

United States Department of the Interior
National Park Service

SG 3310

National Register of Historic Places Registration Form

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



1. Name of Property

Historic name: Mill Hill

Other names/site number: High View; 062-0045

Name of related multiple property listing:

N/A

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

2. Location

Street & number: 524 Winery Road

City or town: Roseland State: VA County: Nelson

Not For Publication: N/A Vicinity: X

3. State/Federal Agency Certification

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

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

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

 national statewide x local

Applicable National Register Criteria:

 x A B x C D

<u>Julie W. Sanger</u>	<u>11-13-18</u>
Signature of certifying official/Title:	Date
<u>Virginia Department of Historic Resources</u>	
State or Federal agency/bureau or Tribal Government	

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

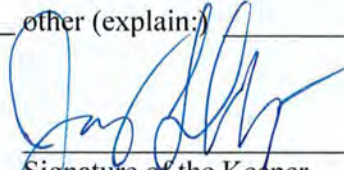
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4. National Park Service Certification

I hereby certify that this property is:

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



Signature of the Keeper

1-14-2019

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

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

Category of Property

(Check only one box.)

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

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>4</u>	<u>1</u>	buildings
<u>1</u>	<u>1</u>	sites
<u>4</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>9</u>	<u>2</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

DOMESTIC: secondary structure

AGRICULTURE/SUBSISTENCE: animal facility

EDUCATION: school

Current Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

DOMESTIC: secondary structure

AGRICULTURE/SUBSISTENCE: animal facility

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7. Description

Architectural Classification

(Enter categories from instructions.)

MID-19TH CENTURY: Greek Revival

Materials: (enter categories from instructions.) BRICK; WOOD: Weatherboard, Shingle

Narrative Description

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

Summary Paragraph

Located in the southwestern end of the Rockfish Valley in western Nelson County, Virginia, Mill Hill sits on a grassy rise that slopes up from Beech Grove Road to the south. The current twenty-six-and-one-half acre parcel, bounded on the south by the South Fork of the Rockfish River, is a fragment of a once larger farm. Surrounding parcels, though under different ownership, have been sparsely developed; thus, Mill Hill retains its integrity of setting in a rural landscape. The current access is by Winery Lane. Mill Hill land that is to the east has been partially abandoned. Winery Lane crosses the South Fork of the Rockfish River where an unpaved drive curves to the east to service the barn and a caretaker's house via a southern spur, and ultimately the house. The area along the river is wooded, however the remainder of the lot is grassy with mature trees interspersed at intervals. Evergreens screen the house on the north and west sides. South of the house is a contemporary formal garden and bocce court (a non-contributing site). To the east of the house are the ice house, privy, dog run, and poultry house. To the west are the school, slave dwelling/caretaker's house, and barns. To the southwest is a stone ruin, adjacent to a pond on a separate parcel. The house and curtilage within the context of a relatively undeveloped landscape continue to communicate the appearance of a historic farm. Although slave dwellings are an increasingly rare resource type in Virginia, the example at Mill Hill is classified as non-contributing due to remodeling that has converted the building into a caretaker's house and guest cottage. All other resources are contributing.

Narrative Description

The main house is a frame I-house with exterior end chimneys and a later rear ell. The foundation is brick, laid in five-course American bond. The house is clad in weatherboard. The original core of the house has corner boards. Though there are no cornice returns, the north and south elevations have overhanging eaves with stylized Doric mutule blocks above reeded triglyphs with cavetto molding below.

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The central entrance is by double-leaf doors, each with three raised panels. A four-light transom is above the doors and flanking them are three-light full-height sidelights. The entrance is within a twentieth-century, Greek Revival-inspired porch (ca. 1981) with square posts and pilasters and a balustrade above, reminiscent of a sheaf of wheat design. The balustrade protects a second-story deck accessed by paired French doors. The central bay is flanked by wooden double hung sash windows with nine-over-six lights on the first story, and six-over-six on the second.

The east and west elevations of the original portion of the house have exterior end chimneys, laid in Flemish bond, with a single set of shoulders, centered on the gable. The west elevation has nine-over-six sash windows on the first floor, six-over-six sash windows on the second floor, and four-light windows in the attic, flanking the chimney. The east elevation has the same fenestration pattern south of the chimney, but only the attic window to the north. A greenhouse roof extends east of the original house and south of the chimney, covering a small basement-level solarium.

A partial-width, one-story addition on a raised basement has been added to the rear/south of the house. It engages the eastern two bays on the first story, where one nine-over-six sash window remains exposed in the west bay. Centered below it is a canted bay window serving a basement room, and above it is a six-over-six sash window. Three additional windows span the remainder of the second story.

The addition has a hipped roof. On the east side, where the addition is flush with the exterior wall plane of the original house, it is connected by a glazed hyphen which is set back, clearly differentiating the old house from the addition. On the west, the connection is also slightly set back, but clad in weatherboard to match the main part of the house. The addition's east elevation has two nine-over-six sash windows on the upper level and a single-leaf door and a six-over-six window in the basement. Its west elevation has three six-over-six windows in the basement, and above a three-part window composed of a nine-over-six sash flanked by six-over-fours. The south elevation has three nine-over-six windows on the upper level, and two six-over-six windows in the basement flanking paired glazed doors that open at grade.

On the interior, the original portion of the house has two principal rooms on each level. On the main level, there is an entrance hall between the two principal rooms. The hall, which is roughly half the depth of the principal rooms, has what has been referred to as a "lobby stair." It rises along the west wall, turns, continues along the south, and turns a third time to the second floor. A door at the southeast corner of the entrance hall services a straight-run stair descending west to the basement level; beyond the basement stair is a narrow half bath.

The double-leaf entrance doors are grained, as is the paneling west of the stair to the basement and the dado in the room and below the wall stair rail. The steps have simple foliate brackets at each tread. The entrance door has Greek Revival trim with corner blocks, as do the doors to the east and west rooms.

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The west room has a single window on its north and south walls, and two windows that flank a fireplace on the west wall. Contemporary bookcases on the north wall flank the windows and a window seat. A chair rail with dado and wide baseboard are found on the other walls. The mantel has fluted pilasters carrying a broad entablature and molded shelf. The frieze has a pattern of alternating narrow and broad fluting between blocks with applied abstract sawn work above the pilasters. The entire mantelpiece is faux painted by a technique referred to as potato painting.

