland American log construction, techniques with Old World roots, but with a distinct American interpretation. The region had a history of struggle between land speculators and yeoman farmers for control of the land, and it was in the center of the sectional disputes in Virginia before the Civil War. During the Civil War the Valley was the site of some significant battles, and after this war, it went through a wrenching Reconstruction period. Through it all, the Valley yielded an abundant harvest to its productive farmers because of the excellent soil and lay of the land. This farm's development followed this history: it was settled by a pioneer family who build the original log home using the prevalent building techniques; it was bought by a farmer-businessman who speculated on land. Then, during its most significant period, a locally important Civil War captain expanded the farm and the farmhouse and played a vital role in promoting agriculture and civic life in the region. The farm has been in continued operation since the early 1800s and is an exceptional example of American homesteaders pioneering, prospering and then preserving.

¹ No other resources associated with McClung, with the exception of his grave, are known to be extant. Thus, it is appropriate to include military as an area of significance for McClung's Price Place.

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History

The Samuel Price family settled the "savannah" area north of Lewisburg and south of Frankford in the late 1700s, land that was "patented by the Commonwealth to Henry Wolf.²" The family is attributed with building the original log dwelling at the farm. It has the same dimensions and rooms as the original log home still standing on the adjoining farm that was also part of the Price farm. As the Price family grew, they added homes built using trees harvested on the property and with family labor using techniques they had come to master. The house location was likely chosen because of the strong spring on the property and it is believed the cut limestone Spring House was constructed even before the log home. In 1830, Samuel Price Jr., who inherited the farm from his father, died.

William McClung (b. Jan 1785, d. June 1855), known as Major McClung and son of early Greenbrier pioneer Captain Samuel McClung, bought three tracts of the Price farm from the children of Samuel Price Jr., as recorded in a deed dated September 7, 1836. Major McClung "owned a number of farms in the Levels north of Lewisburg, including "Clifton", which had a large columned brick house. He also acted as a sort of commercial bank, loaning money to farmers and store owners"³ He married Elizabeth Wilson Rader McClanahan shortly after her first husband died, and had three children with her. His children each inherited large tracts of his land—and this farm, known as "Wm McClung's Price place"⁴ was given to his oldest daughter, Laura J., who married H. Frazier Dickson, whose family owned the notable Greenbrier home "Mountain Home".⁵

In 1880, Laura and her half brother Charles (a son from Major McClung's first marriage) sold the farm to Alpheus Paris (A.P.) McClung, known as a "favorite cousin"⁶. McClung was well known in the region as the Captain of the 14th Virginia Calvary, Company K, known as "Greenbrier Swifts", a Company of soldiers that were highly regarded for their horsemanship. After the war, he farmed and in 1874 was a founding member of the Greenbrier Farmers Club, a farming organization that predated the Granges in the region. He was also a general agent for Deere & Company, a company that later became known as John Deere. (An interesting note: a new John Deere dealership recently opened a few miles from the farm.)

² Price-McClung Deed, September 7, 1836, Greenbrier County Court House, Lewisburg, WV

³ The McClanahans by Katherine Neel Humphreys, 1997, self published.

⁴ From July 22, 1880 Dickson-McClung deed, Greenbrier County Court House, Lewisburg, WV

⁵ Mountain Home is featured in Pioneer Homes of Greenbrier Valley by Ruth Woods Dayton

⁶ Remembrance of Katherine Neel Humphrey's grandmother Sarah McClung Echols, Laura's sister, 1992.

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It is during A.P.'s and his family's occupancy of the farm that the home and barns were expanded. The house went from a four room utilitarian log cabin to a large eight room house. Two large cut-limestone chimneys and many fine artisan features, such as grain painted woodwork and a front door wrapped in handsome transom windows, were added. More barns were built, including the addition of a large hay barn. A.P. and his wife Elizabeth (Betty) sold the farm to the McLaughlin family in 1892 after the deaths of their son Dennis in 1891 and Walter in 1892. They moved to Lewisburg, and A.P. was elected County Sheriff in 1904 and served until 1908.

