

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

Historic name: The Rocks

Other names/site number: Raven's Rock, Raven Rocks

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: 1003 Westside Lane

City or town: Charles Town

State: WV

County: Jefferson

Not For Publication:

Vicinity:

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

 Deputy State Historic Preservation Officer		<u>10/14/2020</u> Date
Signature of certifying official/Title:		
<u>West Virginia State Historic Preservation Office</u> State or Federal agency/bureau or Tribal Government		
In my opinion, the property ___ meets ___ 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

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>3</u>	<u>6</u>	buildings
<u>1</u>	<u> </u>	sites
<u> </u>	<u>2</u>	structures
<u> </u>	<u> </u>	objects
<u>4</u>	<u>8</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/dwelling

DOMESTIC/secondary structure

AGRICULTURE/animal facility

AGRICULTURE/agricultural outbuilding

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

AGRICULTURE/animal facility

AGRICULTURE/agricultural outbuilding

DOMESTIC/secondary structure

SOCIAL/clubhouse

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7. Description

Architectural Classification

(Enter categories from instructions.)

COLONIAL/Georgian

LATE 19TH AND 20TH CENTURY REVIVALS/Colonial Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Stone, Stucco, and Concrete

<i>Foundations</i>	<u>STONE/cut limestone</u>
<i>Walls</i>	<u>STONE/cut limestone</u>
	<u>WOOD</u>
	<u>STUCCO</u>
	<u>CONCRETE</u>
<i>Roof</i>	<u>METAL/standing-seam iron, tin plated</u>
<i>Other</i>	<u>BRICK</u>

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

The Rocks (sometimes referred to as Raven's Rocks or Raven Rocks in other documentation) is a 79-acre farm complex located on Long Marsh Run about 1.5 miles from Kabletown Road in southwestern Jefferson County (Figure 1). The setting is a combination of pasture and woodland, with Long Marsh Run located on the east end. The site is reached from Ann Lewis Road by Westside Lane, a private half-mile gravel road that parallels the Shenandoah River. The district includes a large, irregular-shaped house with components representing three major construction campaigns: ca. 1750, ca. 1790, and ca. 1950. Structures erected before 1978 include an early stone house, a stone and block springhouse, a Pennsylvania-type bank barn with an attached horse stable, a goat barn, two modern storage sheds, a modern, gambrel-roofed, barn, a cinderblock garage, a carport, and (by the Shenandoah River) a cinderblock clubhouse. The land remains in active agricultural use. The property slopes to a broad floodplain, a bank of trees, and the Shenandoah River. The other farms surrounding The Rocks property complements its rural setting. Parallel with Westside Lane in front of The Rocks and Overseer's House is an old iron fence atop a stone retaining wall and corresponding gate (Photos 1, 2).

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Two houses, the landscape, and a barn constitute four contributing resources. The principal house, called "The Rocks," thought to be built about 1790, is a Georgian, 2-1/2 story, side-gabled, five bay, single pile (with additions) building presenting exposed stone on its façade and stucco-over-stone on other elevations. The house has stone gable-end chimneys and a metal standing seam roof with snow guards. Windows of the house are wood, 9/9, double-hung on the first and second story. An ell consisting of additions postdating 1790 extends north from the rear of the house. The house sits elevated on cleared land facing the Shenandoah River to the southeast. In front is a gravel lane, a floodplain, and a bank of trees that block a view of the river.

Just west of the main house is a 1-1/2 story limestone hall-and-parlor Overseer's House believed to have been the original structure built by Ralph or James Wormeley in the mid-1700s and that Ferdinando Fairfax used as a kitchen in the late 1700s. It is 3-bay, single pile, with two 6/6 windows that rest just under the cornice. It is limestone with slightly larger quoins, a standing seam metal roof with two small dormers on the front, and a doorway to a second-story porch on the back. There is a second-story entrance in the east gable. The tenant house has a small covered front porch, a stone chimney, and small cinderblock addition on its west side.

Non-contributing structures include a heavily altered springhouse, a goat barn, two wooden sheds, a wooden barn, a cinderblock garage, a large cinderblock clubhouse, and ruins of a carport in the field in front of the main house.

Today, The Rocks property is owned by The Rocks Corporation, which is a consolidated group of owners who began to take ownership in 1977, each with their own stake in the property financially and physically.

Statement of Integrity:

Location of the property is rural and is surrounded by farms with Farmland Protection easements. Design of contributing properties is either historical, or where renovated, have been undertaken by a resident architect with training in historic preservation (William B. Ancarrow, AIA, University of Virginia). The setting is rural with no modern visual or auditory intrusions. Construction and building materials are principally local limestone and remain intact. The high quality of workmanship at The Rocks is supported by the persistence of architectural integrity, which creates an overall impression of a distinct architectural and historic district able to absorb sympathetic renovations.

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Narrative Description

Resource Inventory Summary (Numbers keyed to Figure 4, site plan/sketch map).

1. The Rocks Landscape. 1750 to 1990. 79 acres. Contributing site.
2. The Rocks House. Ca. 1790. Contributing building.
3. The Overseer's House. Ca. 1750s. Contributing building.
4. Bank barn and attached stables. Ca. 1880s (barn); 1950s (stable). Contributing building.
5. Springhouse. Ca. 1820. Noncontributing building.
6. Goat barn. Ca. 1950s. Noncontributing building.
7. Modern storage shed. Ca. Early 2000s. Noncontributing building.
8. Modern storage shed. Ca. Early 2000s. Noncontributing building.
9. Cinderblock garage. Ca. mid-1900s. Noncontributing building.
10. Modern barn. Ca. late-1900s. Noncontributing structure.
11. Carport storage. Ca. 1980s. Noncontributing structure.
12. Clubhouse, Ca. 1980s. Noncontributing building.

Resource Inventory Detail

1. The Rocks Landscape, early 1800s, 1 contributing site

The district comprises 79 acres, an area relatively unchanged from the early 1800s. Viewed from Westside Lane, to the south is the Shenandoah River with trees and pasture on the south Shenandoah River shore, which lies outside of The Rocks property. Photos 29 and 30 depict two views of the Rocks Landscape included in the nominated area. To the north is land cleared for pasture use. The boundary of The Rocks is presently confined to just the north side of the Shenandoah River. Mature trees serve to impede erosion caused by Long Marsh Run crossing Westside Lane. Following Westside Lane east of Long Marsh Run (Photo 28), a broad, flat field and a bank of trees on the Shenandoah River lies to the south (Photo 27). To the north, and parallel with Westside Lane, is a small, cut stone retaining wall running 5 courses high. This retaining wall is a lesser feature in the larger landscape of The Rocks, but still contributes to the visual approach to the main house (Photo 31).

Atop the stone wall is a wrought iron fence extending across the length of the wall.

Perpendicular to the entryway of The Rocks house is a wrought iron gate paired with cast iron gate posts. From the gate, looking northwest, is the Overseer's House, a 1-1/2 story stone building with an outdoor stairway leading to a second floor. Directly in front of the gate is The Rocks, the principal building on the property. To the east of the gate is a farm lane. North, and parallel and adjacent to Westside Lane, is a white concrete block garage with a collapsed roof along with a small 1-1/2 story barn with T-111 siding and a gambrel roof.

Across Westside Lane from these structures is a metal-roofed carport also with a collapsed roof. Across the field and close to the edge of the Shenandoah River is a modern concrete block building referred to as the clubhouse that the most recent owners used for entertaining. At the eastern boundary, Westside Lane ends at a modern farm gate allowing access to a field beyond the northeast boundary of The Rocks. A modern wire fence borders the property to the east. To the north, and behind The Rocks house is a heavily renovated springhouse. Farther to the

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northeast is a bank barn with silo and an attached stable ell. To the east of the barn is a modern storage shed with T-111 siding and a shallow asphalt roof. To the west of the bank barn is a 1-1/2 story goat shed with vertical wood siding and a metal roof. Just north of the goat barn is a modern shed with T-111 siding and a gambrel roof. To the west of the complex of buildings and structures, bisected by Long Marsh Run, lies cleared pasture bordered by tree lines.

Today the owners of The Rocks rent farmland and pasture for similar purposes to their use historically. (Figure 2 depicts an aerial view of the property, showing the farmland and pastoral landscape still suitable for use). Despite an appearance of continuity, some changes have occurred. No vestiges of a kitchen garden remain, and what once was a small orchard on the south side of Westside Lane is today just a few remaining (albeit dying) trees. Hayfields on the hill north and west of The Rocks main house are accessed by an unimproved farm lane and are enclosed by a four-strand wire fence to the east. The area in between the house and the barn was clear in the 1960s, but now is populated by trees. Vestiges of historical mill buildings and a ferry dock no longer remain. A bridge across Long Marsh Run no longer exists. Scrub growth has encroached along Long Marsh Run. The property's largest sections of forest, pasture, and farmland west of Long Marsh Run are accessed from Ann Lewis Road and Westside Lane.

2. The Rocks (Main House), ca. 1790, ca. 1957, ca. 1978-1990, 1 contributing building

The Rocks sits on a low knoll defined by a stone retaining wall located parallel and to the north of Westside Lane. A wrought iron fence is atop the retaining wall. A gate with cast iron posts allows persons to cross a lawn to step to a large flagstone patio built in the 1950s that extends across the entire front elevation. Its foundation is uncoursed stone.

The Main House is divided into four distinct segments in order to present the chronological and architectural differences of the building. Outlined below are the general descriptions of these segments.

Segment 1: Segment 1 refers to the original 1790 house. This structure is 2- 1/2 stories, stucco over stone to the ground level with no foundation exposed, and presents an inboard chimney dating to 1937. The first story has two, wood, double-hung 4/4 windows, while the attic has two demilune windows.

Segment 2: Segment 2 was built pre-1803, and is a 1-1/2 story ell. This segment has a standing seam metal roof with two dormers having wood, double-hung, 6/6 windows. The metal standing seam roof covers a porch. On the wall is stucco over frame.

Segment 3: Segment 3 was built in the 1950s, and includes an addition of a 1-1/12 story ell section.

Segment 4: Segment 4 is an addition built after 1978 and is a simple gabled, standing-seam metal roof covering a single-story addition.

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Exterior

South (Front) Elevation

The south elevation of The Rocks Main House serves as the front entrance. A finely detailed pediment, pilasters, and a painted decorative crest that reads “The Rocks” surrounds the front door. The south elevation presents a stone finish, not white stucco like the rest of the house, a notable alteration since the early 20th century according to a 1937 Historic Building Survey (HABS).

The HABS photo from 1937 shows stucco on the front elevation (since removed), a small front porch (replaced with an uncovered stone patio that spans the entire length of the house), inboard west gable-end chimney (modified with a partially outboard chimney), and shutters (since removed) (Figure 7).

West Elevation

As seen in an insurance policy from 1803, by the early 1800s an addition described as a “Wing”, extended from the Main House (Figures 5 and 6). The “wing” has had at least two additions: a photograph from 1937 shows a one-story addition dating after 1803 (probably mid-1800; Figure 8). That addition itself was modified by an additional story with a picture window dating sometime after 1978 (Photo 3).

In Photo 3, three segments help describe a view of the west elevation in 2019. Viewed from the south to north (right to left):

Segment 1: The main house gable end is 2-1/2 stories, stucco over stone to ground-level, leaving no exposed foundation. The chimney, inboard in 1937, is partially outboard and covered with stucco. On the first story are two, wood, double-hung 4/4 windows. On the attic are two glazed demilune windows.

Segment 2: A 1-1/2 story ell has a standing seam metal roof, with two dormers having wood, double-hung 6/6 windows. The metal standing seam roof covers a porch. On the wall to the right is a wood paneled doorway with glazing replacing the upper doorway panels. The wall is stucco over frame. To the left of the doorway are two wood, double-hung, 12/12 windows. Two turned wood posts support the porch roof. An internal brick chimney rises from the northern (left) part of the segment.

Segment 3: A 1-1/2 story ell section has a standing seam metal roof that covers a modification (post-dating 1978) of a metal sliding glass door and a small deck. Beneath is the post-1803 addition, covered with stucco and atop an uncoursed stone foundation. Four joined casement windows make up a picture window: flanking windows are operable casements; the two central panels are fixed.

North Elevation

Two segments help describe the view of the north elevation in 2019 (Photo 4). Viewed from west to east (right to left):

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Segment 4: A simple gabled (standing-seam metal) roof covers a single-story addition; a pair of four-sectioned casement windows break the stuccoed wall. In the gable is a louvered ventilation window.

Segment 3: The gabled roof of a wing added sometime in the mid-1800s can be seen when facing the rear of the building. Beneath it a shed roof covers a 1950s addition of a painted clapboard wall atop an uncoursed stone foundation. A large fixed picture window with an adjacent wooden casement window is in the clapboarded wall.

Between Segments 3 and 4 is a narrow metal standing-seam flat roof covering a narrow wall broken by a three-section unit of casement windows. The two gable roofs of Segments 3 and 4 appear to drain into one another. They do not. What cannot be seen in this or any other photograph is a metal channel separating the gabled roofs, thereby allowing proper drainage of water and snow while reducing potential leaks.

East Elevation

Three segments help describe a view of the east elevation as viewed from south to north (Photo 5 and Photo 6). Viewed from left to right:

Segment 1: The Main House gable end is 2-1/2 stories, stucco over stone to the ground level with no foundation exposed, has an inboard chimney, and two demilune windows in the attic.

Segment 2: A 1-1/2-story ell covered with a metal, standing seam roof with two dormers. The dormer on the north (right) is gable-end with a wooden, 6/6 double-hung window. The dormer to the left is shed roofed with double 6/6 wooden double-hung windows. The first story is wood with triple 6/6 wooden double-hung windows and a wood screen door.

Segment 3: An addition dating to the 1950s, segment 3 has a 1-1/2 story gable end, modified hipped roof with metal, standing seam roofing and stucco over cinderblock. Visible are two 1/1 wooden double-hung windows and a gable louvered vent (Photo 5).

Interior

Basement

The basement is reached by a doorway under the patio deck at the front of the house (Figure 13). At either end are large stone fireplaces. The basement is divided into two separate rooms by a stone wall with a doorway, now used for HVAC and other utilities. The space is principally used for storage.

First Floor

As John Allen notes, the original floor plan of The Rocks had a center entrance with a stairway parallel to the hall (Figure 12).¹ The entrance hall (Photos 21 and 22; Figure 12, Room 102²) is

¹ John C. Allen, *Uncommon Vernacular: The Early Houses of Jefferson County, 1735-1835* (Morgantown: West Virginia University Press, 2011) 44.

² The room number is found on the floorplans.

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narrow with opposing front and rear doors. The front door opens to a raised stone patio built in the 1950s; the rear door opens to a hallway in the ell (Figure 12, Room 104). The entrance hall and other passageways are public spaces in The Rocks.

In a hall perpendicular to the entrance hall (Figure 4, Room 104) are an entrance door to the west and a transverse, dog-leg stair to the second floor. An interior door in this room leads to the dining room (Figure 12a, Room 105). At the north end of the dining room is a fireplace with a plain mantel (Figure 1; Photo 24), with a doorway to a closet to its left. A HABS photograph from 1937 shows the same fireplace, though without a stove insert (Figure 11). Room 108 holds a fireplace, television, and comfortable seating (Photo 25).

East of the dining room is an addition built in the 1950s (by whom, it is not remembered or documented) beginning with a short passage to the small kitchen (Figure 12a, Room 10) and a view through the small kitchen to the large kitchen (Figure 12a, Room 107).

As seen in Figure 12a, there is a four-bedroom, two-bathroom addition that sits to the west and east of the dining room. These were principally used as guest rooms when built in the 1950s, now housing members of The Rocks Corporation.³ They do not contain any character-defining features such as distinctive paneling, fireplaces, hardware or trim, and thus would not contribute to the architectural significance of the house.

Second Floor

As seen in Figure 13, the second floor has rooms with fireplace and dormers and contains four rooms and a bath. Although not designated as such, each of the four rooms is a bedroom. At the front of the original stone house are two bedrooms, each with a gable-end fireplace flanked by a pair of cupboards with a single door. Each room has two sliding sash windows on the south wall and a single sliding sash window on the north wall; the windows allow for cross ventilation. A modern bathroom with sink, toilet, tub, and linen closet separates the two bedrooms. The bathroom door opens to a hall allowing access by anyone on the second floor.