The east room has a window on its north wall and one on its east wall, south of the fireplace. It has a door on the south wall that leads to the hyphen and a master suite. The room has a chair rail with a raised panel dado. The fireplace is faux grained, and the pilasters have a stylized foliate applied trim and an entablature with two recessed panels with blocks above the pilasters with carved chevrons, and a molded shelf.

Between the east and west rooms, south of the stair and half bath, is a pass-through room housing a bar and storage.

The hyphen to the rear ell has an exposed wall with timber framing and brick nogging on its north wall. The south and west are clad in weatherboard and the east is glazed. The rear wing has a master suite with a bedroom to the west and a bath to the east.

The second level, like the first, has two principal rooms flanking the stair hall. Bathrooms for each of the upstairs bedrooms are set south of the stair hall and accessed from each of the principal rooms. Doors from the rooms to the hall are grained. The west room has the same fenestration as the room below it. It has cased-in closets flanking a window and window seat on the north wall. The other walls have chair rails and wide baseboards. The fireplace on the west wall has a fluted pilaster supporting a pulvinated frieze and molded shelf. The east room has cased-in closets flanking a window on the north wall. The fireplace on the east wall was added by the current owner. It has Greek Revival trim surrounding the fireplace with a molded shelf above.

The basement level has two rooms in the core of the house, with a transverse hall between them leading to the rear kitchen addition. The original two rooms have exposed ceiling beams and brick walls. Stone floors have been added throughout. Most notable is a large (approximately 5' tall) Lazy Susan set in the wall between the dining room and hall. The structure has paired curved doors of tin with punch work on both sides of the partition and four round revolving shelves on the interior.

Inventory

Resources classified as contributing to the property's significance in the areas of agricultural and architecture during its period of significance, 1840-1965, based on each resource's ability to convey its historical associations through retention of integrity of location, materials, workmanship, and design.

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Main house, contributing building, ca. 1840. (see above)

Bank barn, contributing building, ca. 1840. This frame, gable-roofed bank barn has a ramped entrance on its northeast elevation with oversized sliding doors hung on tracks. The main level of the barn is cantilevered over the lower level on the southwest elevation. The southeast and northwest gable ends have entrances at grade on the lower level which contains stalls for horses or other livestock. The barn has a pyramidal hipped cupola with vented louvers. Each of the gable ends has raking latticework, for additional ventilation

Horse barn, contributing building, ca. 1870. West of the bank barn is a smaller frame barn that appears to have originally had a simple gable roof, now augmented with additions on three sides with hipped roofing. Because the farm did have dairy cows at one point, the building also may have been a milking shed as it retains interior stalls. Given the evolution of the building and the prevalence of vernacular forms for agricultural outbuildings, the construction date is an estimate.

Slave dwelling, non-contributing building, ca. 1840. This former slave dwelling, now adapted as a guest house with caretaker's apartment, has been remodeled to the point that it is no longer contributing. It is a side-gable frame building on a stone foundation with a large interior stone chimney. It is set in a slope and the basement level, which houses a caretaker's apartment, is exposed on the west elevation. The east façade features an engaged full-width front porch that is a more recent addition. The roof is covered with asphalt shingles. The windows have replacement one-over-one sash as well as a newer semicircular opening above a large square window on the south gable end. Originally there were four large, separate rooms, two on the main level and two in the basement, which was a typical layout for a dwelling that originally would have housed multiple enslaved families. The foundation, framing, and chimney are all original. The front porch shelters two entrances that likely are original to the building. As a result of more recent remodeling, however, the interior plan is completely altered and the exterior of the building now reads as a late twentieth century dwelling, notwithstanding the presence of two front doors.

Schoolhouse, contributing building, ca. 1840. This 1½ -story, frame building sits on a stone foundation, has a side gabled, standing seam metal roof and is clad in weatherboard. It has a single leaf door on its north elevation.

Stone foundation/ruin, contributing site, ca. 1845. This random rubble stone foundation stands at the southwest of the property in close proximity to a small stream or race, and a pond. It may be the ruins of a mill shown on historic maps, the precise location of which is undetermined.

Ice house, contributing structure, ca. 1840. This frame, gable-roofed structure with a shed-roofed addition houses a deep, stone-lined ice house. The frame structure was also used for meat storage.

Privy, contributing structure, ca. 1840. East of the ice house is a frame, shed-roofed, four seat privy.

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Dog run, contributing structure, ca 1920. This small, frame, shed-roofed structure is clad in board-and-batten siding and has an adjacent fenced-in area.

Poultry house, contributing structure, ca 1920. North of the dog run, southeast of the house, and south of the icehouse and privy is a frame, shed-roofed poultry house with a combination of vertical-board and board-and-batten siding. A single window opening spans the longitudinal wall and is covered with mesh. .

Formal garden and bocce court, non-contributing site, ca. 2000. South of the house is a formal garden and bocce court. The garden has a formal geometric landscape design consisting of six squares arranged in a rectangle. The adjacent bocce court is a rectangular area framed with wood and filled with gravel. It is non-contributing because it postdates the period of significance

Integrity Analysis

Mill Hill has integrity of location and setting as all historic resources on the property are at their original sites and the overall rural, agricultural setting that has characterized the property throughout its history are intact. The primary dwelling has evolved over time, but retains integrity of design, workmanship, and materials as an antebellum Greek Revival house built by a prosperous plantation owner. The unusual “lobby stair” and the Lazy Susan indicate the caliber of artisans hired to construct the house. The prominent placement of the lobby stair coupled with its distinctive design, as well as faux graining of wood finishes on the interior and the façade’s classically detailed cornice, also may provide some insight into the public image that Ryland Rodes sought to project. These original elements contribute directly to the property’s architectural significance. The collection of historic outbuildings also contributes to the property’s integrity of setting, design, workmanship, and materials. The major outbuildings, such as the bank barn and the horse shed, were adapted over time to facilitate changing agricultural practices, while serve to illustrate the property’s agricultural significance. Mill Hill therefore possesses a high level of integrity of feeling as a rural farmstead. The major missing component is any above-ground resources, other than one extensively renovated slave dwelling, that effectively convey the property’s antebellum dependence upon an enslaved workforce. Due to the repeated subdivisions of the historic farm acreage, locations of slave quarters are not presently known, nor are any slave cemeteries. Archaeological investigations of the remaining 26.59 acres association with Mill Hill may someday identify sites related to the enslaved population who once lived here. Notwithstanding this aspect, Mill Hill retains integrity of association to its areas of significance, agriculture and architecture, because of the combined ensemble of remaining resources, the remaining agricultural acreage, the rural setting of the larger landscape, and the documented history of the Rodes family who owned it during the period of significance.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