In 1892 Mitchell McLaughlin moved his family to the farm from Huntersville, Pocahontas County, West Virginia because of the better farmland.⁷ Shortly after moving to the farm, they had a family picture taken in front of the home before the log house was covered in clapboard. (Photograph #1). The family operated the farm for 55 years, until Mitchell's single son, Porter McLaughlin, who inherited the farm, in his later years met and married a woman who lived in town, where he eventually moved.

In 1947, Jane and William (Bill) McNeel Browning purchased the farm. Bill was raised on his family farm in Hillsboro, Pocahontas County and was an ancestor of the first settler, John McNeel, of "Little Levels" as Hillsboro was known. His mother was the only daughter of Isaac McNeel, a prominent farmer who owned the mill at Mill Point, West Virginia. His father, William Augustus Browning, had come from Washington, D.C. to oversee the family's timber interest in Pocahontas County and he fell in love with the land and the farmer's daughter. The Pocahontas County family farm was deeded to the Browning's oldest son, William McNeel Browning, a physician in Hillsboro, who continues to manage that farm.

The Brownings operated a dairy, raised lambs, chickens, pigs, and Hereford cattle. Their most important contribution to the farm was a careful restoration of the farm house that involved removing dropped ceilings and stripping paint, revealing the outstanding native hardwood and hand wrought iron fixtures used in constructing the home. They furnished the home they named Hillyrock⁸ with handmade antique pieces, mostly from the surrounding area. The Brownings had an exceptional appreciation for the early American families that settled and farmed in this Alleghany mountain valley and spent most of their lives preserving this farm as a representation of this history for future generation. In 1992, they deeded the farm to their son and daughter-in-

⁷ Conversation with Mitchell McLaughlin's grandson, Sherman Beard, November 2006.

⁸ From the Edna St. Vincent Millay Second April poem Pastoral: "If it were only still-With far away the shrill Crying of cock; Or the shaken bell From a cow's throat Moving through the bushes; Or the soft shock Of Wizen'd apples falling From an old tree In a forgotten orchard Upon the hilly rock!"

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law, Robert and Diane Browning, with the understanding that the work of enhancing and preserving the farm and farmhouse would continue and this ethic would be passed on the future generations.

Criterion A: Agriculture

Agriculture and the stewardship of the land is the most central aspect of Greenbrier County and McClung's Price Place historic legacy. The unsurpassed pasturelands give the Valley natural advantages. "No parts of Kentucky excel the plateau region of Greenbrier in the production of fine blue grass sod"⁹ The pioneering Price family cleared the land known as the Savannah for farming, certainly picking its location because of the excellent soil and lay of the land. The farm sits in an ancient riparian valley that is still rated prime by the Greenbrier County Farmland Protection Board¹⁰. William McClung, who was the next owner of the property, operated multiple farms. On March 28, 1853, he became one of the original subscribers to the Greenbrier Agricultural Society¹¹, which started holding an annual fair to elevate agriculture in the Valley. These fairs evolved into what is now the West Virginia State Fair, and promotion of agriculture remains its primary purpose. Alphaeus Paris McClung, who operated the farm from 1880 to 1992, was a founding member of the Greenbrier's Farmers Club. This organization was formed in 1874 and is cited as the forerunner of farm organizations in the region. A prominent farmer such as McClung must have known the productivity potential of this farm. McClung was also a general agent for the Deering Harvesting Company, now known as John Deere, selling the leading farm equipment of the day to area farmers. In 1898, eighty percent of the population of Greenbrier County was engaged in agriculture or closely related pursuits.¹²

While all types of crops and farm animals have been raised on the local farms, the most significant are cattle. Mitchell McLaughlin, patriarch of the McLaughlin family (farm owners from 1892-1947) was well known for breeding shorthorn cattle and it is telling that a bull was brought into the family portrait.

Sterling Dahmer, a neighbor who inherited a section of the original Price farm from a Price descendant, Morris Price, was born in 1917 and has farmed in the Valley all his life. He has

⁹ W.Va., *Third Biennial Report of the West Virginia State Board of Agriculture for the years 1897 and 1898* (Charleston: Will E. Forsyth, 1898), 108.

¹⁰ Based on December 10, 2006 review of farm.

¹¹ Greenbrier Agricultural Society records stored at the North House Museum, Lewisburg, West Virginia

¹² *Ibid*, 109.