The second floor is reached by a transverse, dogleg stair leading to a second-floor landing measuring about 8' by 8'. The two front bedrooms and bath are accessed from the south side of the landing. A third bedroom serves as a walk-through to a fourth bedroom. The third bedroom has sliding sash dormer windows on east and west walls. These provide cross ventilation. There is no fireplace in the third bedroom. The fourth bedroom is reached through a doorway at the north end of the third bedroom. Though on the second floor, the room was part of an addition in 1978. It has a single sliding sash window on the north wall and a doorway leading to a small, rooftop deck.

Third Floor (attic)

As seen in Figure 15, the attic is an open space only accessible by a hatchway in the ceiling of a closet in the southeastern bedroom on the second floor. If not for the hatchway, the attic would be completely inaccessible.

³ The Rocks Corporation is the present owner of the property, being deeded the title in 1994. It is comprised of the consolidated group of owners who had begun to take ownership in 1977.

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3. The Overseer's House, ca. 1790, ca. 1980s, 1 contributing building

Exterior

South (front) Elevation

The Overseer's House is a Georgian, three-bay, 1-1/2 story, single pile, limestone building with an outboard gable chimney to the west (Photo 7). The side-gable roof is covered with a metal standing seam and is pierced by two gable-end dormers. The dormers each have wooden, 2/2, double-hung windows. The first story sits atop a raised basement and reached by seven modern wooden steps. A metal door covers an old wooden entry door. Flanking the doorway are two wooden, 6/6, double-hung windows. To the west (left) is a modern cinderblock addition with a metal standing seam roof, and center wooden door flanked by two metal framed, 4-pane, hopper windows. To the east (right) is a wooden stairway that leads to a second-story entry. A small gable-end, standing seam, metal-clad roof covers the upper landing of this stairway.

West Elevation

The west elevation is a 1-1/2 story limestone with a metal, standing seam roof and an outboard limestone chimney (Photo 8). Extending from the roof is a modern shed dormer with a three-panel fixed glass window with a standing seam shed roof. A second-story wooden deck supported by wooden posts extends from the Overseer's House. Closest to view is the gable end of the modern, cinderblock addition.

North Elevation

The north elevation is 1-1/2 story limestone with a metal, standing seam roof and the aforementioned second-story wooden porch, deck, wooden stairway, outboard chimney, and cinderblock addition (Photo 8). The elevation had three windows: a center one with a raised 4/4 casement flanked by two wooden 6/6 double-hung windows.

East Elevation

The east elevation is 1-1/2 story with a limestone first story and a gable-end painted wooden shingle second story with a small wood portico (Photo 9). The portico covers the landing of a wood stairway and wood door to the second story. A modern air conditioner is mounted in the wall.

Interior

First Floor

An entry door on the south opens to a single room (Figure 15). Directly in front of the entry is a sink (of a kitchenette). Behind it, out of view, is a bathroom. To the right is an area used as a bedroom. An enclosed corner stairway leads to the second floor. To the left is a sitting area and fireplace. While the interior appearance is old, nothing suggests how old in the absence of paneling or other defining features.

Second Floor

In the late 1970s, to maintain separation, the person who occupied the second floor of the Overseer's House built an outside stairway, entrance, and blocked access from the first floor. The occupant modified the second floor to include a small living area with closet, and a separate

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small sleeping loft with a shower, toilet, and sink. On the south wall, two dormers with sash windows allow ventilation (Photograph 7). A second dormer is an addition to the single dormer depicted in the HABS photograph of 1937 (Figure 8). To the rear, the occupant added a shed dormer with sliding glass doors and a second-story deck. The shed dormer and deck are accessed from doors in the living area and the sleeping area (Figure 16; Photographs 8 and 9).

4. Bank Barn, ca. late 1800s, 1 contributing building

East Elevation (front)

The structure is a single-story bank barn, measuring 60' by 40'. The structure has an uncoursed (or random rubble) stone foundation with a metal roof and vertical wood siding (Photo 13). A sliding barn door allows access as does a hinged wooden door cut into the sliding door. At the north end is a pair of 8/8 wooden double-hung windows and a detached two-story silo. At the south end is a pair of wooden, horizontally barred ventilation windows in the stone foundation.

South Elevation

The south elevation is the gable end of the barn (Photo 13). Vertical boards sit on an uncoursed stone foundation. Two louvered wooden window openings sit below the eaves. Two pairs of wooden horizontally barred ventilation windows are in the stone foundation.

West Elevation (forebay)

The west elevation is forebay for the bank barn (Photo 14). A metal roof covers vertical barn siding. Two windows are on the first story: the first, to the south, is a modern double casement. The second, to the north, is a four-pane hopper sash. Instead of a full stone foundation, square posts support the barn floor above an open maw. A single story, cinderblock walled, shed-roofed stable extends as an ell from the north end of this elevation.

North Elevation

Like the south elevation, the north is gable ended with vertical barn sheathing atop an uncoursed stone foundation (Photo 15). Two louvered wooden window openings sit below the eaves. Two pairs of wooden horizontally barred ventilation windows are in the stone foundation. Eight metal 1/1 double-hung windows are on the first floor.

5. Springhouse, ca. 1820, ca. 1980, 1 noncontributing building

Exterior

South Elevation

The south elevation is a simple, gable-end, single story limestone structure with a metal, standing seam roof and a wooden door (Photo 10). Beyond this simple elevation, however, can be seen a modern stucco on cinderblock two-section addition, also gable end, with a metal, standing seam roof. The addition connects to the springhouse whose second story allowed cool storage.⁴ The first section has a double-casement window; the second a single 1/1 double-hung window.

⁴ John C. Allen, *Uncommon Vernacular: The Early Houses of Jefferson County, 1735-1835* (Morgantown: West Virginia University Press, 2011) 141.

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West Elevation

Original section: The elevation shows the modern (late 1980s) addition to an otherwise small limestone springhouse (section to the south or right). The roof is metal standing seam; there is a 1/1 double-hung window. What cannot be seen is that this section is two stories, with the lower story below grade.

Modern addition: To the north, or left, is a two-story modern addition of stucco over cinderblock. This modern addition has two segments: a two-story section with a steep, metal standing seam roof and an 18-panel glass entry door (Photo 11). A stuccoed chimney protrudes where this section joins the larger section to its north. The larger section is two-stories with a shallow gable, metal standing seam roof. Beneath it are two clad casement windows, one each on the first and second stories. To the north (left) is seen the two-story bay with clad casement windows and an unsupported second-story deck.

North Elevation

The north elevation is two stories with an overhanging shallow metal standing seam roof (Photo 12). In the gable are two fixed, single pane, trapezoidal windows. Below is a glass sliding door that opens to a small wooden cantilevered balcony. On each side of the sliding glass door is a clad, fixed single pane window. On the first story is a clad double casement window.

East Elevation

The east elevation can be seen in two sections (Photo 12). The north (right) section is two stories, stucco over cinderblock with a shallow metal standing seam roof. A double clad casement window is in the center of the second story wall. In the first story wall are two, tall, narrow, clad double casement windows. Between windows on the first and second stories are a protruding HVAC system and a round exhaust vent. The south section (left) is 1-1/2 stories, stucco over stone, with a steep metal standing seam roof and an inset wooden 1/1 double-hung window at the eave. On the first story is a 1/1 wooden double-hung window.

Interior

The interior of the springhouse has been completely transformed from a space for utilitarian storage into a domestic dwelling. When Dave Brittingham, a founder and current corporate member moved to The Rocks from Fairfax, Virginia, in 1978, he cleaned the springhouse and made it into living quarters for himself. Later he vacated, and historical architect William Ancarrow (1945-2017), another founder and corporate member, claimed the space. Ancarrow built an addition enclosing the springhouse and more than doubling its size (Figures 17 and 18; Photos 10, 11, and 12). On the lower level, Ancarrow made two bedrooms and a bath. On the upper level he used the former springhouse space as a "Record Room." He also built a kitchen and sitting room and cantilevered a small deck. A circular stair connected both levels.

6. Goat Barn, ca. 1900, 1 noncontributing building

An early 1900s two-story goat barn has a gabled, metal roof covering vertical barn sheathing atop a cinderblock foundation (Photo 16). On the first story are three 6/6 wooden double-hung windows and two homemade vertical board wooden doors. At gable ends louvered wooden window openings sit below the eaves. Below on the second story are hay maws. On the first

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story of the south gable are two 3/3 hopper windows. To the west (rear) are three 6/6 wooden double-hung windows. At the north wall a shed with a metal roof has been attached.

7. Modern storage shed, early 2000s, 1 noncontributing building

North of the goat barn is a modern (early 2000s) 12' x 16' storage shed with a gambrel roof covered with asphalt shingles and T-111 siding atop 4" x 4" skids on a gravel bed (Photo 16).

8. Modern storage shed, early 2000s, 1 noncontributing building

East of the bank barn is a modern (early 2000s) 12' x 20' storage shed with a shallow asphalt gable roof and T-111 siding (Photo 16). It sits on 4" x 4" skids atop a gravel bed. Two crossbuck-base wooden doors provide a wide entry. Two metal horizontal three pane windows flank the doors.

9. Cinderblock garage, mid 1900s, 1 noncontributing building

By Westside Lane is a mid-1900s two-car garage, 24' x 24', with a collapsed roof (Photo 17).⁵

10. Modern barn, late 1900s, 1 noncontributing structure

Just east of the cinderblock is a late 1900s 1-1/2 story barn with a gambrel roof covered with asphalt shingles and vertical T-111 siding atop 4" x 4" wood skids on a gravel bed (Photo 18). The unit is used for storage.

11. Carport storage, late 1900s, 1 noncontributing structure

A metal roof supported by 4" x 4" wooden posts has all but collapsed (Photo 19).⁶

12. Clubhouse, 1980s, 1 noncontributing building

Near the shoreline of the Shenandoah River is a modern (1980s) one-story, stucco-covered cinderblock clubhouse, 24' x 24', with a metal roof and fixed screened windows (Photo 20). Although owners used the resource in the 1980s and 1990s, they use it little now.

⁵ The owners plan to take this down as soon as feasible.

⁶ As with the cinderblock garage, owners plan to tear down this resource when feasible.

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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.)

Exploration/Settlement

Architecture

Agriculture

Ethnic Heritage: Black

Period of Significance

Ca. 1750 – 1940

Significant Dates

Ca. 1750 (Construction of Overseer's House)

Ca. 1790 (Construction of The Rocks)

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

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

The Rocks, a 79-acre farm in the southwest corner of Jefferson County, West Virginia, is locally significant under National Register Criterion A: *Exploration/Settlement* (to the west by Virginia's Tidewater aristocracy); *Ethnic Heritage* (recognized by 115 years of enslaved Africans and African-Americans who worked the farm); and *Agriculture* (a locally farmed area for a period of 250 years). The Exploration/Settlement Period of Significance dates from 1750 to 1790; the Ethnic Heritage Period of Significance is from 1750, when the Wormeley family from Tidewater Virginia acquired the land and brought enslaved persons to work it, to 1865, the end of the Civil War and Emancipation; the Agriculture Period of Significance spans 1750 to 1940, representing active farming and animal husbandry.

The Rocks is also locally significant under National Register Criterion C: Architecture, as a surviving example of a formal 18th-century Georgian-style house in Jefferson County whose components include original stone walls, windows, doors, fireplace mantels, and hardware.

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The Rocks retains a high degree of historical integrity and conveys its historic associations with Criterion A, Event, and its subcategories exploration/settlement, ethnic heritage, agriculture, and Criterion C, Architecture, for a Period of Significance of 1750-1940.

Criterion	Category (<i>National Register Bulletin 16a, 40-41</i>)	Dates
A	EXPLORATION/SETTLEMENT Settlement to the west by Virginia’s Tidewater aristocracy	1750-1790
	ETHNIC HERITAGE Use of enslaved Africans and African-Americans at The Rocks	1750-1865
	AGRICULTURE Active farming and animal husbandry	1750-1940
C	ARCHITECTURE Surviving example of a formal 18-century house with original construction (limestone), windows, doors, fireplaces, and hardware.	1750, 1790

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

Criterion A: Exploration/Settlement

Prior to any European, colonial occupation of present-day Jefferson County, the broader region in which The Rocks is situated was home to several thousand Hurons in the 1500s and early 1600s. In the 1600s, the Iroquois Confederacy drove these Hurons from the area and used the Jefferson County area as a lucrative hunting ground. In 1744, under the Treaty of Lancaster, Virginian officials purchased the Iroquois title to the land.⁷

Present-day Jefferson County, where The Rocks is located, was originally part of a 1649 land grant by King Charles II to seven different loyal supporters. By 1719, mainly through the inheritance of 5 million acres upon the death of his mother, Lady Catherine Culpeper Fairfax, as well as through purchase and marriage, Lord Thomas Fairfax became the sole owner of these lands.⁸ Until Lord Fairfax’s consolidation and subsequent land grants, the exact location and actual extent of the lands was not clear, though due to the use of the land by Native Americans, grantees knew it to be lucrative and profitable, even when undeveloped.

On April 2, 1768, Thomas, Lord Fairfax, conveyed to Ralph Wormeley IV (1715 - 1790), of Middlesex County, Virginia, 11,716 acres in Berkeley and Frederick Counties, Virginia.⁹ A subsequent purchase would increase his holdings to 12,076 acres, an area slightly smaller than

⁷ Marshe, Witham, annotated by William H. Egle. *Journal of the Treaty at Lancaster in 1744 with the Six Nations*. (Lancaster, PA: The New Era Steam Book and Job Print 1884).

⁸ Harrison, Fairfax, “The Proprietors of the Northern Neck. Chapters of Culpeper Genealogy,” *The Virginia Magazine of History and Biography*, vol. 33, no. 2, 1925, pp. 113–153.

⁹ Virginia State Library, Northern Neck Grants, Volume O, 137.

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Manhattan (Figure 23). Wormeley needed land to supplement his holdings in Middlesex County where decades of tobacco farming had exhausted the soil.

Wormeley quickly developed his holdings. In 1774, only six years after he acquired the land, he tried to sell all or part, for undisclosed reasons but likely to satisfy outstanding family debts, which had been a stressor and the driving force behind the sale of other Wormeley properties in the 1750s and 1760s. His advertisement in the *Virginia Gazette* describes the extent to which he had settled his vast tract (Figure 21).¹⁰ By 1774 he had erected a “merchant mill, with a pair of best French burrs for [the] grinding of wheat,” “a pair of common stones for grinding of Indian corn,” “a dwelling house” and “tub mill,” and “a valuable saw mill.” The advertisement then boasts “five settled and improved plantations,” “a good stone house; 2 stories high, with 2 rooms on a floor, a kitchen, dairy, and all other convenient outhouses;” and “on another plantation, where Michael Pike lived, there is a good stone house; and at the other houses there are overseers houses, negro quarters, barns, stables, tobacco houses, &c.” Finally, in addition to advertising horses, cattle, and swine, Wormeley states he needs to “dispose of 112 negroes.” Wormeley failed to sell the tract or major parts of it; he would convey parts to his sons.¹¹

With the outbreak of the Revolutionary War in 1775, the Wormeley family chose to remain loyal to The Crown. One family member was Ralph Wormeley V (1744-1806), son of Ralph Wormeley IV. Wormeley V had studied in England (Eton and Trinity Cambridge), and had remained loyal to his friend, Lord Dunmore, last colonial governor of Virginia. In 1776 the Virginia Convention, successor to the House of Burgesses, exiled upper-class sympathizers fearful they would especially incite fisherman and other common folk to quell the Revolution.¹²

An early target was Ralph Wormeley V, who had remained a quiet Loyalist. Fearful of all loyalists, the Virginia Convention exiled Ralph Wormeley V to The Rocks in 1776. Wormeley V traveled from Rosegill, located on the Rappahannock River near Urbanna, Virginia, to The Rocks with his two trusted servants, Billy and Daniel Mason. The travelers left May 26, 1776, cleared Fredericksburg four days later, and arrived at The Rocks on June 2.¹³

For Ralph Wormeley V, the hardship of exile was his separation from family, friends, and the comfort and gaiety of Rosegill and Williamsburg. Otherwise, at The Rocks he was content to read and study, two pursuits he enjoyed and was not able to follow while managing his family’s estate at Rosegill. While at The Rocks, Wormeley V likely lived at the Overseer’s House, as the large, two-story stone house had not yet been built. In 1778, Wormeley V’s wife’s brother-in-law

¹⁰ *Virginia Gazette*, Purdie and Dixon, June 16, 1774. Page 2, column 3.