AGRICULTURE

Period of Significance

1840-1965

Significant Dates

1840

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

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

Mill Hill is significant at the local level under Criterion A in the area of Agriculture and under Criterion C in the area of Architecture. Though the property today encompasses only a fraction of the holdings of its founding owner, Ryland Rodes, Mill Hill contains a complex of domestic and agricultural buildings that reflect the changes in agricultural practices in Nelson County from the antebellum period to the present. It includes a rare extant slave dwelling that, though altered, is important as its historic use has been documented. The historic seat of a large farm, Mill Hill retains several outbuildings that testify to its agricultural history that began in the antebellum era with a reliance on enslaved African Americans whose labor generated the farm's prosperity. Necessitated by the post-Civil War agricultural economy, especially loss of enslaved workers, the farm shifted from labor-intensive crops to apple orchards and, ultimately, to a gentleman's farm. The Rodes family maintained ownership of the property up to the final transition. Similarly, the main house itself has evolved, reflecting the changing tastes of its owners over time. It retains, however, hallmark Greek Revival trim and faux finishes. The timber frame construction, brick nogging, and its former pedimented, two level porch is similar to a neighboring farm. It also shares with yet another house in the county two specific and distinctive features – an oversized, in-wall Lazy Susan serving a basement-level dining room and a “lobby stair.” Faux graining, interior trim, and extant cornice work are character-defining features of the Greek Revival style. As such, the house combines stylistic features of a national architectural movement with regional building traditions. The property's period of significance is 1840-1965, beginning with the c. 1840 construction of the main dwelling and bank barn during Ryland Rodes' ownership and ending with the property's sale out of the Rodes family's ownership.

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

Ryland Rodes, a native of Albemarle County, Virginia, was born in 1796. In 1832, he married Sarah Virginia Woods, the daughter of prominent Nelson County U.S. Army officer Major James Woods of Three Chimneys (NRHP 2013; VDHR 062-0433) in Nellysford, Nelson County. In addition to Three Chimneys, the Rodes and Woods families were associated with several prominent properties in Nelson County, including Fork Farm and Old Kleinberg.

Although a 1937 WPA report on the house, then called High View, suggests the house was built by a James Napier in 1836, the Nelson County tax and land records do not support that contention. It does, however, provide some information about the later evolution of the house

According to Nelson County tax records, Ryland Rodes owns no real estate in the county until 1836, when he is taxed on two parcels, 438 acres which he inherited from his father-in-law Major James Woods and an additional 136 acres. In 1837, he purchases 146 acres that was also from Major Woods' estate, from James and Margaret Harris, a son-in-law and daughter of James Woods. In 1839, he swaps land with yet another brother-in-law, Samuel Woods, giving to

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Samuel the 438 acres Ryland inherited from Major James Woods in return for three parcels of 99, 130, and 616 acres.

In 1840, his real estate holdings per the tax records are two parcels, 146 and 616 acres, reflecting the Harris purchase, and one of the three parcels obtained from his brother in law. By 1842 he is taxed on four parcels, the 146 and 616 acre parcels taxed in previous years, 99 acres described as “on the blue ridge” and 130 acres adjoining, reflecting the entirety of his land swap with Samuel Woods.

In 1844, Rodes purchases from William Goodwin 287 acres “more or less.” This may be reflected in the jump in his taxable holdings noted in 1849, when two parcels are added – one of 180 acres with an improvement of \$300 and a second of 107 1/2 acres, both noted as “adjacent to James Warwick.” Interestingly, the indenture of 1845 describes the land transferred from William Goodwin to Rodes as “the tract of land whereon I (Goodwin) now reside.” This is about the time that William Goodwin purchased his brother’s house, Riverside Farm (NRHP 2016; VDHR; 062-0096), which he completed. Riverside, like Mill Hill, has a lobby stair and a large in-wall Lazy Susan in the basement level.

The 1850 agricultural census states that Ryland Rodes had 650 acres of improved land and 722 acres of unimproved land, valued together at \$18,000. He had 14 horses, 16 milch (sic) cows, 4 working oxen and 103 other cattle. He had 144 sheep and 120 swine. The total value of his livestock was \$2,550. His holdings yielded 1050 bushels of wheat, 300 bushels of rye, 4,500 bushels of Indian corn, 800 bushels of oats, 200 pounds of wool, 20 bushels of peas and beans, 40 bushels of Irish potatoes, 800 pounds of cheese, 20 bushels of clover seed, 20 bushels of other grass seeds, 20 pounds of hops, and 10 tons of dew rotted hemp. Curiously, Rodes’ census entry does not reflect tobacco cultivation, which was prevalent in the county and which secondary sources ascribe to the parcel. It does show a large farming operation that is relatively diversified and wholly dependent upon enslaved African Americans whose forced labor generated the plantation’s wealth.