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many recollections of the McLaughlin family, including their farming practices.¹³ He said that the crops were put on a three year rotational cycle in each field, one year planting corn, the next year timothy, the next year oats, with a winter wheat planted in the winter. Sterling remembers that in the early 1930s he worked cutting and stacking corn in the corn field, while another worker with a horse and wagon hauled it back to the barn. There a corn chopper and a blower was set up to chop and blow the corn into the silo. A man would be inside the silo spreading and stomping the corn as it went in to the silo. They would fill it half full, let it settle over the night, and fill it more the next day. A mid-day meal called dinner was served to all the farm workers.

The family had a very large vegetable garden behind the house, and every year they stored apples, potatoes, and cabbage in barrels and buried them in the ground, unearthing them as needed during the winter. A large apple orchard was planted and Mrs. McLaughlin was known for making especially good apple butter. A beef was slaughtered and hung in the smoke house every winter, and slabs were taken as needed.

Mr. Dahmer has the records from the one room school house that still stands on his property, and there is an entry in the daily school log dated Feb. 12, 1930: "Mr. Mitchell McLaughlin's hog got out and Johnston McLaughlin's hog got out and Johnston McLaughlin and Fred Huffman took it part of the way home." He also remembers Mr. McLaughlin riding his horse up to Seneca Trail daily to get the mail that was dropped off at boxes, about a mile from the farm house.

The Brownings continued the farm operation after they acquired the property in 1947, raising purebred Hereford cattle and later Angus cattle as a cow-calf operation. Mixed hay consisting timothy, orchard grass and clover was harvested in square bales and stored in the barns, usually storing 2000+ bales a year. Tamworth hogs were raised for breeding stock, with one kept for butchering each year. To expand the farm into a diary operation and comply with agriculture safety regulations, the Brownings were required to modify a section of the "horse" barn with a cement floor with a drain and block walls for milk processing. When regulations were expanded prohibiting spring water (the water source for the farm) from being used in the processing, the Brownings stopped their diary operation.

The Brownings continued to manage the orchard, and owned a cider press for processing their apples into cider for sale. Jane Browning was well known as an accomplished gardener, and along with an extensive vegetable and perennial flower garden, she raised flowers for drying and sold them in arrangements locally.

¹³ Oral History conducted March 12, 2006. Videoed and partially transcribed.

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Today, the farm still operates as a grassland and cattle farm, continuing a tradition over 200 years old, strengthening the local agricultural significance of the property. Greenbrier County remains in the top five counties in West Virginia in agriculture sales¹⁴ with over 94% of the farms owned by individuals or families, similar to the day when the Prices were first establishing a farm operation in the Savannah of Greenbrier County.

Criterion B: Military and Agriculture

A.P. McClung, who owned and expanded the farm (1880-1892) was a significant figure in Greenbrier County, particularly during and after the Civil War. The political and social dynamics of that period were very complex for residents of the County. Prior to the War there was a movement of the Western counties of Virginia to separate from Virginia, and Greenbrier County did not send any delegates to the Wheeling conventions which began the process of West Virginia statehood. During the presidential elections, Greenbrier County was notable for not casting one vote for candidate Abraham Lincoln. In 1861, when Virginia decided to secede from the Union, men from Greenbrier County joined the Confederacy. A.P. enlisted in the 14th Virginia Calvary, Company K on February 2, 1862, rose to become its Captain and fought in the Droop Mountain battle. He "distinguished himself for ability, bravery and soldierly qualities."¹⁵ After the war, he farmed and in 1874 was a founding member of the Greenbrier's Farmers Club. He was also a general agent for the Deering Harvesting Company, now known as John Deere. His farm was cited on the 1887 survey map prepared by H.H Harrison and J.O. Handley.¹⁶ The Reconstruction period, with Greenbrier County within the new State of West Virginia, was particularly difficult for soldiers that served in the Confederate in the immediate years after the war, where "test oath" were given, preventing former Confederates from voting or running for public office. It wasn't until the tempering influence from the rise of the Democratic Party in West Virginia that the County residents regained their political power.¹⁷ In 1904, A.P. ran for sheriff as a Democrat, almost 40 years after the end of the war, and despite the Republican sweep of the general election¹⁸, he won and served the County in that capacity until 1908. He died on April 27th 1912 and his passing was marked by a long obituary, noting that "No man in the county was held in higher esteem or had the confidence of the people to a greater degree than "Dod" McClung. As captain in the Confederate army, elder in the Presbyterian church, and as

¹⁴ Economic Research Services, USDA, Washington, D.C. August 31, 2006 Update

¹⁵ Driver, Robert J., Jr. *14th Virginia Cavalry*. Lynchburg, VA, 1988

¹⁶ Original map in the Greenbrier Historical Society archives.