¹¹ Jonathan H. Poston, “Ralph Wormeley V of Rosegill: A Deposed Virginia Aristocrat, 1744-1781.” (M.A. thesis, College of William and Mary, 1979), 37.

¹² Jonathan H. Poston, “Ralph Wormeley V of Rosegill: A Deposed Virginia Aristocrat, 1744-1781.” (M.A. thesis, College of William and Mary, 1979), 50.

¹³ Jonathan H. Poston, “Ralph Wormeley V of Rosegill: A Deposed Virginia Aristocrat, 1744-1781.” (M.A. thesis, College of William and Mary, 1979), 53.

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interceded for Wormeley V's return to Rosegill. Ironically, a British privateer laid waste to Rosegill, the home of British loyalists. Wormeley V tallied his loss to the war at £10,000.¹⁴

An important act of settlement in Jefferson County was the very construction of The Rocks, the large house sitting so prominently on the site of roughly 12,000 acres. After the Revolutionary War, with debts mounting and the destruction at Rosegill, Wormeley IV thought (like many others at the time) to sell as much land as possible. However, he was unable to sell the vast estate and therefore bequeathed tracts his sons. The Rocks was given to his son James Wormeley (174?-1830). In 1795, James had built the two-story, stone house with ell- the prominent house of today. Mutual Assurance Society policies for 1803 and a diagram from a chancery suit also depict an office, two stables, two barns, sawmill, merchant (grist) mill, and a distillery (Figure 5). This rather rapid development of The Rocks plantation from undeveloped hunting lands to a self-sustaining property, proving the Wormeley's ability to cultivate and adapt to local agricultural patterns, supports its nomination under Criterion A for Exploration/Settlement.

Criterion A: Ethnic Heritage

Settlement of several thousand acres in rural West Virginia occurred only through enslaved labor.¹⁵ As Ralph Wormeley IV stated in his advertisement in the Virginia Gazette in 1774, his workforce included "112 negroes." No doubt it was they who cleared land; planted, tended, and harvested crops; tended horses, cattle, poultry, and swine; hunted and fished; cut stone for foundations and buildings; cut and prepared timber for framing, siding, flooring, and paneling; rived shingles from oak; and raised houses, offices, mills, barns, and other structures necessary to sustain life on the frontier. The Rocks illustrates the contributions made by these enslaved people. It is this contribution of slave labor that adds to the significance of The Rocks under the category of Ethnic Heritage: Black (defined in Bulletin 16a as "The history of persons having origins in any of the black racial groups of Africa").

In 1797, The Rocks property transferred ownership from James Wormeley to Ferdinando Fairfax, in a deal where Fairfax obtained The Rocks and Wormeley obtained a property in England.¹⁶ Ferdinando Fairfax (1776 – 1820) was the godson of George and Martha Washington. A childless uncle, George William Fairfax, had left Ferdinando Fairfax vast tracts of land along the Shenandoah River upon his death in 1787. Fairfax hoped to build an iron furnace claiming he owned 20,000 acres of land.¹⁷ A free-spending Fairfax mortgaged The Rocks to Bataille Muse in 1800 and when unable to repay lost the property in 1810 to descendants of Muse in chancery court.¹⁸ According to personal property tax records, Fairfax owned eight black males, ages 12 to

¹⁴ "The Wormeley Family (Concluded)." *The Virginia Magazine of History and Biography* 37, no. 1 (1929): 82-86. <http://www.jstor.org/stable/4244250>. Accessed June 1, 2019.

¹⁵ Before the arrival of plantation owners in western Virginia, slaves and their overseers often arrived first in the area to clear the land and prepare it for farming. This process included splitting rails, removing rocks, plowing land, and tending to livestock. Without this preparation through enslaved labor, western Virginia would not have been as immediately hospitable to settlement and growth.

¹⁶ Frederick County, VA. Superior Court Deed Book 2 1793-1796, 346-351.

¹⁷ Ferdinando Fairfax, "Iron Works," *The William and Mary Quarterly*, vol. 14, no. 2 (April 1934), 167.

¹⁸ Jefferson County Deed Book 5, page 414.

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16, and 55 black males older than 16.¹⁹ Because Fairfax’s land holdings were so vast it is difficult to pinpoint how many black males (and by inference black females) lived at The Rocks.

Bataille Muse (1751-1803) did not occupy The Rocks. In 1813, his widow and children sold it to Dr. John Hancock Lewis (1779-1833) who had married Muse’s daughter, Mary Margaret Muse Lewis (1788-1851). Dr. Lewis died in 1833 at age 53. The appraisal of his estate listed “Slaves” and their appraised value, as listed in Jefferson County Will book 8, page 90:

<i>Name</i>	<i>Value</i>
Sally the cook, 50 years age	\$ 50
Hena & infant child, 21 years old	350
Lucy – 43 years old	120
Caroline - 15 years old	350
Violet & infant boy, 20 years old	350
Charity & infant boy, 29 years old	350
Milley 9 years old	200
Flora 14 years old	250
Maria, lame, 9 years old	50
Throuston 15 years old	300
Harry, lame, 23 years old	250
Tony 55 years old	200
Thomas, 10 years old, \$275; James 7 years old, \$200	475
Moses, 6 years old, \$175; Jackland, 6 years old, \$150	325
Washington, 22 years old	500
Fairfax, 4 years old, \$125; Milley, 65 years, helpless	125
Pompey, 33 years of age	450
Harry, 55 years age	175

Although not conclusive, the list suggests that value for males and females diminished with age; value peaked for males of an age able to endure hard labor; and value remained almost as high for women of a childbearing age. Equally compelling is the Lewis’s care of those not fully able to contribute – those described as “lame” or “helpless.” In its limited way the list helps describe demographics of a 24-person group on a 327-acre plantation.

The 1850 federal Slave Census lists Mary Lewis as owning 18 enslaved persons: twelve males and six females. None is listed by name. Mary Lewis died in 1851 at age 63. Her will inventory lists slaves she had hired rather than owned:²⁰

¹⁹ Patricia B. Duncan, Jefferson County, Virginia: 1802-1813 Personal Property Tax Lists. (Bowie, Maryland: Willow Bend Books, 2003).

²⁰ Jefferson County Will Book 13, page 58.

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Amount of [illegible] slaves kept & hired by Mary Lewis for the year 1851

One Male Servant (by the name of Jim) hire for	\$70
One Do. Do. (same name “ “) Do.	75
One Do. Do. (“ “ Fairfax) Do.	45
One Do. Do. (“ “ Washington) Do.	25
One Do. Do. (“ “ Benjamin) Do.	70
Two Do. Do. (Harry & Toney) \$8 each	16
One Female (Lucy for her keeping	
Three Do. Do. Hayna, Caroline & Betsey with two children each, for their keeping	

Mr. Charles H. Lewis agrees to take the above servants that his mother had hired at a proportional hire (that is for 2/4 of the year)

The term “servant” implies an enslaved individual worked at the house rather than on the farm. Perhaps “Jim,” “Fairfax,” “Washington,” “Harry,” “Toney,” “Lucy,” “Hayna,” and “Caroline,” are the same persons named in John H. Lewis’s inventory of 1833 and had remained with the Lewis family to Mary Lewis’s death in 1851. Who owns them in 1851 is not stated, nor what will happen to them at the end of the year of their hire. Two hiring dates were common: the Feast Day of Saint Michael (September 29) and the Feast Day of Saint Stephen (December 26).

Mary Lewis’s will directed that her estate be “equally divided” among her youngest sons, Magnus, Joseph, Robert, and William.²¹ She named her oldest son, Charles, as executor. In the federal census for 1860, those living at The Rocks were Charles (age 42), William (age 28), John Ford (age 40), and their families. Charles and William were farmers; John, a miller. In the federal slave census for 1860, the brothers jointly owned 38 enslaved persons, the oldest, age 75, and the youngest, twin boys, age one month. These and other enslaved persons would be emancipated in 1865. It is not known if and where they went if they did indeed leave after emancipation.

Comparatively to The Rocks, the 1850 slave schedule census reported similar numbers of enslaved people at nearby properties. For example, Lewis Washington of Beall-Air is reported to own 13 enslaved people and William T Washington of the Barleywood plantation is reported to own 15 enslaved people. The Rocks population of 18 enslaved people is in line with the size of the property and the standard in the area. Jefferson County as a whole is reported to have the highest number of enslaved people in what is now all of West Virginia, reported in the 1860 census to be 3,960, or 28.2% of the total county population. With such a high number of enslaved people, it comes as no surprise that Jefferson County and its properties experienced relative prosperity economically and agriculturally via exploitation of both people and resources.

In broad terms, Criterion A requires describing how ethnicity changed the landscape. For more than 100 years an enslaved population settled and developed several thousand acres in rural Jefferson County to working farms, mills, iron works, and distilleries. They learned specialized

²¹ Jefferson County Will Book 12, Page 522.

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skills to carry out this work. They were farmers, teamsters, animal breeders, hunters, fisherman and women, blacksmiths, and millers. They also served owners and their families as cooks, seamstresses, and nursemaids. Those enslaved at The Rocks made their contribution to agriculture and industry in southwest Jefferson County.

Criterion A: Agriculture

Agriculture at The Rocks can be seen by three different time periods: from settlement by the Wormeleys in 1768 to 1797; the Lewis family 'tenure' to 1940; and a succession of owners up to 2019 (namely the Barlows, Magruders, and Hoovers, and in 1977, The Rocks Corporation, its current owners).²² Each would contribute to the agricultural significance of The Rocks in their own right, but the Wormeleys' and the Lewis' tenures were perhaps the most transformative.

In the National Register Bulletin, volume 16, page 65, the simple definition for Criterion A subcategory, "Agriculture," is "the process and technology of cultivating soil, producing crops, and raising livestock and plants." A history of the northern Shenandoah Valley is one that includes agriculture. The acquisition in the 1700s of vast tracts of land in the lower Shenandoah Valley by Tidewater Virginia families allowed new opportunities to grow tobacco, wheat, rye, barley, and corn. The latter grains were especially important to feed a Tidewater populace and for export to Europe and the Caribbean. Though not as large as Loudoun and Rockingham Counties (Virginia), Jefferson County had the second highest wheat production of any Virginia county in 1840.²³

The Wormeley family settlement and development of its plantation has already been discussed. According to its advertisement in the *Virginia Gazette* of 1774, the Wormeleys grew wheat and corn and built a mill to process those harvests into flour and meal (Figure 21). To what extent owners from 1797 to 1813, Ferdinando Fairfax and Bataille Muse, farmed is not documented, although an assumption can be made that they did so via potential overseers and farm managers. In the 1798 House and Slave Tax of Berkeley County, Fairfax is listed as living at Shannon Hill, his home on the south side of the Shenandoah River. Edward Gant is listed as living at The Rocks though little can be documented about him.²⁴

Several generations of the Lewis family farmed The Rocks property. Dr. John H. Lewis, a physician, married the daughter of Bataille Muse, practiced medicine, farmed, and operated a gristmill and sawmill (Figure 24). Two ledgers detailing his medical practice and farm operations have survived, and since 1944 have been owned by the Library of Virginia²⁵. They are beyond the scope of this nomination but record plantation operations in more detail. Dr. Lewis listed his occupation as "M.D." on federal censuses for 1820 and 1830. The inventory taken when he died

²² The period of Ferdinando Fairfax's ownership and subsequent mortgage to Bataille Muse, 1797 – 1813, does not constitute its own agriculturally significant period.

²³ John C. Allen, *Uncommon Vernacular: The Early Houses of Jefferson County, 1735-1835* (Morgantown: West Virginia University Press, 2011) 342.

²⁴ Don C. Wood, ed., *1798 House and Slave Tax of Berkeley County, Virginia*. (Martinsburg, WV: Berkeley County Historical Society, 2003), 6.

²⁵ *Ledgers, John H. Lewis, 1805-1834*. (Richmond: Library of Virginia, 1944). Business Records, Accession numbers 22243, 22244.

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in 1833 documents such tools and equipment commonly found on a working farm as harrows, six Brashear plows, cultivators, single- and double-trees, [manure] spreaders, carts, cradles, and scythes.²⁶ These tools and equipment help attest to Dr. Lewis’s continuation of agriculture and mill operations at The Rocks.

John Lewis’s widow, Mary, continued farm and mill operations until her death in 1851. She was able to do so with help from her adult sons Charles (1818-1873) and John. In the federal census of 1840 Mary Lewis is listed as owning 20 slaves including 11 males, of whom six engaged in agriculture. In the 1850 federal census Mary Lewis is age 62 and owner of property valued at \$22,500. Living in her household are sons Charles, farmer (age 32), Robert (age 22), and William (age 19). John Ford is listed in the household as a miller.

For the 1860 and 1870 federal census, Charles Lewis was head of family and a farmer. He died in 1873. Estelle, his widow, is listed as head of family for the 1880 census with sons and hands listed as farmers. The Rocks continued as a farm through the 1800s, though when mill operations ceased is not known.

Federal agriculture censuses exist for Jefferson County for 1850, 1860, 1870, and 1880. Those censuses record output for the 350-acre farm and substantiate farm operations. What they do not reflect is income from milling corn and wheat, a function of The Rocks mill.

Year	Improved land (in acres)	Unimproved land (in acres)	Cash value of land \$	Farm implement \$	Value wages paid \$	Horses	Milk cows	Other cattle	Swine	Livestock \$	Wheat bushels	Indian corn Bushels	Wool in pounds	Irish potatoes bshls.	Butter, pounds	Hay, tons	Clover seed, bshls.	Homemade manfs. \$	Animals slaughtered \$
1850	350	150	22.5K	250	n/a	12	6	15	50	1145	1600	500	240	40	300	25	10	n/a	250
1860	350	150	22.0K	275	1000	12	5	12	40	1200	1800	1750	200	50	275	22	5	n/a	250
1870	346	100	27.8K	350	1200	13	3	3	26	1386	2300	1950	150	60	250	10	0	n/a	260
1880	354	75	15.0K	300	1200	11	4	24	40	1200	1700	2500	250	30	300	7	0	n/a	250

Table 1: Federal agricultural censuses for The Rocks

Quantities represented are those for the previous year only. They do not tally cumulative totals for the previous decade. Therefore, it is difficult to analyze trends as such variables as weather may affect crop production year by year. Nonetheless agricultural census data indicates a variety of animals raised and crops grown. What is missing is the trend in Jefferson County to substitute fruit for wheat and other grains. The Rocks (historically) never adopted fruit growing.

The Rocks would remain a farm in the Lewis family for succeeding generations. The will of William H.T. Lewis, dated December 23, 1904, names his two sons Joseph Newton Lewis and Duff Green Lewis executors, and directs the property sold unless an heir wants it, in which case

²⁶ Jefferson County Will Book 8/89

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The Rocks is to be sold at the appraiser's price.²⁷ He also directs that the woodland not be sold separately. On October 17, 1906, the executors sell to heir Anne Payne Lewis, Joseph and Duff Lewis's sister and daughter of the deceased, the tract of land known as "The Rocks" containing 367 acres for \$19,084 with \$6,361.33 or one-third cash in hand and the residue to be paid in two equal payments within two years after which any unpaid balance would accrue interest at five percent.²⁸ Between 1906 and 1940 Anne would sell rights to her brothers and then buy them back, presumably because money was tight during The Depression of 1937, as it had been during the depression of 100 years earlier.

On April 5, 1940 Anne Payne Lewis sold "The Rocks' Farm" containing 176 acres to Roy and Doris Murray Barlow for \$10.²⁹ This tract was part of the original 367-acres Dr. John H. Lewis bought in 1813 less 77 acres sold to C.W.L. Boyd, 73 acres sold to the Jefferson Cooperage Company, and 39 acres sold to Charles and Tululah Kable. The agreement obliged the Barlows to repay Ann Lewis's \$5,000 debt to the Bank of Charles Town. Thus, the Lewis's nearly 130 years of farm and mill operations at The Rocks had come to an end with the property transferred out of the family.