The 1850 census of population records Rodes, his wife, and five children living with a 39-year-old black male named Braxton Vaughan, who appears to have been a hired hand. He may have been a free person of color, as the 1850 slave census shows Ryland Rodes owning no thirty-nine year old male slaves. The 1850 census instead shows that the enslaved population at Mill Hill included 21 male slaves ranging from 9 months to 55 years of age as well as 24 female slaves ranging from 1 to 60 years of age. It is not known which enslaved families lived at the one extant slave dwelling that remains at Mill Hill. Slave dwellings typically were placed close to locations of their work, with field hands occupying dwellings alongside cultivated fields and those who worked in the domestic complex living within purpose-built buildings such as summer kitchens and wash houses as well as in the basement or attic of the slaveholder’s dwelling. Dwellings for field workers could be located a considerable distance from the main domestic complex; considering the size of Rodes’ holdings prior to the Civil War, it is highly likely that such dwellings historically stood well beyond the 26.59 acres currently associated with Mill Hill. Some slaveowners took pride in showing off the accommodations they provided to the enslaved

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African Americans on their property, and it was not unheard of to have a one or two, or occasionally a group of such dwellings, within view of the main house. Due to the rolling topography of Mill Hill, the latter grouped arrangement may not have been feasible. The property's one extant slave dwelling is situated just beyond the western edge of the property's domestic complex, about halfway between the main dwelling and the extant ca. 1840 bank barn. The small dwelling's orientation to the east suggests that it may have related in use more to the domestic complex than the agricultural outbuildings, but there currently is insufficient documentation available to make this more than a supposition.

When Ryland Rodes died in 1854 of pleurisy, his probate holdings included land in Albemarle County and 1,414 acres in Nelson County. Probate records show that his real estate was divided into lots. Parcel A, known as the mansion house tract, had just over 735 acres. James Wood Rodes (1839-1914) inherited Lot 1, which included just over 328 acres, "with improvements attached to wit the mansion house and the mills together with all of the other improvements..." The inheritance is a portion of the 616 parcel from Major James Woods' estate purchased by Rodes from Samuel Woods. A comparison of the map of this parcel from the probate of Wood and the map of the probate of Rodes suggests that the features drawn on the latter map – the house, the mill, and a road system that includes one road that runs parallel to the river and an intersecting road that leads north toward the house before turning west to the mill – were all built between 1836 and 1856. At the time his will was probated, Ryland Rodes owned 63 enslaved African Americans, whose fate would be considerably altered in just a few years by the onset of the Civil War.

Agricultural censuses from 1860-1880 for James W. Rodes (spelled variously as Rhodes or Roads) shows a transition from a farm that used enslaved labor and was centered around livestock in 1860 to one that has some field crops in 1870 such as winter wheat, sweet potatoes and oats as well as a value added product of cheese. By 1870, orchard production for James Rodes was \$450, about 2.7% of the county's total apple production.

The 1880 census shows Rodes' farming operations with 170 tilled acres, 28 acres in meadow and 157 acres in woodlands. He hired help for 20 weeks in the previous year at the cost of \$50. African Americans who had been emancipated after the Civil War sometimes remained in the area where they previously had been enslaved. Plantation owners in need of cash income and those struggling to pay taxes would rent or sell small lots to these individuals. The Union Hill/Woods Corner area in neighboring Buckingham County is one such example. Just as likely, emancipated African Americans moved in search of better opportunities and to seek loved ones from whom they had been separated during slavery. In any case, the makeup of Rodes' paid workforce in 1879 currently is not known. Nevertheless, the farm produced 20 tons of hay, 100 bushels of grass seed, 100 pounds of butter, 25 bushels of potatoes, 19 cattle sold, 100 eggs for sale, and 50 cords of wood. The orchard encompassed 27 acres with 100 apple trees producing 1300 bushels of apples for \$400, about 2.4% of the county's apple production.

The farm stayed in the Rodes family until 1965 when it was purchased by Robert Blaylock. Notes in possession of the current owner suggest that the apple orchard was dismantled in the

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1970s; however, historic aerial photos suggest that the main orchard area, south of the house, was cleared between 1959 and 1967. In 1979, the house was sold to L. Clay and Barbara Camp. The Camps bred thoroughbred horses. Their Glenmore Farm operation was in neighboring Albemarle County until 1987, when the Camps moved it to central Kentucky.

Camp was responsible for some exterior alterations to Mill Hill's primary dwelling – he removed a one-story porch on the house's north façade; the porch had four columns with a turned balustrade and brick steps to grade with brick cheek walls. He replaced it with the porch that is there today. He also removed a two-story porch on the south elevation, which had been the original façade, to add the current rear addition.

In 1988, Camp and his wife Barbara sold the house and 290.5 acres to Mike Riddick, who subsequently subdivided the land and sold to the McKinnon family 26.59 acres containing the house and curtilage.

Criterion A: Agricultural Significance

Mill Hill's agricultural outbuildings and surrounding cultural landscape document the property's transition from a diversified economy supported by slave labor to less labor-intensive apple orchards and finally to a passive farm.

Though highly altered, the remaining slave dwelling is a surviving link to an agricultural system and economy entirely dependent on the unpaid labor of enslaved African Americans. The 1937 WPA report on the house suggests there were signs of many more slave cabins at that time. The farm also had a mill documented on historic maps, though there is no data on the mill. At the time of the WPA report, it was already a ruin of a stone foundation.

At the end of the Civil War, many of the crops produced at Mill Hill were no longer financially feasible. Without free labor, Southern farmers had to find economically sustainable crops. In Nelson County, the climate and soils were well suited for apples. Agricultural schedules of the U.S. census document the move toward apple production, including at Mill Hill. James Woods Rodes moved much of the farm into apple production. His shift was typical for Nelson County, which became a prime apple exporter by the early twentieth century. By 1919, 92 percent of apples in Nelson County were grown for export, not local consumption. At least two extant apple packing sheds remain in the Rockfish Valley area, just north of Mill Hill.

By the 1960s, the orchards had been cleared, leaving pasture land for grazing, which suited the Camp family who may have kept horses at Mill Hill, though their primary horse operations were off-site. The further subdivision of the farm mirrors a trend away from large-scale agriculture to smaller gentleman's farms.

Though the house and outbuildings currently stand on a relatively small parcel, in the context of the surrounding landscape they demonstrate the changes in agriculture in Nelson County from the antebellum period through the late twentieth century. During the antebellum era, Mill Hill

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was not a tobacco producer, but rather had a diversified portfolio of agricultural offerings made possible by the low costs and high profits associated with reliance on forced labor of enslaved African Americans. After slavery was abolished following the Civil War, the farm faltered during the transition from an enslaved to a paid workforce and transition from diversified livestock and crop endeavors to development of orchards. James W. Rodes may have been inspired by the example of Dr. Hawes Nicholas Coleman of neighboring Elk Hill (NRHP 2007; VDHR 062-0005), who cultivated Albemarle Pippins starting in the 1870s. Nelson County soils were well suited to apple production. The removal of the orchard during the mid-twentieth century may have coincided with plans for horse farming under the Camp ownership.