¹⁷ Rice, 332.

¹⁸ Greenbrier Independent, November 8, 1904

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sheriff of the county, he was always the same plain, unassuming, good man holding the love of his friends and the good opinion and confidence of all.”¹⁹

Although McClung obtained his military significance before ownership of the property, with the exception of his gravesite, no other resources associated with McClung are known to be extant. Therefore, the resource is eligible under *Criterion B: Military*.

McClung, was a founding member of the Greenbrier's Farmers Club. This organization was formed in 1874 and is cited as the forerunner of farm organizations in the region. A prominent farmer such as McClung must have known the productivity potential of this farm. McClung was also a general agent for the Deering Harvesting Company, now known as John Deere, selling the leading farm equipment of the day to area farmers.

Criteria C: Architecture

The home at McClung's Price Place is a classic example of early American Midland log construction home that was expanded and refined with each generation in a way that reflected the growth of the community.²⁰ It is an exceptionally well preserved example of early log construction in Greenbrier County.²¹ With the diffusion of Scandinavian and German log building techniques, the unavailability of millworks and blacksmiths, and the abundance of virgin timber, the Scot-Irish pioneers settling in the western regions of Virginia embraced this style. A 1786 survey of 140 houses in the Shenandoah Valley showed that one house was of frame construction, one was stone, and 138 were built from logs.²²

Because the house was an expansion for the pioneering Price family, the original structure was built as a permanent house, instead of a primitive cabin. This is reflected in the size of the house and its logs, and the details, like glass windows. The large hand-hewn timbers of chestnut and oak were certainly timbered and hewed on site, and then likely constructed into a house with the help of all the family members and neighbors, as was the well documented custom of the time. The logs were assembled with a mix of full dovetail and half dovetail construction, the most

¹⁹ *Greenbrier Independent*, May 2, 1912.

²⁰ In *A Field Guide to American Houses*, the Midland log house style is classified under Folk House: Pre-Railroad.

²¹ Indicating the early construction (c.1800) is the use of split oak for the rafters and collar ties. The house and outbuildings were dated by local log construction expert, Jim Costa.

²² McRaven, Charles. *The Classic Hewn-Log House*. Storey Publishing, North Adams, MA. 2005, ppIX.

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sophisticated Midland notches,²³ indicating that the builders were experienced. The other distinctive feature of the Midland style is allowing the timbers to touch only at the corners leaving open cracks or chinks. "Chink construction—open, filled or covered—is one of the defining features of Midland American log carpentry"²⁴, and this is a chinked log home.

The original log house was a rectangular single-pen with a stone fireplace at the gable end and its two-story architectural style is often classified as an "I house". Over the top section, two 24 foot long top plates was laid, in to which the rafters were pegged. Small handmade nails that secured the original shake roof remain on the purlins. The early six-over-six paned hand-blown glass windows and the some of the original doors, vertical boards with pegged cross battens, remain in this part of the house.

The large front addition that was constructed c.1880 was also log, but with milled pine logs. Of particular interest, is the combined use of sawn rafters (vs. hand-hewn) with old-style joinery of mortise and peg holding the rafters together. Typically, a log house was built during this period used nails to join the framing members.

The floor plan of the house developed from the "dogtrot" style of two pens separated by a central hall and covered by a single roof. This style evolved from the English Georgian style homes with the large central-hall that became common in the upland south²⁵. The two large chimneys on each end of the gables were another British influence, instead of a central "continental" placement of the chimney.²⁶ This section of the house contains more sophisticated architectural detailing, such as plastered walls, paneled doors, window transoms, wide base boards and window trim and a stair case built by a skilled carpenter. Along with artistic touches, such as the grain painting on the doors and trim, these architectural details reflect the greater resources of the family and the region. Shortly after the McLaughlin family moved in 1892, the house was covered milled horizontal siding, which preserves the logs but was also another feature that is an expressed the owner's growing prosperity²⁷. When the house was sided its architectural style changed from more vernacular to that of the Colonial Revival style.