From its settlement by Ralph Wormeley in 1768 to its ownership by The Rocks Corporation in 1977 to date (2019), the farm has been used to promote local agriculture. Wheat, corn, and rye were among principal crops to the mid-1940s. Those who farmed The Rocks began in 1768 with the enslaved, and after 1865 continued with hired hands. Under the prominent ownership of the Wormeleys and then the Lewis family, The Rocks has shown continuous and intentional use as a farm and justifies nomination in that subcategory.³⁰

Criterion C: Architecture

The Rocks is also locally significant under National Register Criterion C: Architecture, as a surviving example of a formal 18th-century Georgian house in Jefferson County. Georgian architecture in the 18th and 19th centuries is marked by a penchant for symmetrical design and classic, geometric proportions, axially aligned. Decorative elements such as extended doorways, entry porticoes, and central gables with pediments were also common in the Georgian style. Local material was used for construction. The Rocks adhered to this style of architecture mainly through the retained façade of the main house, highlighted by precise symmetry, a pedimented doorway, the use of local limestone, and the axial alignment of the building itself- all of which are still clearly seen in the present state of The Rocks.

According to architectural historian John Allen, from the 1730s to the end of the Revolutionary War, house construction in Jefferson County varied by design, method, and material. From the 1790s, however, "a narrow range of residential architecture took place" that continued for the

²⁷ Jefferson County Will Book C, page 177.

²⁸ Jefferson County Deed Book 98, page 142.

²⁹ Jefferson County Deed Book 98, page 142.

³⁰ See Appendix I for a more detailed explanation of ownership transfers from the 1950's until present. Although this is outside the scope of this nomination's time period, the recognition of fluctuating owners and value properties is vital to understanding the larger, contextual importance of the property.

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next 40 years.³¹ Housing at The Rocks illustrates this variation. The earliest surviving building is the Overseer's House, a 1-1/2 story stone structure thought to be built about 1750. In scale and mass, it is squat with what appears to be an oversized chimney. The Overseer's House represents in stone its counterparts from Tidewater Virginia. In construction, the stone seems less well cut and more crudely laid. Its plan is hall-and-parlor, a design more utilitarian than refined. Its 6/6 windows seem undersized, and its façade is absent any ornamentation.

By comparison, The Rocks is more refined with greater care taken in design and construction. It is an elevated 2-1/2 stories. Like the Overseer's House, The Rocks is local limestone, but is more carefully cut and laid with individual stones being smaller than those comprising the Overseer's House. Its walls have been parged or stuccoed to give a smooth appearance. Its 9/9 windows are more in scale than those of the Overseer's House. A photograph from 1937 shows exterior shutters, which have since been removed. A center doorway suggests a center hallway with flanking rooms. The arrangement is more refined and portends a higher style than that witnessed in the Overseer's House. Stone implies more permanence than log, frame, or even brick. At the same time its ell is log, sheathed on the exterior and lath-and-plastered on the interior.

Persons living in old houses commonly update them with plumbing, wiring, heat, ventilation, and air conditioning. They also put on additions in response to meet changing needs. At The Rocks current owners have converted the second story of the Overseer's House to a separate apartment, complete with an exterior entrance stairway. Out-of-sight from the front, owners have built a second-story room with sliding glass doors and a deck. From the front, the Overseer's House still retains its historic appearance. An addition built in the 1950s to The Rocks is more drastic, but because it is covered with stucco and surrounded by foliage seems less so.

The appraised value of buildings when purchased by Hebe Wright Dick in 1955 was \$3,500, a higher appraisal based on purchase of property by a new owner. But for tax year 1958 the appraised value increased from \$3,500 to \$6,500, an increase of \$3,000. This increase could only be due to alterations or additions to the property. The increase can be deduced to the addition of four bedrooms, three bathrooms, a modern kitchen, and storage in an ell added to the existing ell. The "addition was put on in the fifties" and can be pinpointed to 1957 or 1958 by the Dicks, according to Jefferson County property tax records.

The site is unique to Jefferson County in that it has two 18th-century houses side-by-side that show the earliest expression of stone construction (the Overseer's House) and a later example (The Rocks) that is like other Georgian houses throughout the county. For John Allen, what distinguishes late 17th- and early 18th-century domestic buildings in Jefferson County from adjoining counties is their sameness; so many of the surviving examples, whether constructed of wood, brick, or stone, are Georgian and often five bays wide. In summary, The Rocks is locally significant to Jefferson County as it embodies elements of Criterion A, Events, for representing exploration/settlement, ethnic heritage, and agriculture, and for Criterion C, Architecture, for representing an early landscape and domestic buildings of the 18th-century.

³¹ John C. Allen, *Uncommon Vernacular: The Early Houses of Jefferson County, 1735-1835* (Morgantown: West Virginia University Press, 2011) 340.

The Rocks
Name of Property

Jefferson, WV
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9. Major Bibliographical References

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

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- Wood, Don C. *1798 House and Slave Tax of Berkeley County, West Virginia*. Martinsburg: Berkeley County Historical Society, 2003.

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Other Researchers and Consultants:

Dave Brittingham (principal consultant, corporate property owner, and neighbor)
John Demer (researcher and compiler)
Lauren Kelly (researcher and historian)

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 # HABS WV 159
 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: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 79.32

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: 39.181363 | Longitude: -77.857486 |
| 2. Latitude: 39.184590 | Longitude: -77.850577 |
| 3. Latitude: 39.189114 | Longitude: -77.854697 |
| 4. Latitude: 39.181363 | Longitude: -77.859889 |

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

The Rocks comprises 79.32 acres as described in its most recent deed of April 5, 1994 (JCDB 776/384). The property extends shaped as a truncated piece of pie from the junction of Ann Lewis Road and Westside Lane down the Shenandoah River about 2,300 feet, crossing Long Marsh Run. From the boundary point on the river northward up a hill is about 2,100 feet. From the northeast corner, the boundary extends southwest about 3,000 feet to Ann Lewis Road and then about 680 on Ann Lewis Road to the beginning corner (See Figures 1, 2, and 3).

Boundary Justification (Explain why the boundaries were selected.)

The nomination recommends boundaries described in JCDB 776/384 as they form the legal description of the property and the boundary encompasses contributing and noncontributing resources.

11. Form Prepared By

name/title: McKenzie Hitchcock, historian
organization: Jefferson County Historic Landmarks Commission
street & number: P.O. Box 23
city or town: Charles Town state: WV zip code: 25414
e-mail: mhitchcock@jeffersoncountywv.org
telephone: 304-876-6013
date: May 22, 2020

Additional Documentation

- Figure 1 The Rocks (topographical map).
- Figure 2 The Rocks, aerial view of property.
- Figure 3 The Rocks, contributing and non-contributing resources outlined in black.
- Figure 4 Sketch Map keyed to exterior photographs.
- Figure 5 Mutual Assurance Society policy for the Rocks, 15 April 1803.
- Figure 6 Mutual Assurance Society policy for The Rocks, 15 April 1803 (detail).

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- Figure 7 The Rocks, 1937. Historic American Building Survey (HABS).
- Figure 8 The Rocks. HABS photograph, 1937, annotated 2019; view to east.
- Figure 9 Overseer's House. HABS photograph, 1937, view to northeast.
- Figure 10 The Rocks. Fireplace, (designated Room 103), HABS photograph, 1937.
- Figure 11 Fireplace, Dining Room, HABS photograph, 1937.
- Figure 12 The Rocks, restored 1st Floor Plan. Courtesy John C. Allen.
- Figure 12a Plan, The Rocks, First Floor, 1988. William B. Ancarrow, AIA.
- Figure 13 Plan, The Rocks, Second Floor, 1988. William B. Ancarrow, AIA.
- Figure 14 Plan, The Rocks, Basement, 1988. William B. Ancarrow, AIA.
- Figure 15 Plan, The Rocks, Third Floor (Attic), 1988. William B. Ancarrow, AIA.
- Figure 16 Plan, Overseer's House, first floor. Courtesy John C. Allen.
- Figure 16a Plan, Overseer's House, First Floor, 1988. William B. Ancarrow, AIA.
- Figure 17 Plan, Overseer's House, Second Floor, 1988. William B. Ancarrow, AIA.
- Figure 18 Plan, Springhouse before renovation, First Floor (left), Second Floor (right), 1988. William B. Ancarrow, AIA.
- Figure 19 Plan, Springhouse after renovation, First Floor (left), Second Floor (right), 1988. William B. Ancarrow, AIA.
- Figure 20 Sketch map keyed to interior photographs.
- Figure 21 Ad and transcription, *Virginia Gazette*, Purdie and Dixon, June 16, 1774.
- Figure 22 Plat. The Rocks Farm tract mortgaged by Ferdinando Fairfax.
- Figure 22a Plat. The Rocks Farm tract (1815 acres) mortgaged by Ferdinando Fairfax.
- Figure 23 Plat. Land Grants.
- Figure 24 Map (segment). Samuel Howell Brown 1852.

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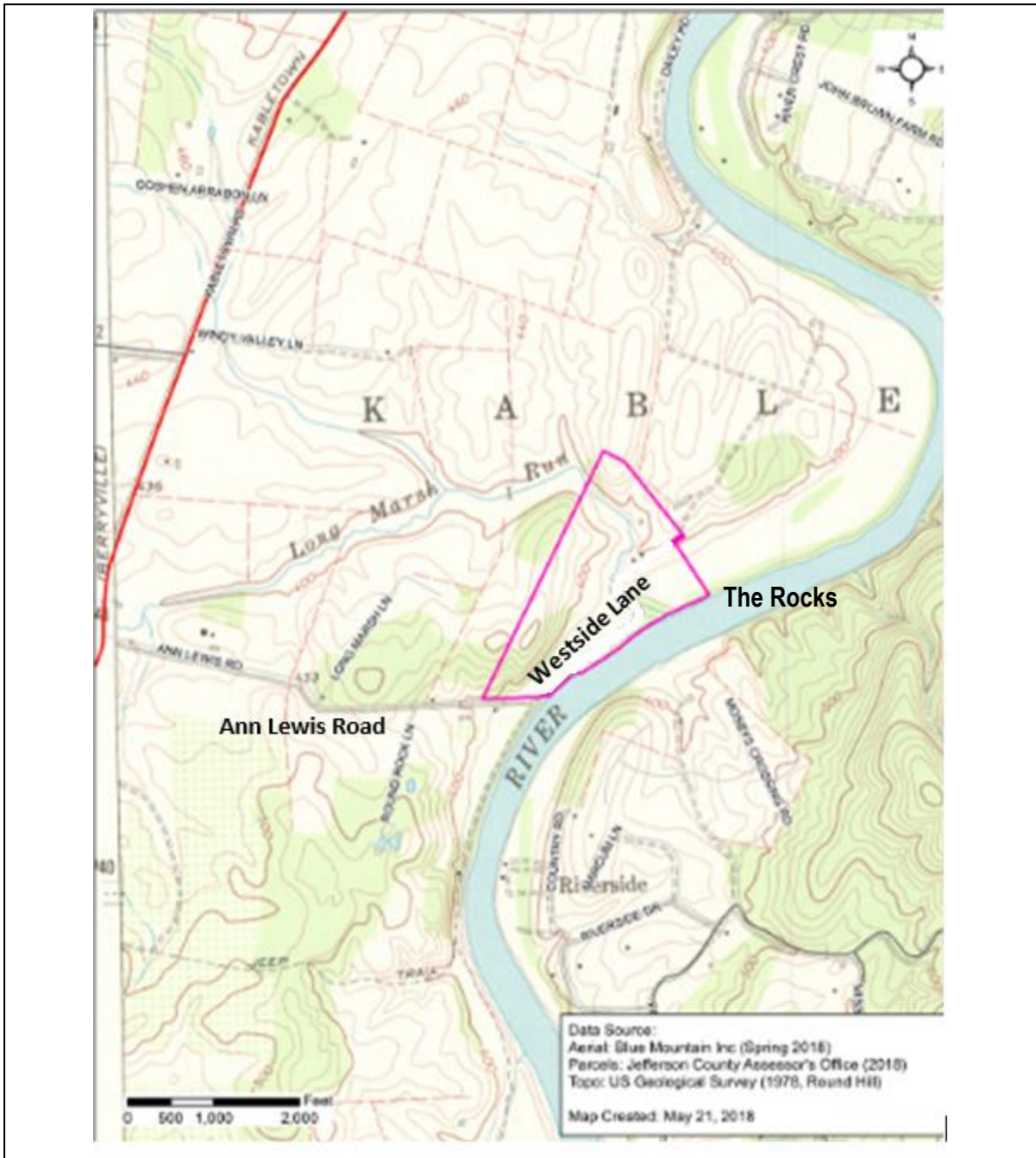


Figure 1. The Rocks (topographical map). Parcel (79 acres outlined in purple; contributing resources noted as two small dots above Westside Lane.
Source: U.S. Geological Survey (1978, Round Hill quadrant). Compiled by Jessica Gormont, Jefferson County Assessor's Office, May 21, 2018.

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Figure 2. The Rocks, aerial view of property. Contributing resources clustered in northeast part of property.

Source: Aerial survey by Blue Mountain, Inc. (Spring 2018). Compiled by Jessica Gormont, Jefferson County Assessor's Office May 21, 2018.

The Rocks
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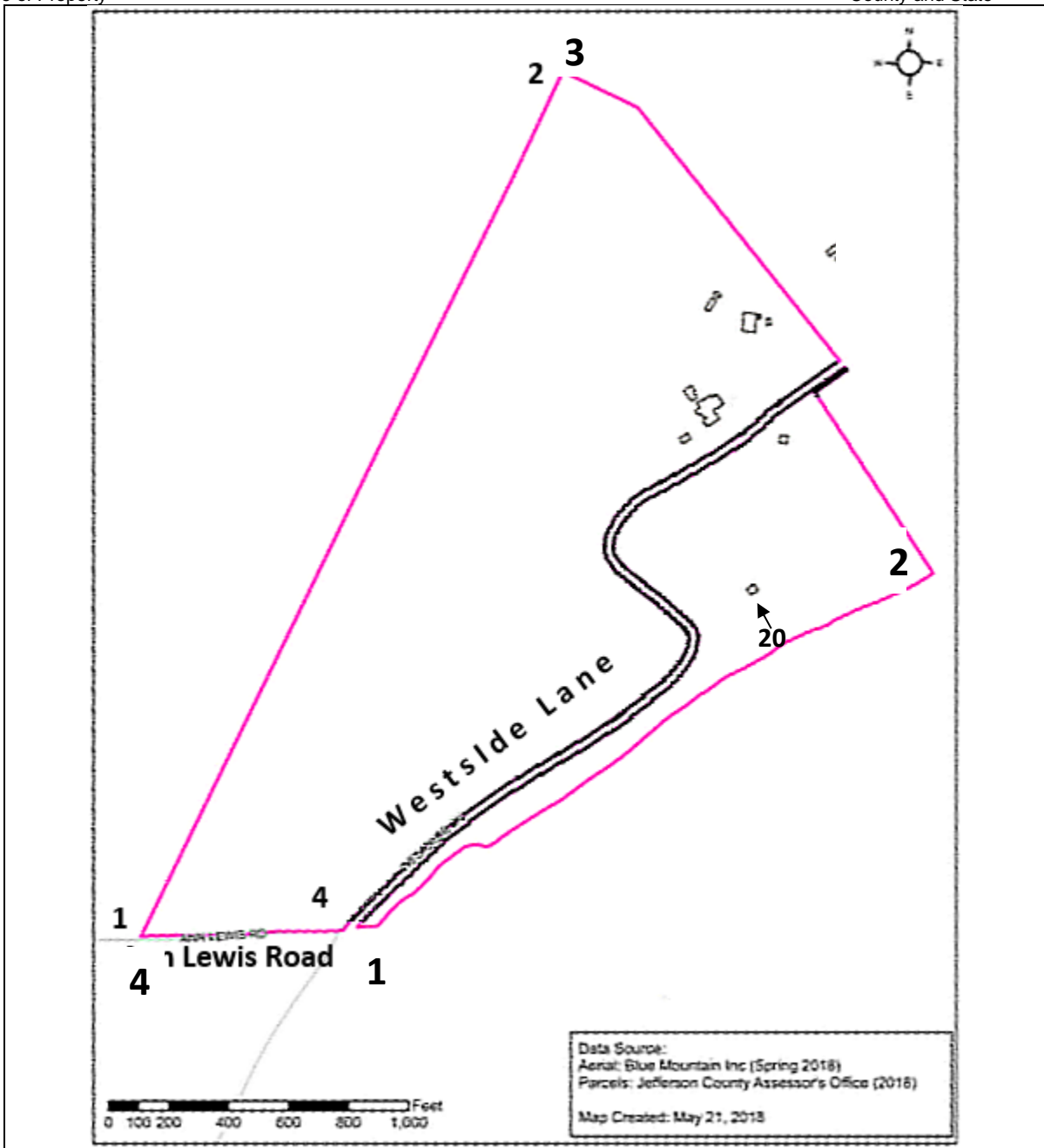
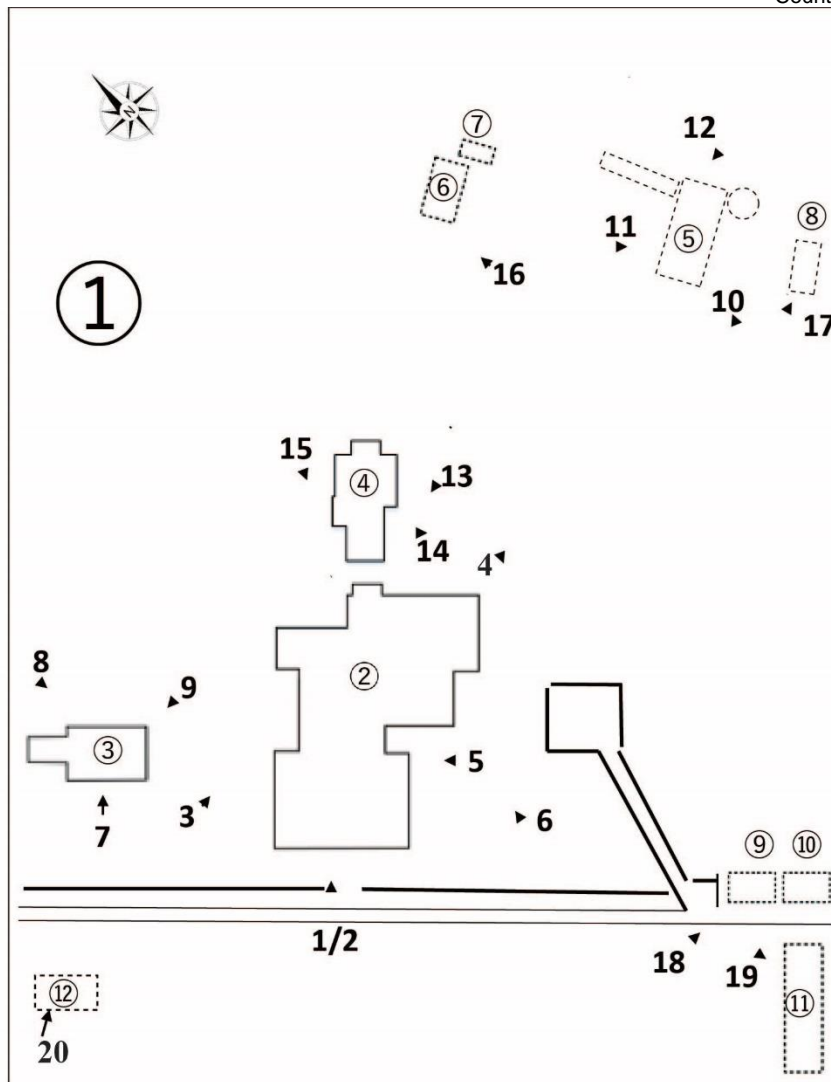