Prior to the more recent sale to the current owners, a large vineyard had been planned for the property. Today the house and associated acreage support limited livestock and pasturage. While agriculture remains an important industry in the county, and orchards and cider production remain in the Rockfish Valley, smaller passive farms are the norm, and the subdivision of Mill Hill into smaller parcels reflects agricultural and land use trends in the region.

Criterion C: Architectural Significance

The primary dwelling at Mill Hill house has evolved since its construction ca. 1840. Prior to the late twentieth century south ell addition, the house had porches on the north and south elevations. The availability of historic photographs and descriptions of the property are important to understanding the dwelling's evolution over time. A photograph in the collection of the Nelson County land records office shows a one-bay, two story, two-level porch that appears to be on the north elevation. The lower level appears to have square brick columns, square pilasters that may be wood, and turned balusters along the east and west sides. The upper level has similar narrow turned balusters on the tree sides with squared wooden posts and pilasters supporting a pedimented gable. The cornice of the porch appears to continue the Greek Revival cornice of the house, with stylized Doric mutule blocks above reeded triglyphs. The pediment contains a lunette window, louver, or panel, undetermined as the resolution of the photograph is low.

A ca. 1901 photograph in the collection of the current owner shows a one-story porch that appears to be on the north elevation. The porch is three bays, though set between the two windows on the main level. It has turned posts with brackets and a bracketed cornice. Between the posts are turned balusters with a top and bottom rail. The deck above has a turned balustrade with a top and bottom rail with intervening posts with rounded finials. It is accessed by what appears to be a door in the central bay.

By the 1970s, the north porch had larger columns, replacing the turned posts, and the brick piers supporting the porch had been infilled with brick, enclosing the area under the porch. The upper balustrade was gone. The current porch was built by the Camps around the time that they added the rear ell.

The house bears some resemblance to at least two extant houses in the county – Wintergreen and the aforementioned Riverside Farm. Wintergreen (VDHR 062-0031) was built ca. 1828 by the

Mill Hill
Name of Property

Nelson County, VA
County and State

Coleman family. Like Mill Hill, it is constructed in heavy timber framing with brick nogging. It has a two-story, two-level porch. The porch has square Tuscan columns and a classical cornice with triglyphs and metopes; however, unlike the early porch at Mill Hill, Wintergreen's porch cornice is not a continuation of the house cornice, which is plainer. Survey notes indicate an "eye-shaped oval dominates the (porch) pediment," not unlike the lunette in the pediment of the early Mill Hill porch. Both have a four-light transom over the door. As Wintergreen was built earlier, ca. 1828, it is possible that the porch was a later addition, dating closer to the construction period of Mill Hill. Wintergreen is currently in a ruinous state.

Riverside Farm was built ca. 1841, a close contemporary to Mill Hill. It was begun by James D. Goodwin and expanded ca. 1851 by his brother William Goodwin, who had purchased it around 1845. Both Riverside Farm and Mill Hill have the distinctive "lobby stair" that ascends along a side wall and then turns ninety degrees with winder stairs, continuing along a wall facing the entrance. At Riverside, the stairs reach a landing then turn again, ascending to the rear of the house, whereas at Mill Hill, the stairs reach a landing and turn back toward the front to the house. Both are open string staircases with squared pickets and a rail. Both have turned newels and a rail on the initial run that dies into the support post for the rail to the second run of stairs. Both houses also have a door that balances the initial run of stairs that provides access to a straight run stair to the basement level.

In the basement, both have two principal rooms, one of which was a dining room that contains a large, in-wall, three level Lazy Susan that opens on each side of the wall (into the dining room and into a hall) with paired curving metal doors with punchwork. Clearly, both Mill Hill and Riverside – or at least their stairs and Lazy Susans – were built by the same, unidentified builder.

Mill Hill retains hand-carved mantels, grained doors, and interior trim. Several articles refer to the graining as "potato painting" and reference similar work in Appomattox County. The practice of faux painting and graining of interior trim is typical of the Greek Revival period and was intended to suggest that exotic materials were used in construction by painting surfaces to obscure the materials and mimic more expensive types of wood or stone.

Survey records at the Virginia Department of Historic Resources show that only 79 residential properties built prior to 1850 have been documented in Nelson County, and not all of them remain. Mill Hill is architecturally significant as an early Greek Revival house that has evolved to suit changing tastes and needs while retaining character-defining features of the style. The notable interior stair and Lazy Susan are the work of a builder who constructed at least one other similar building in the county.

Together with the ensemble of outbuildings, the primary dwelling at Mill Hill is significant as a visual representation of changing architectural tastes and agricultural processes across more than 120 years. The contributing resources have sufficient integrity of design, workmanship, and materials, and the property's overall integrity of location, setting, feeling, and association, combined to convey the property's significant historical and architectural associations.

Mill Hill
Name of Property

Nelson County, VA
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Burke, Aggie, "High View Farm: Tobacco, Apples, Cows and Horses." *Nelson County Times* January 28, 1982.

Culpepper, Ruth Lynn Rodes, *My Heritage: The Ancestors of Mary Alberta Coiner and Edward Thomas Rodes*. unpublished manuscript, 1982.

Hanbury, Mary Ruffin. National Register Nomination Riverside Farm, 2015.

Harrower, Annie L., "High View" Works Progress Administration of Virginia Historical Inventory. June 28, 1937.

Land and Community Associates, *Historic Resources Identification and Assessment of Nelson County Virginia*. Thomas Jefferson Planning District Commission 1993

Lewes, David and Mary Ruffin Hanbury, South Rockfish Rural Historic District National Register Nomination, 2016.

Loving, Boyce *Rodes House has Unusual Features* Photocopied article, nd.

Nelson County Deed Books

Nelson County Historical Society, Newsletter November 2010.