²³ Jordan, Terry G. American Log Buildings, An Old World Heritage. The University of North Carolina Press, Chapel Hill, North Carolina. 1985. p. 19.

²⁴ Jordan, p. 17.

²⁵ McRaven, p.10.

²⁶ Jordan, p. 25.

²⁷ Jordan, p. 18

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The farm's outbuildings reflect the evolution of farming practices in Greenbrier County. The oldest barn, known as the horse barn, was made of hand hewed chestnut logs and joined with wooden pegs and handmade square nails. The smokehouse also dates from that period. The granary was added later, and constructed of wood sawed using a mechanical sawmill. That barn still retains the original winless, a wooden turning device for lifting the body of a farm implement from its chassis. The large barn is timber framed with sawed timbers and pegged. The hay fork that pulled hay into the barn is still in place, but grain storage was supplemented with the installation of an interior wood silo for storage corn and grass silage. In the 1950's, a concrete foundation was added to the oldest barn so the dairy operation would comply with new dairy farm regulations. The architecture of the farm's outbuildings changed to reflect the progression of small farming in this mountain valley.

Summary

McClung's Price Place is an excellent local representation of Greenbrier County's historic pattern of generational farming and local ownership, and is significant under *Criterion A: Agriculture*. As noted in Otis Rice's history of the County: "Greenbrier residents were keenly aware of the relation between the possession of land and opportunities for political and economic advantages. Moreover, the very quality of the land itself contributed to an unusually keen desire for its possession and retention and contributed to the growth of a local aristocracy that proved highly durable with the passing generations. The ownership of land provided the basis for the social and economic structure of Greenbrier County through the pre-Civil War era, and even beyond, and gave to it a stability and character that have persisted throughout the history of the county. In many respects local control of land resources has in the long run given much of Greenbrier County a greater sense of continuity and security that have been enjoyed by other areas in which perhaps equally great resources have been rapidly exploited and even exhausted in response to the great economic imperatives of modern times."²⁸ Its continued farm operation from the early 1800s to the present reflects the larger pattern in this farm region of West Virginia.

In addition to its agricultural significance, the property is also significant for its association with Alpheus Paris McClung, Captain of the 14th Virginia Calvary, and for its architecture as an exceptionally well preserved example of early log construction in Greenbrier County. The period of significance is c.1800-1957. The addition of modern conveniences such as plumbing

²⁸ History of Greenbrier County by Otis Rice; published by the Greenbrier Historical Society, Lewisburg, West Virginia, 1986; pp 95-96.

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and heating systems that were installed over the years, including a small 2000 bathroom/laundry room addition have not affected the resource's historic integrity, which continues to convey the important significance of the historic period.

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Verbal Description

The farm is highlighted in the USGS map accompanying the application, as well as the USDA Soil Conservation Service aerial map enclosed. The survey description of the farm represented on these maps is fully described in Deed 457 beginning on page 845 as recorded in the Greenbrier County Court House on Court Street in Lewisburg, West Virginia. And described as follows