Figure 3. The Rocks, contributing and noncontributing resources outlined in black.

Source: Aerial survey by Blue Mountain, Inc. (Spring 2018). Compiled by Jessica Gormont, Jefferson County Assessor's Office May 21, 2018. Arrow points to location of Photograph 20, Clubhouse. Boundary numbers 1, 2, 3, and 4 correspond to Latitude/Longitude coordinate chart (Page 15).

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Resource Inventory Key (circled numbers):	
1: The Rocks Landscape	7: Modern Storage Shed
2: The Rocks House	8: Modern Storage Shed
3: The Overseer's House	9: Cinderblock Garage
4: Bank Barn and Attached Stables	10: Modern Barn
5: Springhouse	11: Carport Storage
6: Goat Barn	12: Clubhouse

Figure 4. Sketch map keyed to (exterior) photographs. Not to scale.
 Circled numbers keyed to Resources Inventory Summary; numbers in boldface keyed to photographs.
 Dotted lines indicate noncontributing resources.

The Rocks
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Declaration for Assurance. A. 2092

Ferdinando Tenney do hereby declare for Assurance in the Mutual Assurance Society upon

my Eight buildings on my farm called *the Rocks* near owned by *Robert G. Lee* and situated in the county of *Jefferson* their locations, situation, and number are as follows and what the buildings are covered by, are detailed in the enclosed description of the said buildings on the plan, signed by me and the appraisers, and each valued by them as appears by their certificate-in-annexure, in wit:

71st Dwelling	do	do	1800	do	do	Eighteen Hundred	do
72nd Wagon	do	do	200	do	do	Two hundred	do
73rd Kitchen	do	do	250	do	do	Two hundred & fifty	do
74th Office	do	do	350	do	do	Three hundred & fifty	do
75th Stable	do	do	100	do	do	One hundred	do
76th outhouse	do	do	250	do	do	Two hundred & fifty	do
77th Barn	do	do	150	do	do	One hundred & fifty	do
78th outhouse	do	do	150	do	do	One hundred & fifty	do

\$3250
Three thousand Two hundred & fifty Dollars in all.

I do hereby declare and affirm that I hold the above mentioned buildings with the land on which they stand in fee simple, and that they are not, nor shall be insured elsewhere, without giving notice thereof, agreeable to the policy that may issue in my name, under the flag of this declaration, and provided the whole sum does not exceed five times the stated value and that I will abide by, observe, and conform to the Constitution, Rules and Regulations as are already established, or may hereafter be established by a majority of the insured, present or absent, or by representatives, or by the majority of the property insured represented, either by the persons themselves, or their proxy duly authorized, or their heirs or assigns as established by law, at any general meeting, to be held by the said Assurance Society. Witness my hand and seal at *Jefferson* this *15th* day of *April* 1803.

Lewis M. Tivalain & Co *Ferdinando Tenney*

WE the undersigned, being called on to appraise, declare and affirm that we have examined the above mentioned property of *Ferdinando Tenney* and find it to be as follows: Dollars for the first set of buildings, Dollars to build the fence, and a new (after the addition of a new building) Dollars for the second set of buildings actually worth Dollars in ready money, as above specified to the full of our knowledge and belief, and in the faith we have so acknowledged before us in his own signature.

Residing in *Jefferson*

Lewis M. Tivalain & Co in *Richmond*

Received by

of wood

of wood

A) of wood

C) of wood

D) of wood

of wood

of wood

of wood

Figure 5. Mutual Assurance Society policy for the Rocks, 15 April 1803.

The Rocks
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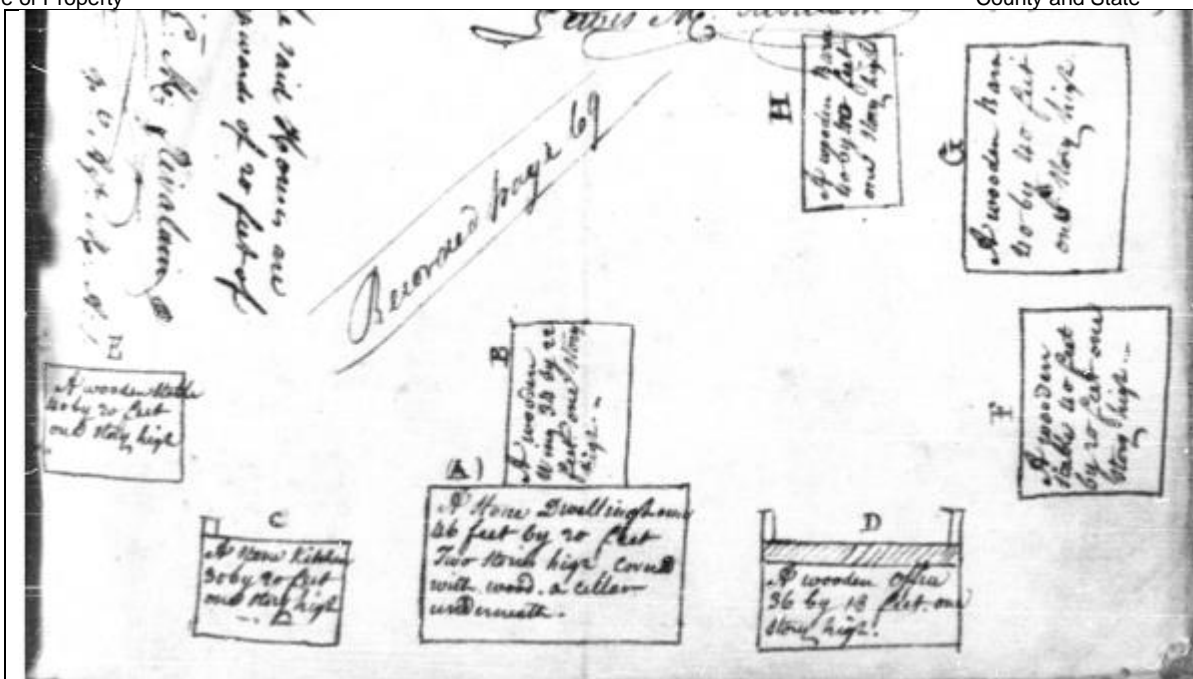


Figure 6. Mutual Assurance Society policy for The Rocks, 15 April 1803 (detail).

Key:

- A. "A Stone Dwellinghouse/ 46 feet by 20 feet/ Two stories high Covered/ with wood (shingles), a cellar/ underneath."
- B. "A wooden/ wing 34 by 22/feet one story/ high."
- C. "A Stone Kitchen/ 30 by 20 feet/ one story high."
- D. "A wooden office/36 by 18 feet, one/ story high."
- E. "A wooden Stable/ 40 by 20 feet/ one story high."
- F. "A wooden/ stable 40 feet/ by 20 feet one/ story high."
- G. "A wooden Barn/ 40 by 40 feet/ one story high."
- H. "A wooden Barn/ 40 by 40 feet/ one story high."

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Figure 7. The Rocks, 1937. Historic American Building Survey (HABS).

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Figure 8. The Rocks. HABS photograph, 1937, (annotated 2019); view to east.



Figure 9. Overseer's House. HABS photograph, 1937, view to northeast.

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Figure 10. Fireplace, Room 103, HABS photograph, 1937.



Figure 11. Fireplace, Dining Room, HABS photograph, 1937. Also see Photo 23.

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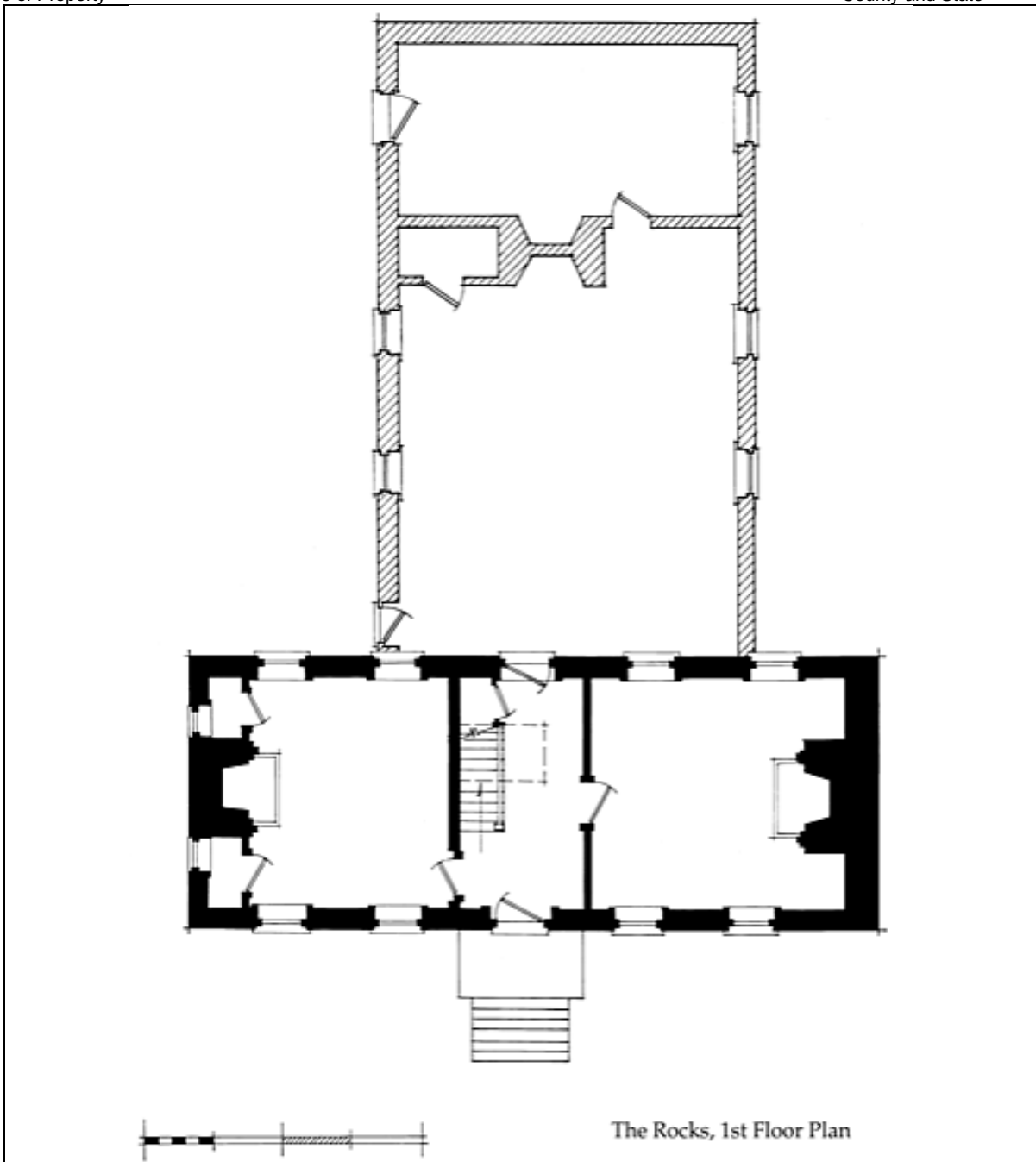


Figure 12. The Rocks, restored 1st Floor Plan. Courtesy John C. Allen.
The principal entrance is the center doorway. Stairs in the center hall ascend to the second floor. Compare with the current floor plan (Figure 11a).