Nelson County Land Tax Records

Nelson County Plat Books

Nelson County Will Books

Seaman, Catherin Coleman, *A History Of South Rockfish Families and Old Houses*, 1999.

Smith, W. Scott National Register Nomination Three Chimneys, 2013.

US Census of Population

U S Census Slave Schedules

US Census Agricultural Schedules

Mill Hill
Name of Property

Nelson County, VA
County and State

Virginia Department of Historic Resources, Survey file Wintergreen

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: Virginia Department of Historic Resources, Richmond, VA

Historic Resources Survey Number (if assigned): VDHR 062-0045

10. Geographical Data

Acreage of Property 26.59

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 37.879192 | Longitude: -78.927792 |
| 2. Latitude: 37.880727 | Longitude: -78.923637 |
| 3. Latitude: 37.878160 | Longitude: -78.921359 |
| 4. Latitude: 37.878466 | Longitude: -78.923772 |
| 5. Latitude: 37.877845 | Longitude: -78.926999 |

Mill Hill
Name of Property

Nelson County, VA
County and State

6. Latitude: 37.878209 Longitude: -78.928167

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

The historic boundary is drawn to coincide with the 26.59-acre tax parcel recorded as #20 6 1 by Nelson County, Virginia. The true and correct boundary is shown on the attached Tax Parcel Map.

Boundary Justification (Explain why the boundaries were selected.)

The historic boundary encompasses all of the acreage historically associated with Mill Hill that is currently associated with the main dwelling, curtilage, and extant secondary resources. The boundary also takes in a representative portion of the property's agricultural landscape and thus captures the historic setting as well as all known historic resources.

11. Form Prepared By

name/title: Mary Ruffin Hanbury
organization: Hanbury Preservation Consulting
street & number: PO Box 6049
city or town: Raleigh state: NC zip code: 27628
e-mail maryruffin@hanburypreservation.com
telephone: 919 828 1905
date: 9 March 2017

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photo Log

Name of Property: Mill Hill
City or Vicinity: Roseland vicinity
County: Nelson State: Virginia
Photographer: Mary Ruffin Hanbury

Photo 1 of 29

Mill Hill
Name of Property

Nelson County, VA
County and State

Date Photographed: March 16, 2015
View: Main house exterior, view to Southeast

Photo 2 of 29
Date Photographed: March 16, 2015
View: Main house exterior, view to Northwest

Photo 3 of 29
Date Photographed: November 16, 2016
View: Main house exterior, facade/porch, view to south

Photo 4 of 29
Date Photographed: November 16, 2016
View: Main house exterior, facade, cornice detail, view up

Photo 5 of 29
Date Photographed: November 16, 2016
View: Main house, interior, basement level, view to east

Photo 6 of 29
Date Photographed: November 16, 2016
View: Main house, interior, basement level, view to east

Photo 7 of 29
Date Photographed: November 16, 2016
View: Main house, interior, basement level, view to south

Photo 8 of 29
Date Photographed: November 16, 2016
View: : Main house, interior, main level, view to south

Photo 9 of 29
Date Photographed: November 16, 2016
View: Main house, interior, main level, view to west

Photo 10 of 29
Date Photographed: November 16, 2016
View: Main house, interior, main level, view to east

Photo 11 of 29
Date Photographed: November 16, 2016
View: Main house, interior, main level, mantel, view to west