“BEGINNING at a fence post south of the West Virginia State Secondary Route No. 23, and a corder to Anderson and Kopper; thence leaving Anderson and with Kopper, N 13-59 E 10.85 rods to a fence post set in the southerly boundary of said road; thence leaving Kopper and corssing said road, N 14-28 E. 144.67 rods with Rhinehold to an elm tree corner to Rhinehod, Bryant and Sullivan, passing over a fence post at 2 rods; thence leaving Rhinehold and Bryant and with Sullivan following a fence of convenience, up and over a hill as it meanders S 72-45 E 18.21 rods; thence S 75-30 E 25.37 rods; thence 74 E 17.13 rods; thence S 77 E 13.09 rods; thence S 70 E 4.36 rods; thence S 76 E 4.97 rods; thence S 79-45 E. 4.18 rods; thence S 88-20 E 6.42 rods; thence S 77-45 E 4.79 rods; thence N 74 E 3.48 rods; thence N 85 E 10.55 rods to a dead ash tree; thence leaving said fence of convenience and with straight fences through the balance of this survey S 51 E 42.03 rods, passing a hickory at 9.16 rods; thence S 52-10 E 6.75 rods to a fence post in McClung's line; thence leaving Sullivan and with McClung S 23-25 W 21.21 rods to a station about 3 feet East of a wild cherry tree growing from between two rocks; thence S36-20 W 77.09 rods to an elm tree; thence S 0-30 W 35.88 rods to a fence post set in the northerly boundary of the aforesaid road; thence leaving McClung and crossing said road, S 1 W 2.12 rods to a fence post, corner to Anderson aforesaid; thence with Anderson, S 1 W 23.58 rods to a locust; thence S 9 W 27.58 rods to an angle in a fence witnessed by a large poplar tree; thence N 61W 28.18 rods; thence N 57-45 W 76.91 rods; and thence N 62 W 35.7 rods to the point or place of BEGINNING, containing 146.8 acres, more or less.”

Boundary Justification

The boundary includes the farmhouse, outbuildings, fields, orchards, and forest that have historically been a part of McClung's Price Place and that maintain its historic integrity.

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Photographs

McClung's Price Place, Greenbrier County, West Virginia

Photographers: Diane and Robert O. Browing

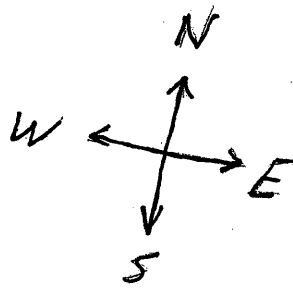
Date: October 2006

Location of original negative: HC 34, Box 353, Savannah Lane, Lewisburg, WV 24901

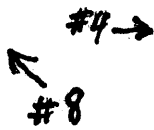
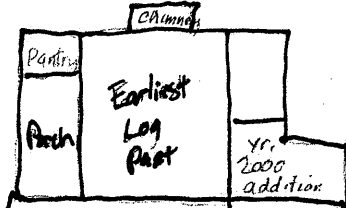
Photograph Number and Description:

1. Farmhouse, pre-clapboard siding, circa 1893
2. Farmhouse, facing west, northwest.
3. Farmhouse, facing east
4. Farmhouse chimney close-up, west side of house
5. Farmhouse chimney close-up, east side of house
6. Farm, view facing east
7. Farm, view facing south
8. Barns, view facing west
9. Smokehouse, view facing north
10. Granary, view facing south
11. Springhouse, view facing southeast
12. Front Door, grained painted
13. Stair case, in "dog trot" section of two pen front log addition
14. Stair case landing
15. Front west room fireplace mantel
16. Parlor, east room, fireplace
17. Kitchen in original log house section
18. Kitchen stairway with log exposure
19. Upstairs room in original log house section
20. Upstairs room hand hewed chestnut beam
21. Handmade pegged roof rafters