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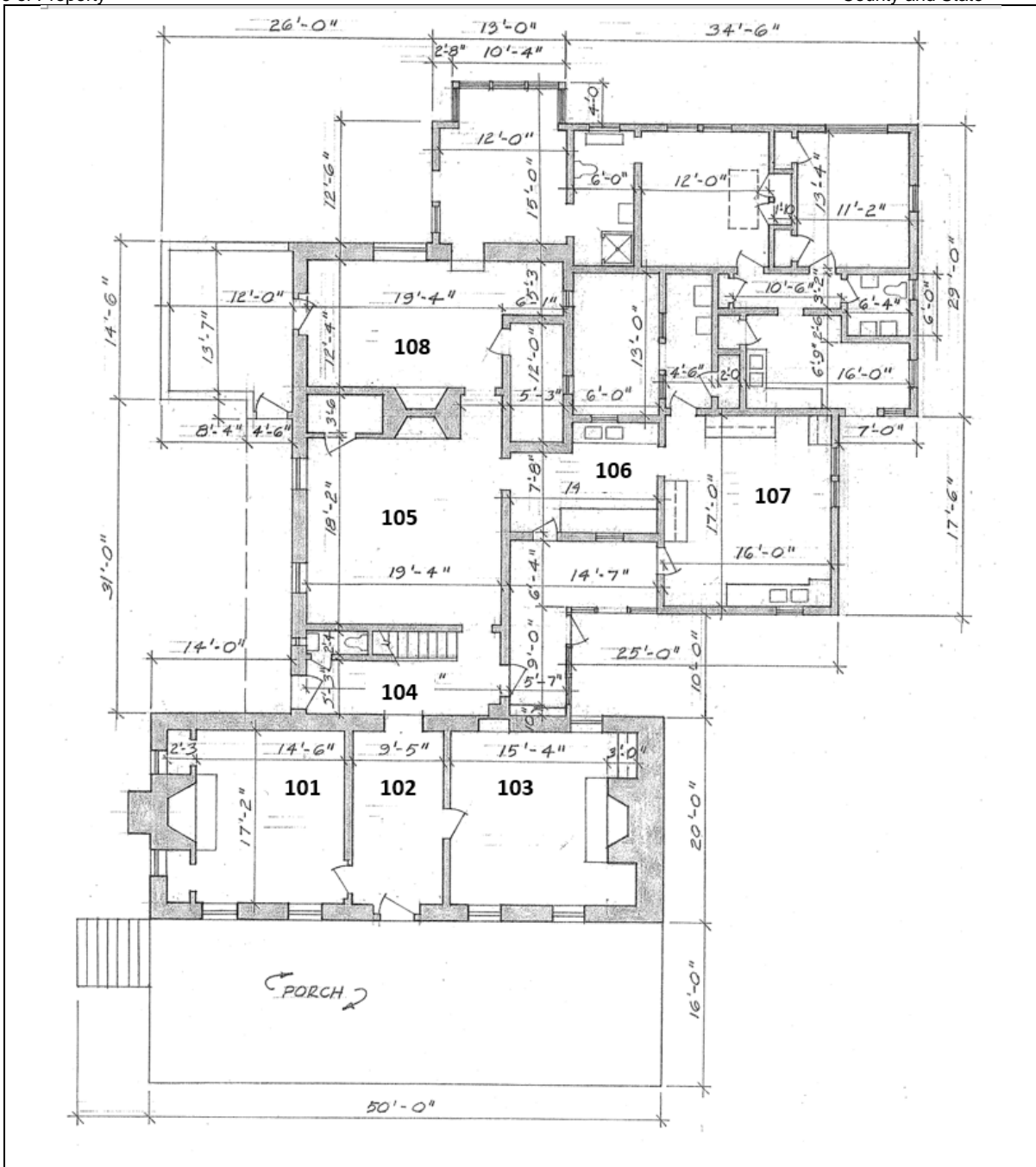


Figure 12a. Plan, The Rocks, First Floor, 1988. William B. Ancarrow, AIA.

Although the center doorway can be used, visitors enter the west door in Room 104. Stairs no longer ascend from the center hallway, rather from Room 104.

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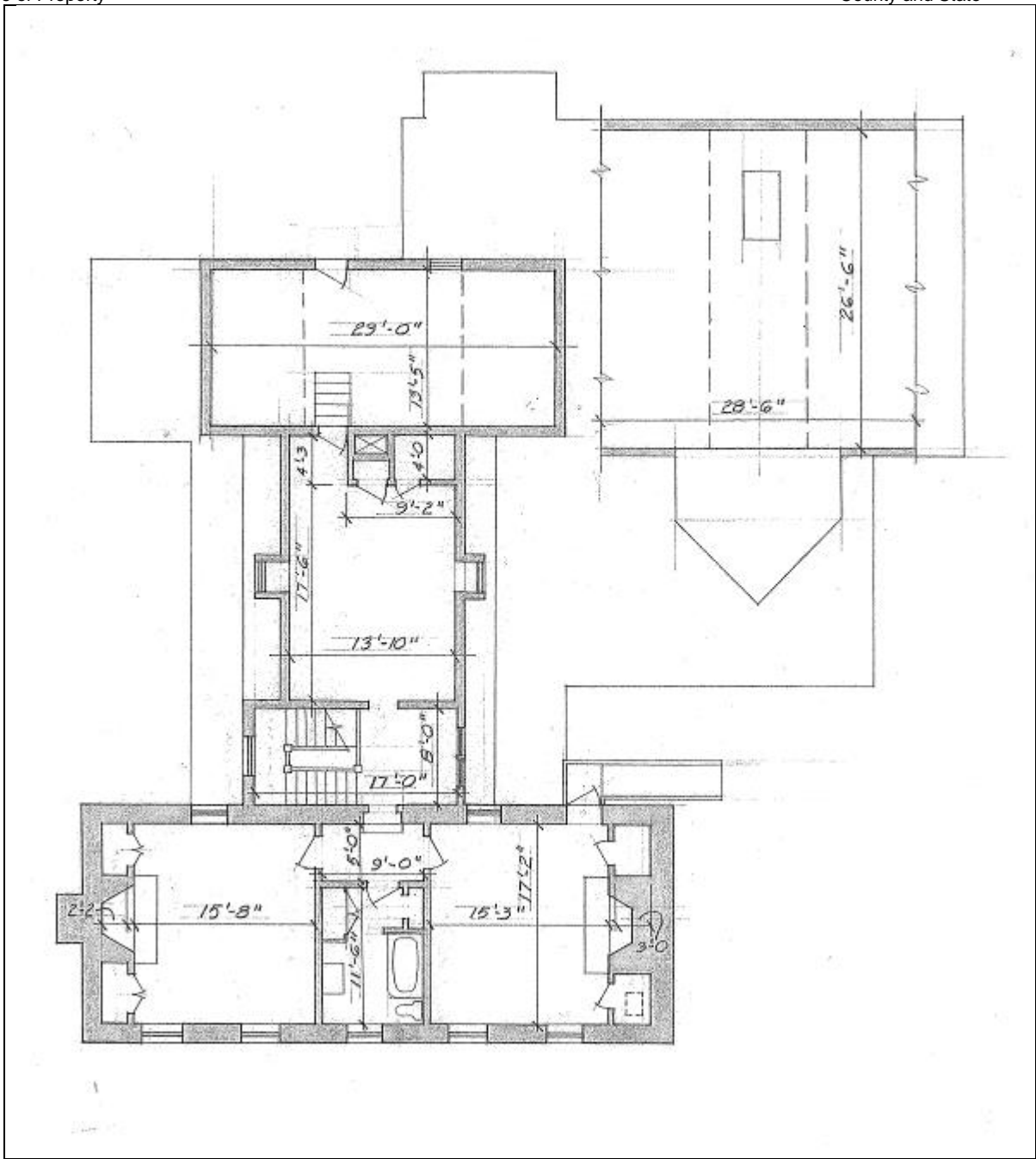


Figure 13. Plan, The Rocks, Second Floor, 1988. William B. Ancarrow, AIA.

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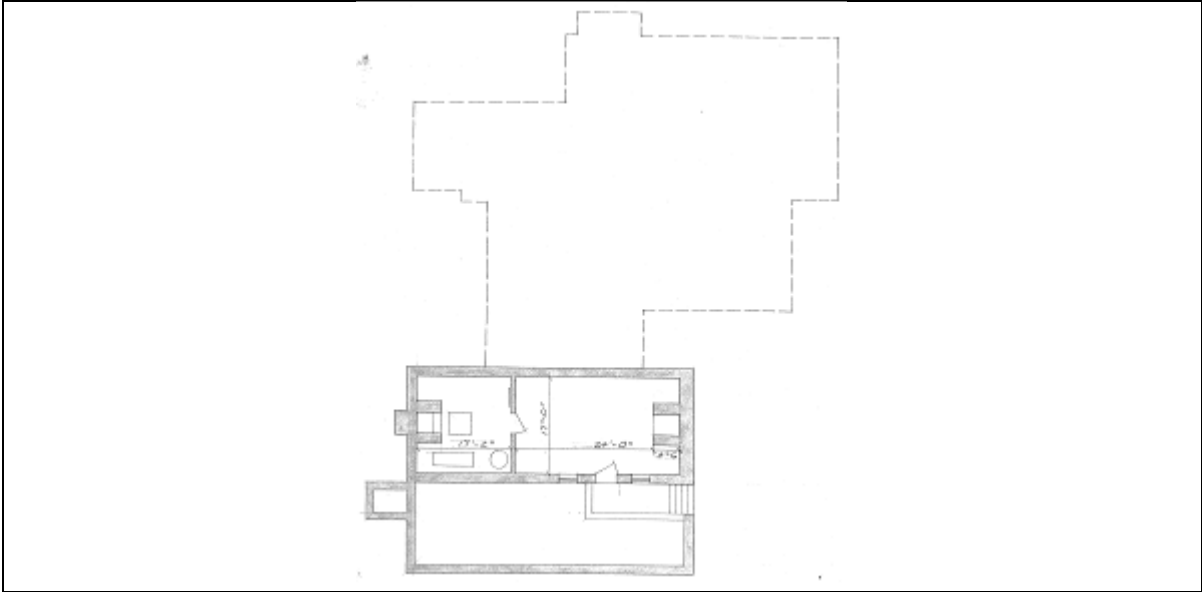


Figure 14. Plan, The Rocks, Basement, 1988. William B. Ancarrow, AIA.

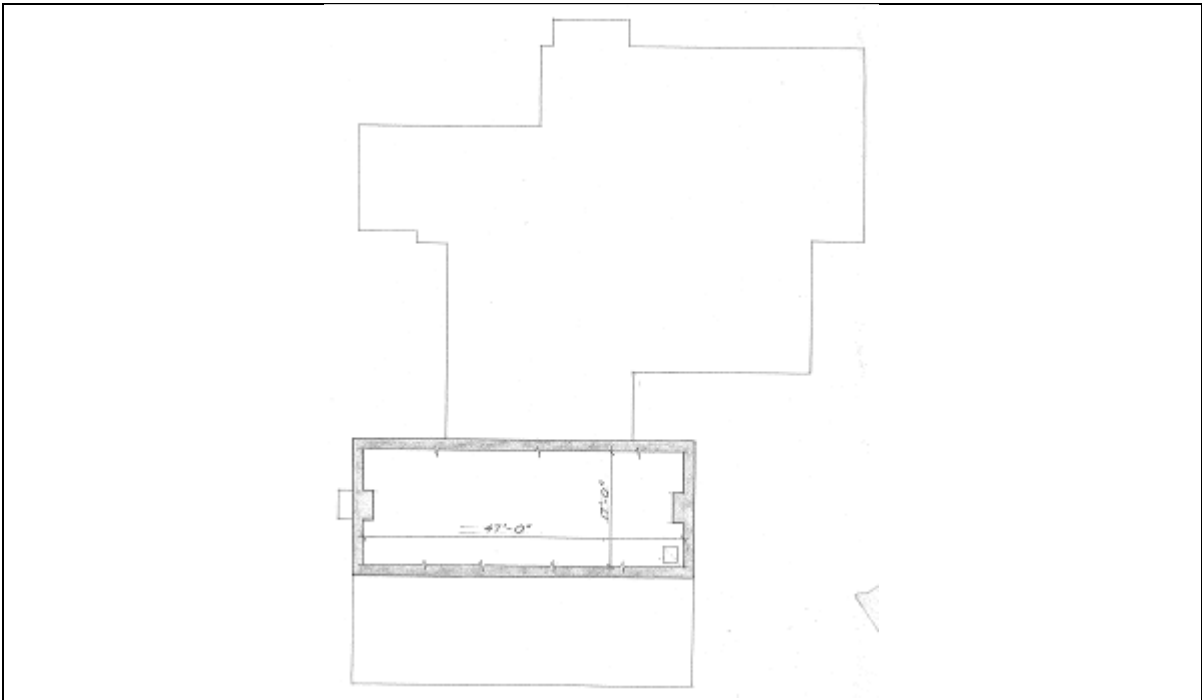


Figure 15. Plan, The Rocks, Third Floor (Attic), 1988. William B. Ancarrow, AIA.

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The Rock, Overseer's House, Plan

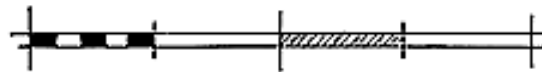
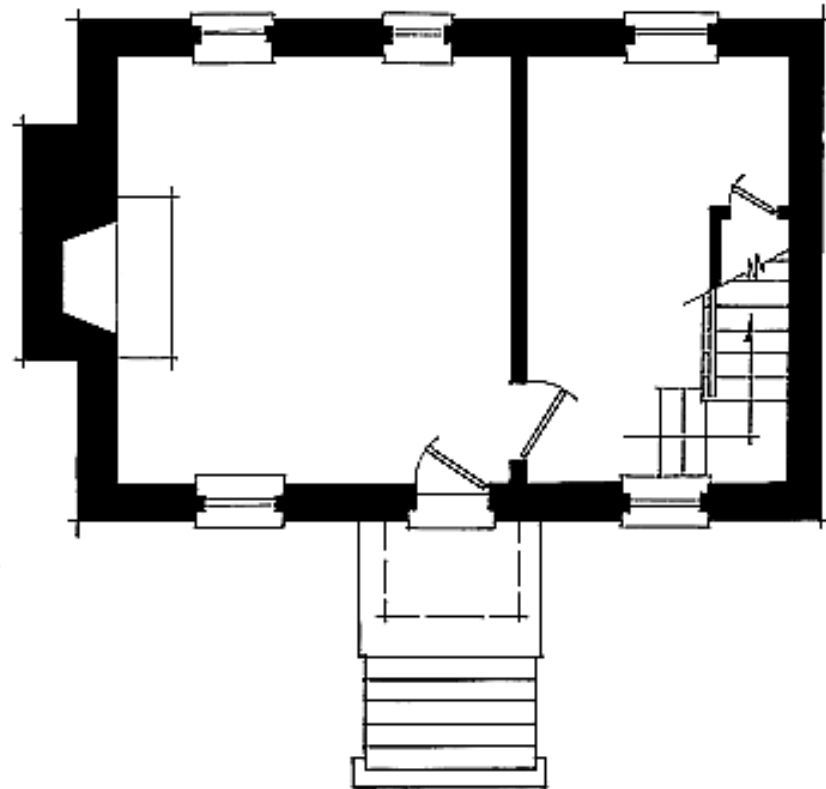


Figure 16. Plan, Overseer's House, first floor. Courtesy John C. Allen.
Historically the Overseer's House was hall-and-parlor with a loft. Compare with the present floor plan (figure 15a).

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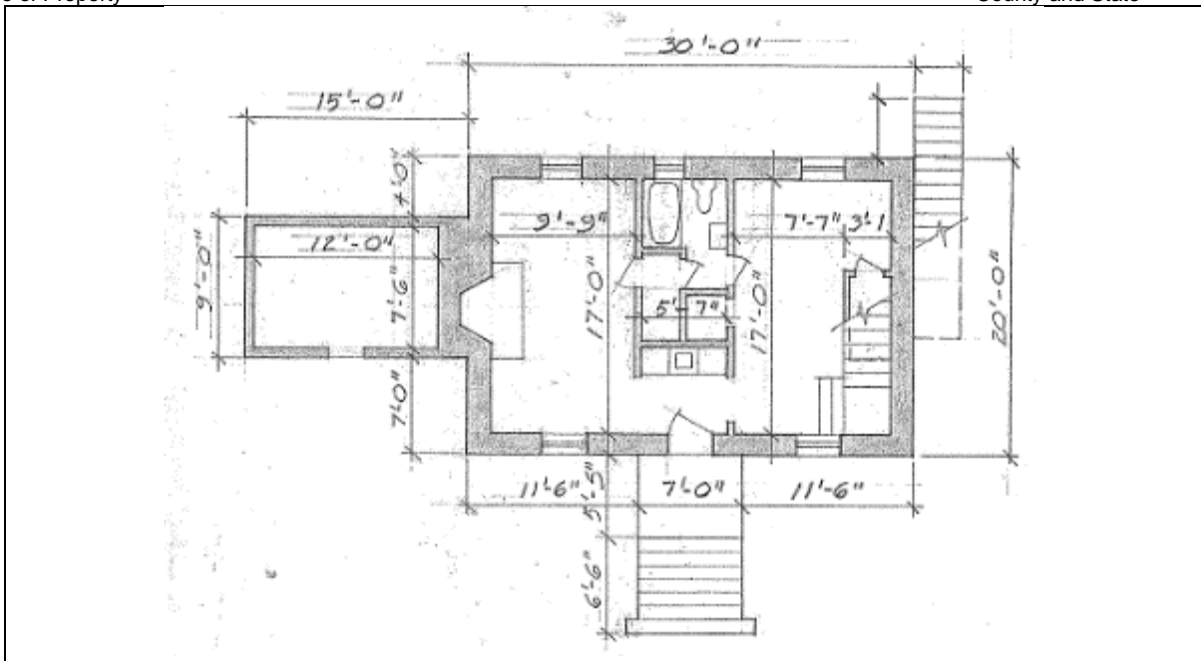


Figure 16a. Plan, Overseer's House, First Floor, 1988. William B. Ancarrow, AIA.
A bath and galley kitchenette have been added with a utility ell to the west.