Photo 12 of 29

Mill Hill
Name of Property

Nelson County, VA
County and State

Date Photographed: November 16, 2016

View: Main house, interior, main level, mantel, view to west

Photo 13 of 29

Date Photographed: November 16, 2016

View: Main house, interior, main level, view to southwest

Photo 14 of 29

Date Photographed: November 16, 2016

View: Main house, interior, main level, mantel, view to east

Photo 15 of 29

Date Photographed: November 16, 2016

View: Main house, interior, upper level, mantel, door detail

Photo 16 of 29

Date Photographed: November 16, 2016

View: Main house, interior, upper level, mantel, door detail

Photo 17 of 29

Date Photographed: March 16, 2015

View: Barns, view to east/northeast

Photo 18 of 29

Date Photographed: March 16, 2015

View: Bank Barn, view to southwest

Photo 19 of 29

Date Photographed: March 16, 2015

View: Bank Barn, view to southeast

Photo 20 of 29

Date Photographed: March 16, 2015

View: Dog run, view to northeast

Photo 21 of 29

Date Photographed: March 16, 2015

View: Poultry house, view to northeast

Photo 22 of 29

Date Photographed: March 16, 2015

View: Ruins, view to east

Photo 23 of 29

Mill Hill

Name of Property

Nelson County, VA

County and State

Date Photographed: March 16, 2015

View: School, view to southeast

Photo 24 of 29

Date Photographed: March 16, 2015

View: Slave Dwelling, view to southwest

Photo 25 of 29

Date Photographed: March 16, 2015

View: Icehouse, view to southeast

Photo 26 of 29

Date Photographed: March 16, 2015

View: Icehouse, interior, view down

Photo 27 of 29

Date Photographed: March 16, 2015

View: Icehouse and privy, view to south

Photo 28 of 29

Date Photographed: November 16, 2016

View: privy, view to north

Photo 29 of 29

Date Photographed: March 16, 2015

View: privy, interior, view down

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

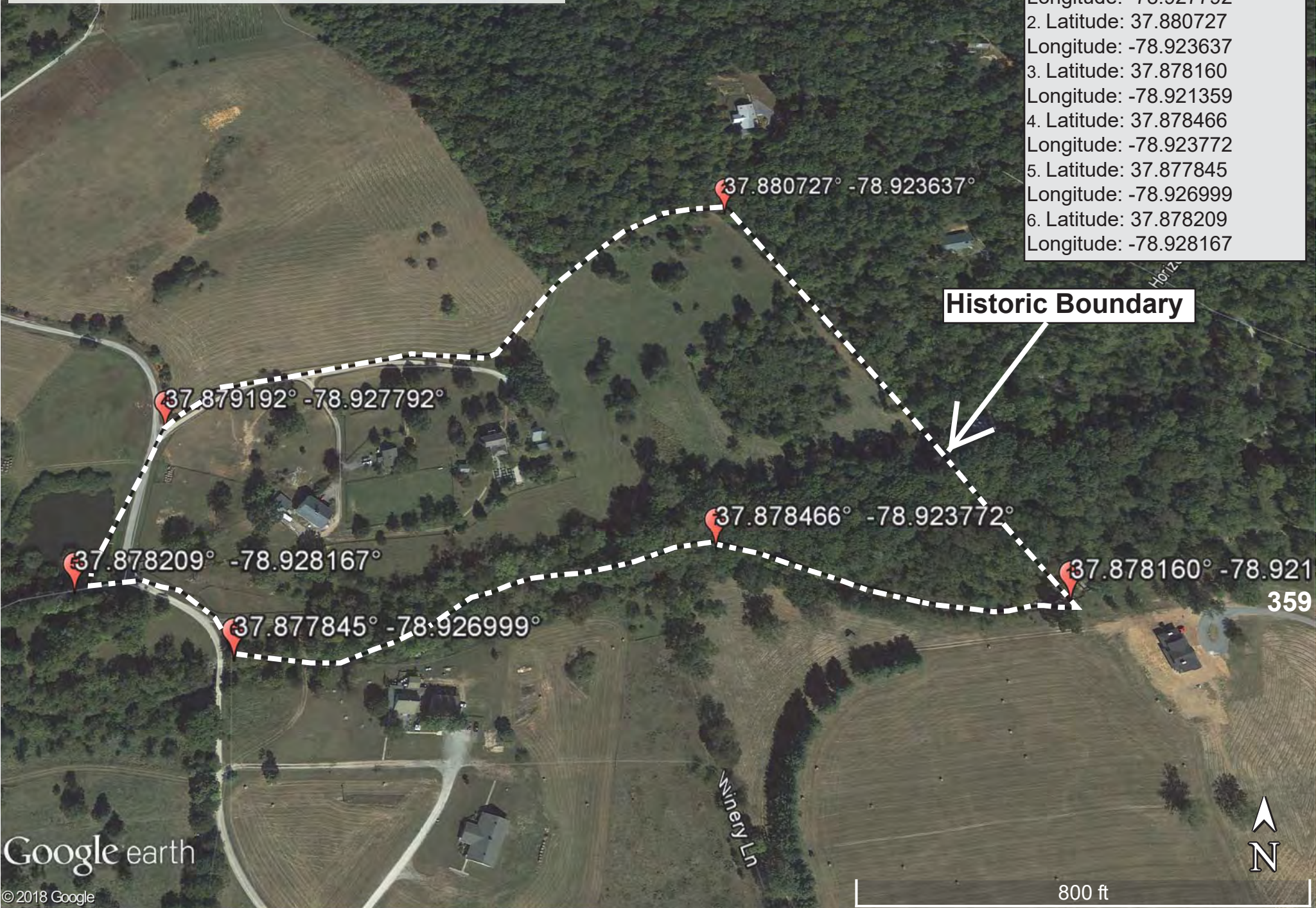
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form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

Mill Hill, Nelson County, VA
DHR #062-0045

LOCATION MAP

Latitude/Longitude Coordinates

1. Latitude: 37.879192
Longitude: -78.927792
2. Latitude: 37.880727
Longitude: -78.923637
3. Latitude: 37.878160
Longitude: -78.921359
4. Latitude: 37.878466
Longitude: -78.923772
5. Latitude: 37.877845
Longitude: -78.926999
6. Latitude: 37.878209
Longitude: -78.928167



Historic Boundary

Google earth

© 2018 Google



800 ft

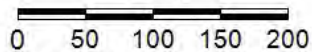


List of Resources

1. Main house, contributing building, ca. 1840.
2. Bank barn, contributing building, ca. 1840.
3. Horse barn, contributing building, ca. 1870.
4. Slave dwelling, non-contributing building, ca. 1840.
5. Schoolhouse, contributing building, ca. 1840.
6. Stone foundation/ruin, contributing site, ca. 1845.
7. Ice house, contributing structure, ca. 1840.
8. Privy, contributing structure, ca. 1840.
9. Dog run, contributing structure, ca 1920
10. Poultry house, contributing structure, ca 1920
11. Garden and Bocce Court, non-contributing site, ca. 2000



Feet



1:2,257 / 1"=188 Feet

SKETCH MAP
Mill Hill
Nelson County, VA
DHR No. 062-0045



Title:

Date: 9/28/2018

DISCLAIMER: Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years from a variety of sources and the representation depicted is a cumulative view of field observations over time and may not reflect current ground conditions. The map is for general information purposes and is not intended for engineering, legal or other site-specific uses. Map may contain errors and is provided "as-is". More information is available in the DHR Archives located at DHR's Richmond office.

Notice if AE sites: Locations of archaeological sites may be sensitive the National Historic Preservation Act (NHPA), and the Archaeological Resources Protection Act (ARPA) and Code of Virginia §2.2-3705.7 (10). Release of precise locations may threaten archaeological sites and historic resources.

PHOTO KEY (1)

Mill Hill

Nelson County, VA

DHR No. 062-0046



 Photo Locations

Photos 5-16 are interior views of the main dwelling; photo 26 is an interior view of the icehouse; and photo 29 is an interior view of the privy.