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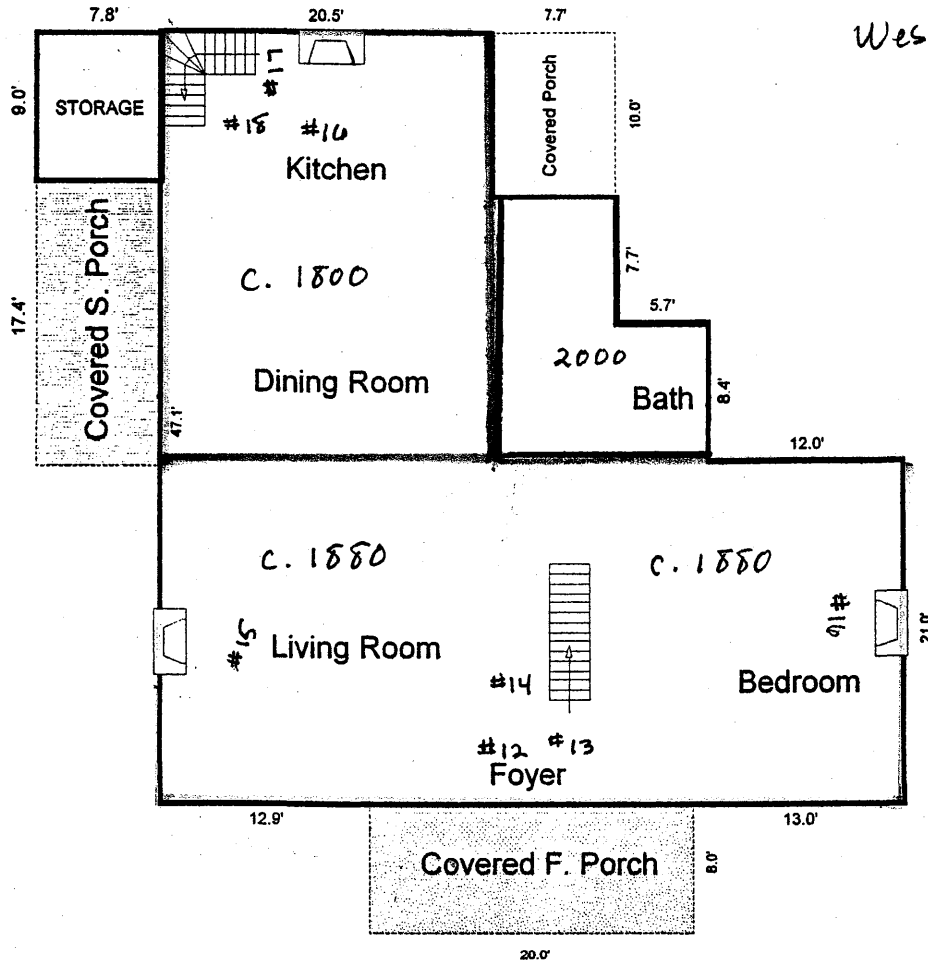
Farmhouse

Porch

Road

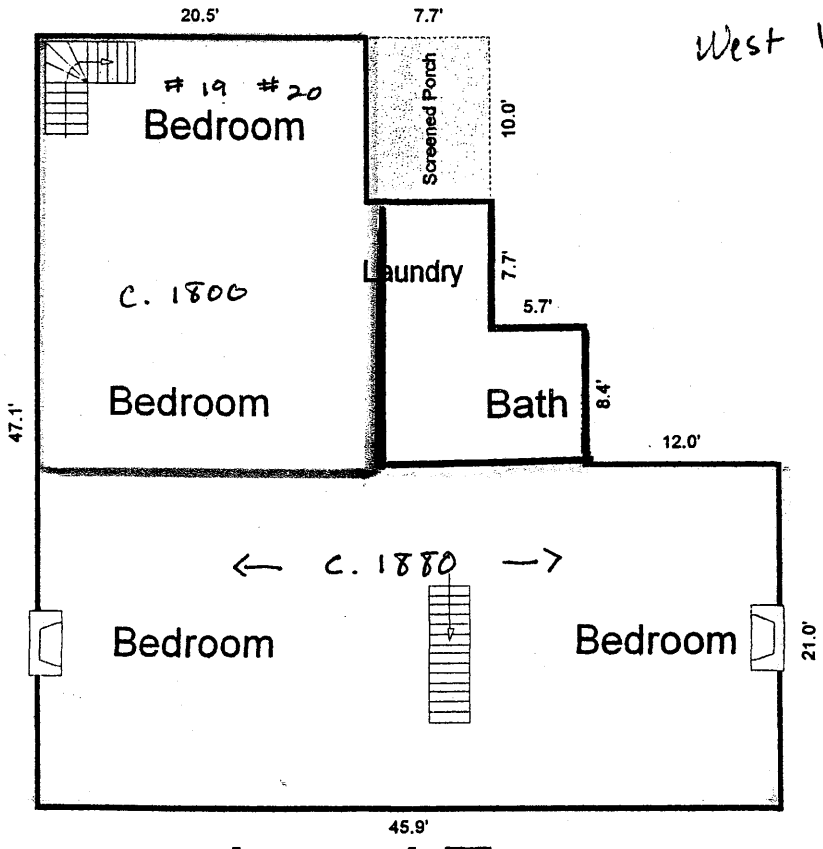


McClung's Price Place
Green brier County
West Virginia



Level One

McClung's Price Place
Greenbrier County
West Virginia



Level Two