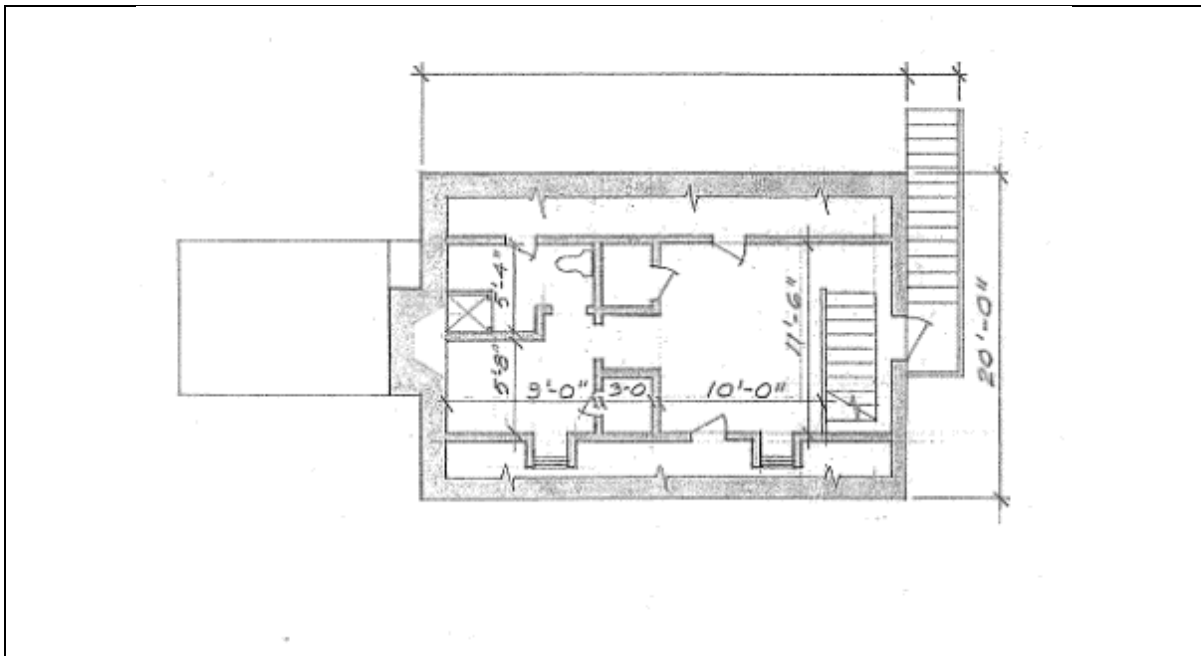


Figure 17. Plan, Overseer's House, Second Floor, 1988. William B. Ancarrow, AIA.
What originally was a sleeping loft has a shower and toilet. Compare with current photos.

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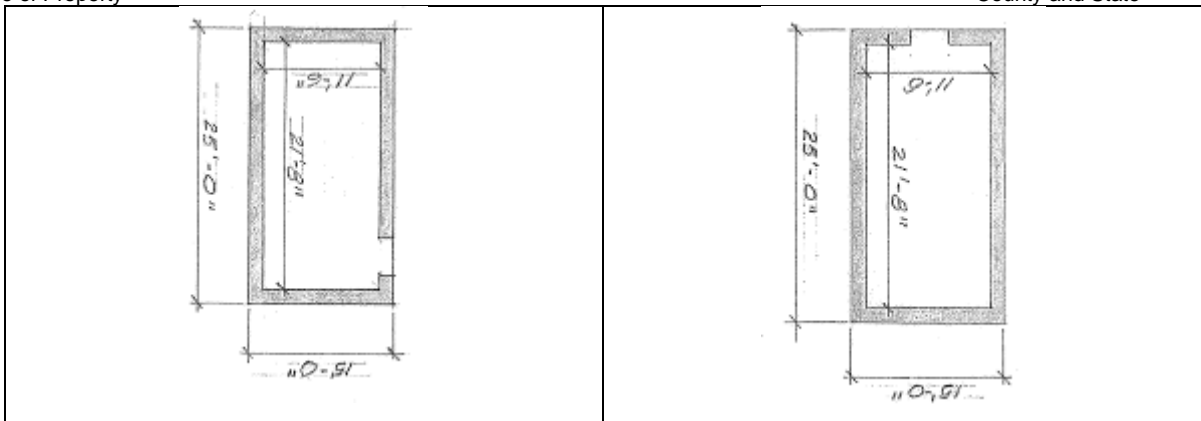


Figure 18. Plan, Springhouse before renovation, First Floor (left), Second Floor (right), 1988. William B. Ancarrow, AIA.

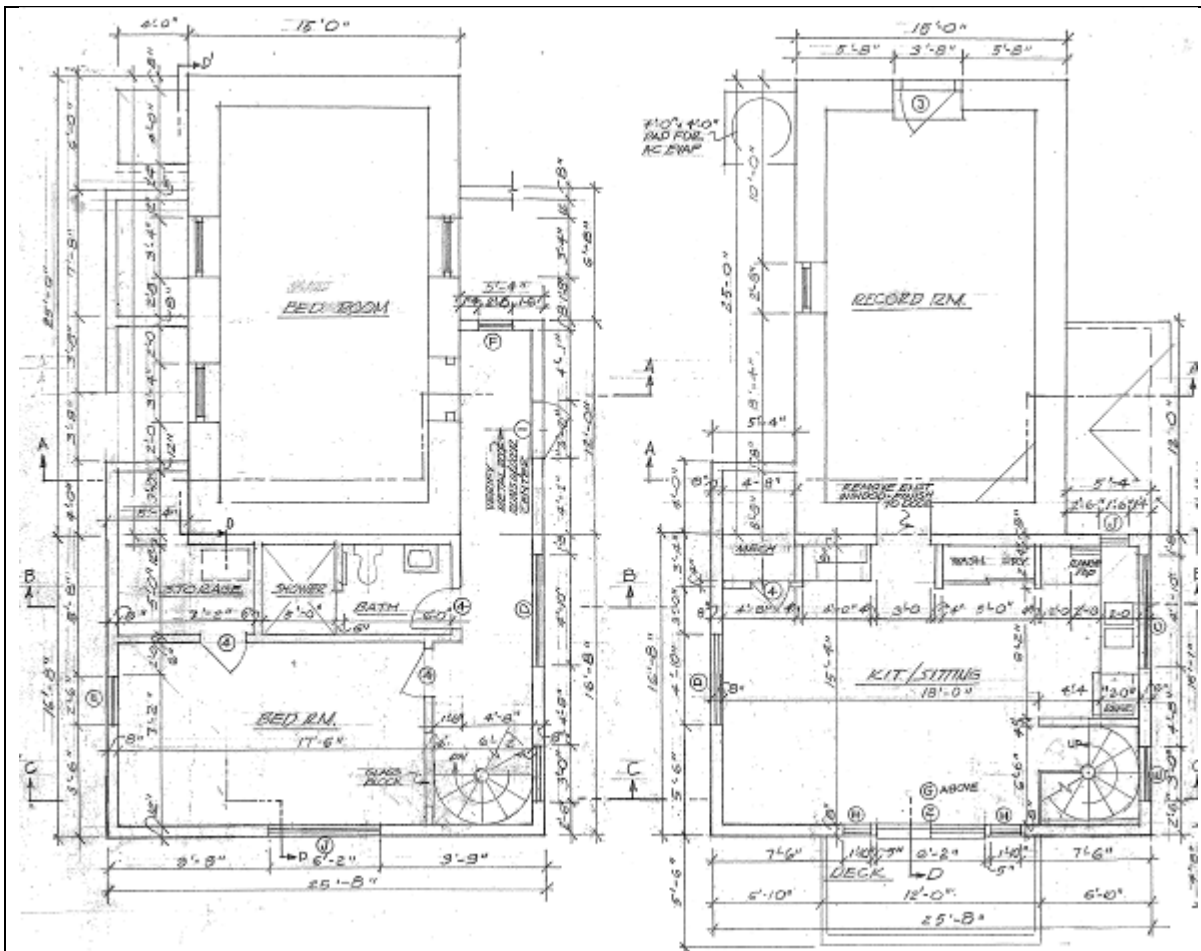


Figure 19. Plan, Springhouse after renovation, First Floor (left), Second Floor (right), 1988. William B. Ancarrow, AIA.

The Rocks
Name of Property

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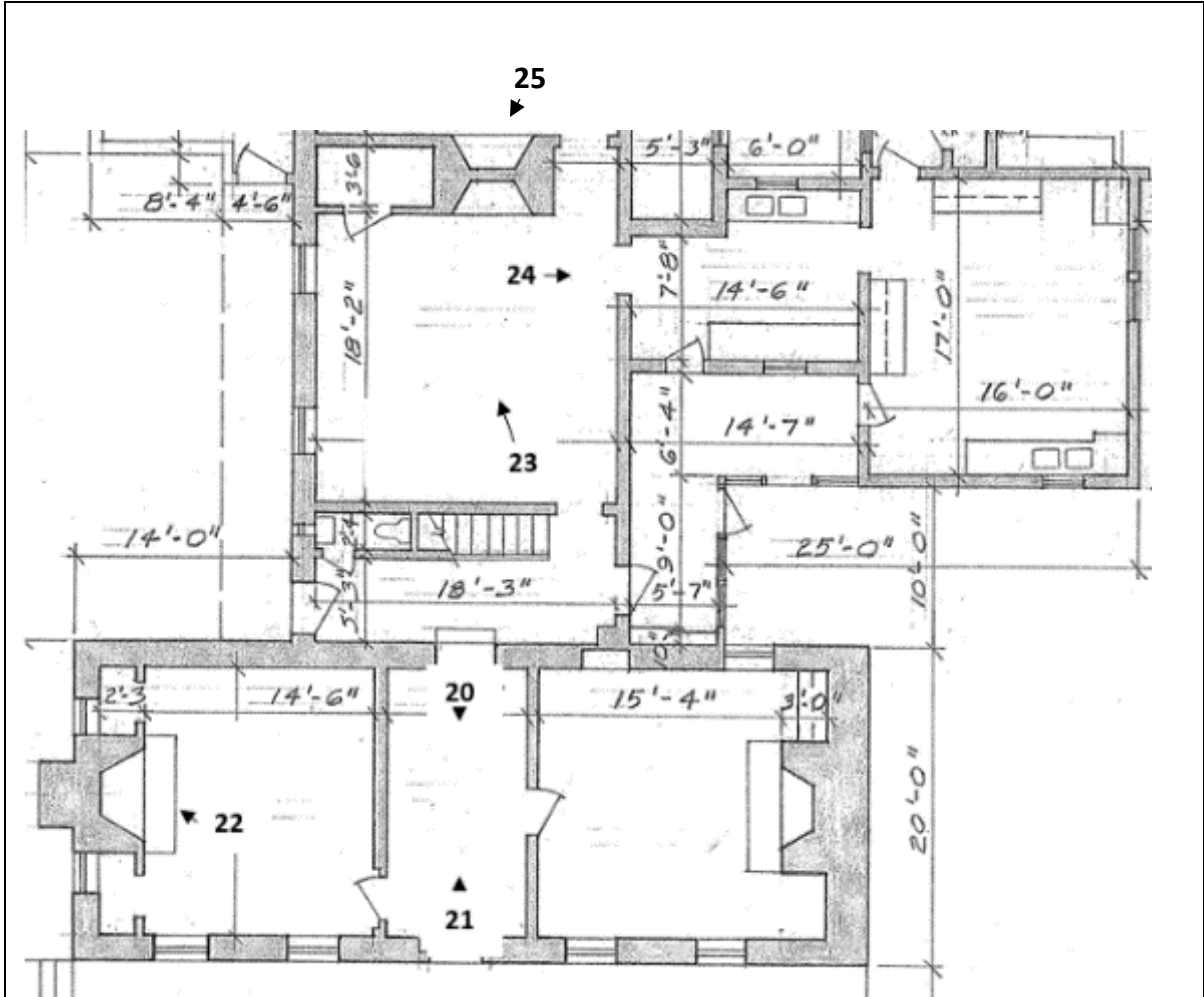


Figure 20. Sketch map keyed to interior photographs. Plan (detail) drawn by William B. Ancarrow, AIA.

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T O B E S O L D,
ATRACT of LAND in Berkley and Frederick counties, containing 12,076 acres; it lies 7 miles on each side of Shenando river, the quantity on the east side; being only a slip of low ground, is inconsiderable; the quality of the land is remarkably good, and the conveniencies attending it great. There are two plentiful streams of water running through marshes three miles in length, some of which are already reclaimed meadows, and the rest, at a very small expence, might soon be reduced to the like state. On each side of the streams mills might be erected and furnaces, the land affording stone, lime, iron, and lead ore. On one of the streams I have already erected a complete merchant mill, with a pair of the best French burrs for grinding of wheat, and a pair of common stones for grinding of Indian corn; besides this, there is near the dwelling house a tub mill, and on the other stream there is a valuable saw mill. There are five settled and improved plantations; on one of them is a good stone house, 2 stories high, with 2 rooms on a floor, a kitchen, dairy, and all other convenient out-houses; on another plantation, where Michael Pike lived, there is a good stone house; and at the other plantations there are overseers houses, negro quarters, barns, stables, tobacco houses, &c. The above tract shall be either partitioned off in lots of 1000 or 500 acres, or sold bodily to one purchaser. Belonging to this estate there are 112 negroes to be disposed of, together with all the stocks of cattle, equal to any in the colony, horses, mares, colts, hogs, &c. likewise all the necessary implements for the planter or farmer. Any person or persons inclinable to purchase are desired to make their proposals to me at Rosegill, on Rappahannock river, or to leave them with the overseer, who lives at the house plantation, and will shew the land. In November I shall be on the premises, and may then be personally treated with. Part of this land, and some of the negroes, belong to my eldest son, who leaves to me the disposition thereof, and will confirm any engagement I enter into on his part.
6
RALPH WORMELEY.

Source: *Virginia Gazette*, Purdie and Dixon, June 16, 1774, page 2, column 3.

TO BE SOLD
A TRACT of LAND in Berkley and Frederick counties, containing 12,076 acres; it lies 7 miles on each side of the Shenando river the quantity on the east side being only a slip of low ground, is inconsiderable; the quality of the land is remarkably good, and the conveniences attending it great. There are two plentiful streams of water running through three marshes three miles in length, some of which are already reclaimed meadows, and the rest, at a very small expense, might soon be reduced to the like state. On each side of the streams mills might be erected and furnaces, the land affording stone, lime, iron, and lead ore. On one of the streams I have already erected a complete merchant mill, with a pair of best French burrs for grinding of wheat, and a pair of common stones for grinding of Indian corn; besides this there is near the dwelling house a tub mill, and on the other stream there is a valuable saw mill. There are five settled and improved plantations; on one of them is a good stone house; 2 stories high, with 2 rooms on a floor, a kitchen, dairy, and all other convenient outhouses; on another plantation, where Michael Pike lived, there is a good stone house; and at the other houses there are overseers houses, negro quarters, barns, stables, tobacco houses, &c. The above tract shall be partitioned off in lots of 1000 or 500 acres, or sold bodily to one purchaser. Belonging to this estate there are 112 negroes to be disposed of, together with all the stocks of cattle, equal to any in the colony, horses, mares, colts, hogs, &c. likewise all the necessary implements for the planter or farmer. Any person or persons inclinable to purchase are desired to make their proposals to me at Rosegill, on Rapphannock river, or to leave them with the overseer, who lives at the house plantation, and will shew the land. In November I shall be on the premises, and may then be personally treated with. Part of this land, and some of the negroes, belonging to my eldest son, who leaves to me the disposition thereof, and will confirm any engagement I enter into on his part.

RALPH WORMELEY.

Figure 21. Ad and transcription, *Virginia Gazette*, Purdie and Dixon, June 16, 1774, page 2, column 3. See: <https://research.history.org/DigitalLibrary/va-gazettes/VGSinglePage.cfm?issueIDNo=74.PD.28&page=2&res=LO>. Accessed June 1, 2019.