Feet

0 20 40 60 80

1:1,128 / 1"=94 Feet

Title:

Date: 9/28/2018

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PHOTO KEY (2)

Mill Hill

Nelson County, VA

DHR No. 062-0046



Feet

0 20 40 60 80

1:1,128 / 1"=94 Feet

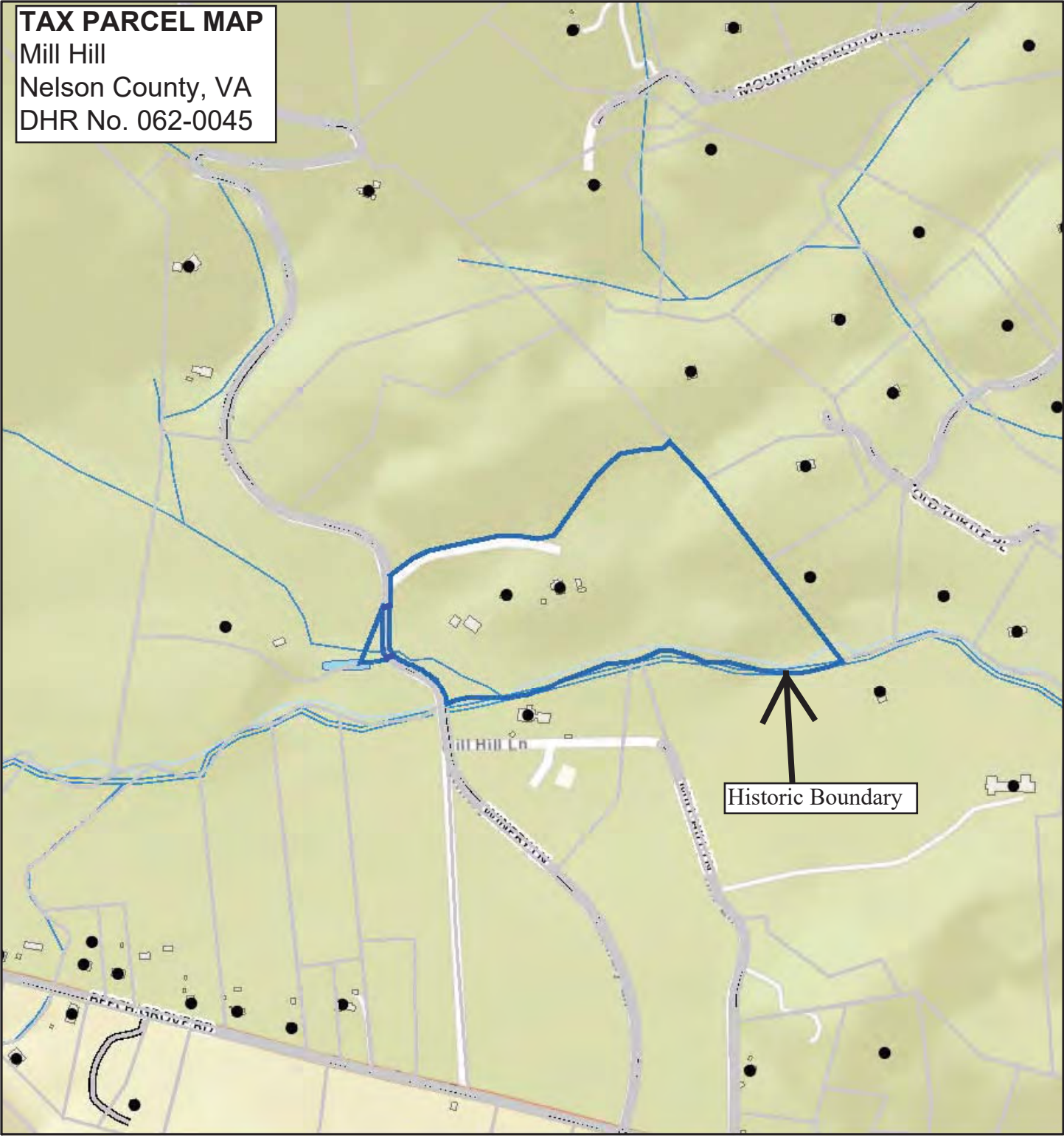
Title:

Date: 9/28/2018

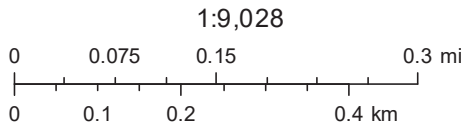
DISCLAIMER: Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years from a variety of sources and the representation depicted is a cumulative view of field observations over time and may not reflect current ground conditions. The map is for general information purposes and is not intended for engineering, legal or other site-specific uses. Map may contain errors and is provided "as-is". More information is available in the DHR Archives located at DHR's Richmond office.

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TAX PARCEL MAP
Mill Hill
Nelson County, VA
DHR No. 062-0045



September 28, 2018



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community



























































UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 11/30/2018 Date of Pending List: 12/10/2018 Date of 16th Day: 12/26/2018 Date of 45th Day: 1/14/2019 Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

- | | | |
|---|--|---|
| <input type="checkbox"/> Appeal | <input type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input checked="" type="checkbox"/> Other | <input type="checkbox"/> TCP | <input type="checkbox"/> Less than 50 years |
| | <input type="checkbox"/> CLG | |

Accept Return Reject 1/14/2019 Date

Abstract/Summary Comments:

Recommendation/ Criteria:

Reviewer Jim Gabbert Discipline Historian

Telephone (202)354-2275 Date 1-28-19

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



COMMONWEALTH of VIRGINIA

Department of Historic Resources

2801 Kensington Avenue, Richmond, Virginia 23221

Matt Strickler
Secretary of Natural Resources

Julie V. Langan
Director

Tel: (804) 367-2323
Fax: (804) 367-2391
www.dhr.virginia.gov

November 16, 2018

Joy Beasley
Keeper of the National Register of Historic Places
National Park Service 2280
Mail Stop 7228
1849 C St., NW
Washington, D.C. 20240

Re: Mill Hill, Nelson County, Virginia

Dear Ms. Beasley:

The enclosed disk contains the true and correct copy of the nomination for the **Halifax Triangle and Downtown Commercial Historic District** to the National Register of Historic Places. Submitted for your review, the nomination has been considered, and approved, by the State Review Board and the Virginia SHPO has recommended it for listing.

This property has one owner and the Department of Historic Resources received no letters of objection concerning the nomination. Any letters of comment or objection have been copied at the end of the nomination material, along with any FPO notification letters.

Should you have any questions, please do not hesitate to contact me. My direct phone line is 804-482-6439.

Sincerely,

Lena Sweeten McDonald
National/State Register Historian

Enclosures

Western Region Office
962 Kime Lane
Salem, VA 24153
Tel: (540) 387-5443
Fax: (540) 387-5446

Northern Region Office
5357 Main Street
PO Box 519
Stephens City, VA 22655
Tel: (540) 868-7029
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Fax: (804) 367-2391