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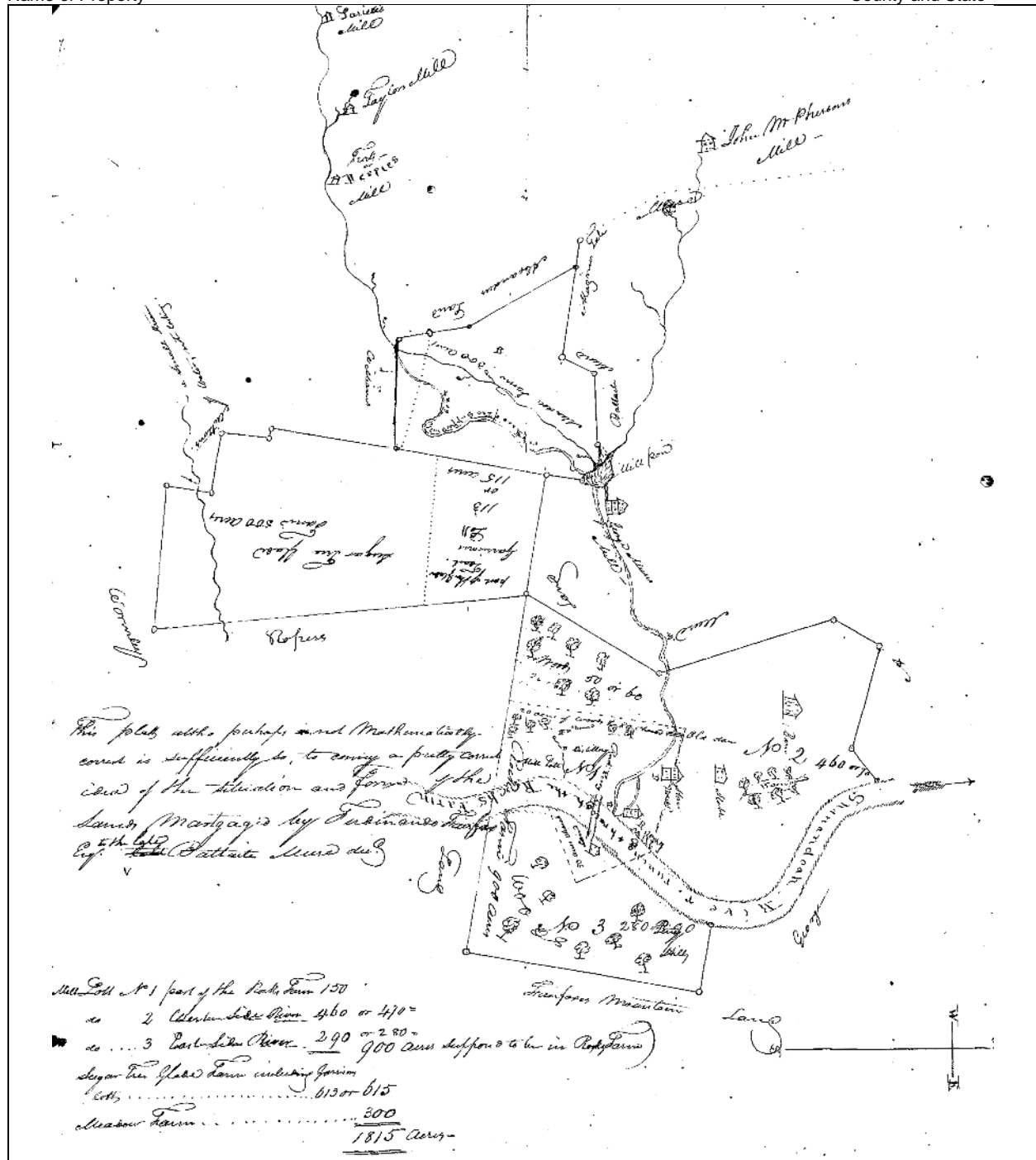


Figure 22. Plat. The Rocks Farm tract (1815 acres) mortgaged by Ferdinando Fairfax.
 "This plat although perhaps not mathematically correct is sufficient to convey a pretty correct idea of the situation and farms of the lands mortgaged by Ferdinando Fairfax Esq. to the late Bataille Muse, dec'd." Chancery court plat referenced in JCDB 5/414.

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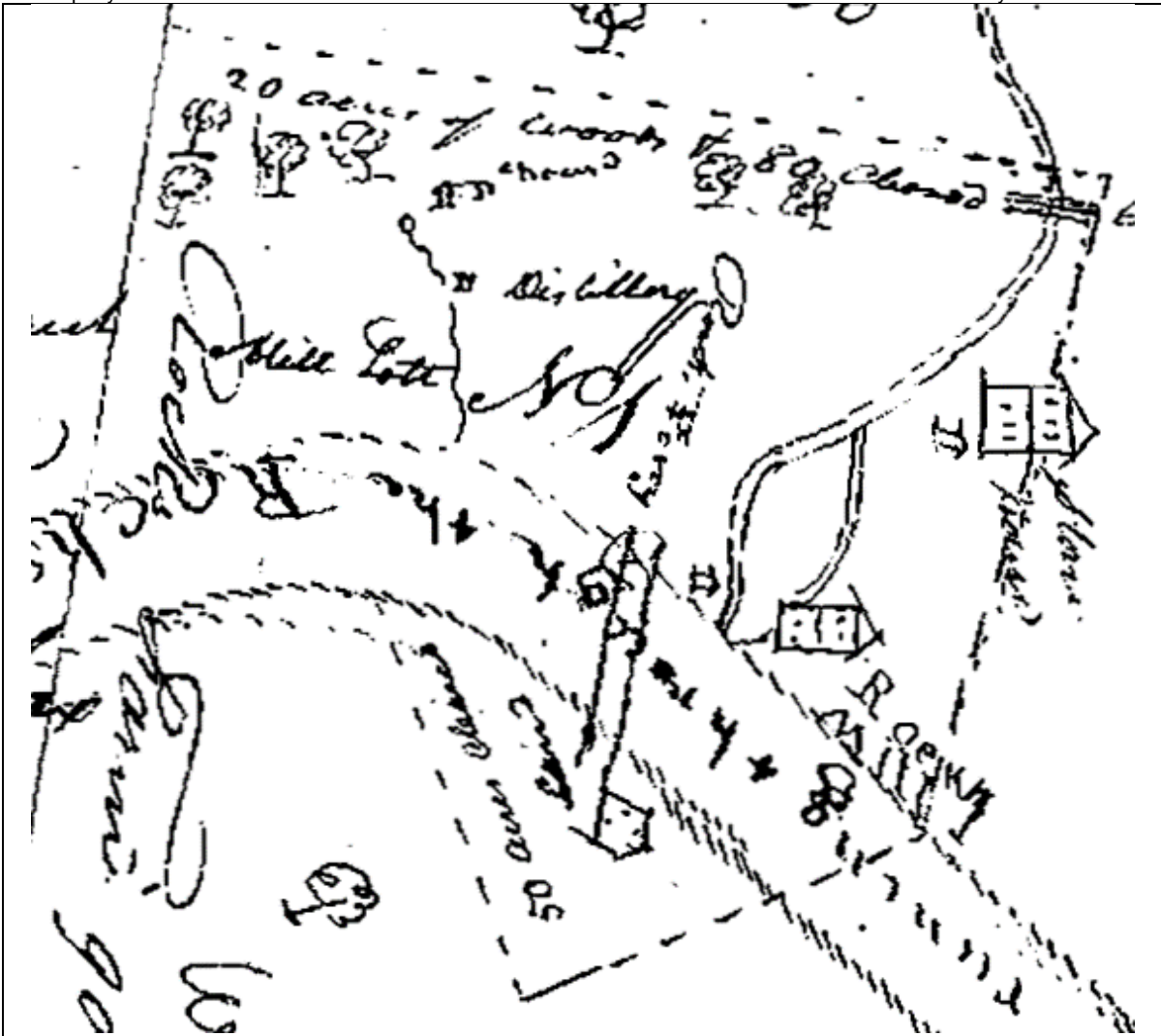


Figure 22a. The Rocks Farm (detail from chancery suit). Plat shows The Rocks Mill Lot, consisting of stone house, ferry, 20 acres of woods, old dam, and distillery.

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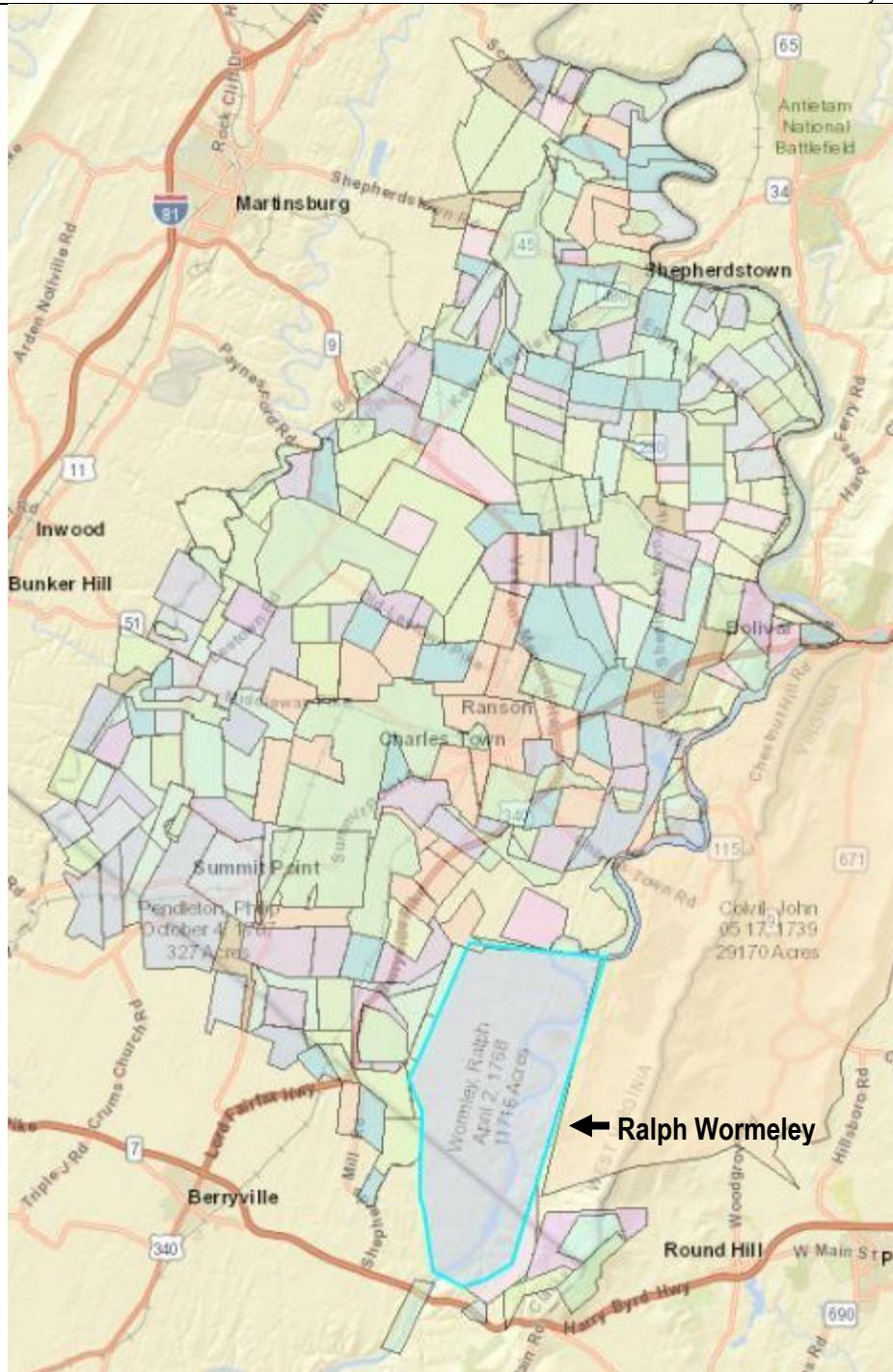


Figure 23. Plat, Land Grants. Galto Geertsma reconstruction. Ralph Wormeley owned 12,000 contiguous acres in western Virginia, an area slightly smaller than Manhattan, and more than anyone else in what would become in 1802 Jefferson County.

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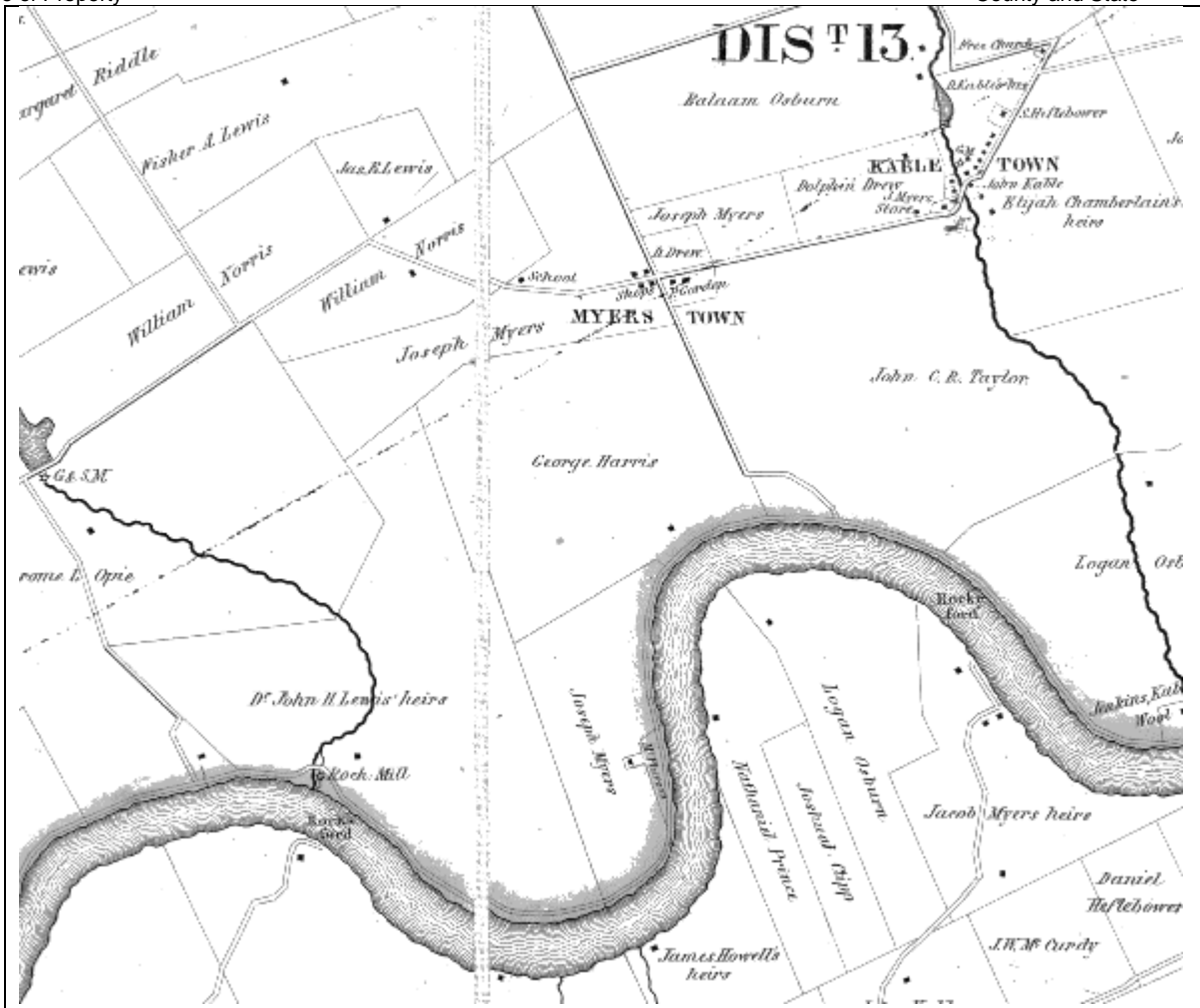


Figure 24. Map segment. Samuel Howell Brown, 1852. The 376-acre farm of Dr. John H. Lewis' heirs is drawn at the lower left quadrant of the map segment.

The Rocks
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Photographs

Photo Log

Name of Property: The Rocks

City or Vicinity: 1003 Westside Lane (off Ann Lewis Rd.)

County: Jefferson

State: West Virginia

Photographer: Lauren C. Kelly

Date Photographed: January 2018

- Photo 1 of 31 The Rocks, Jefferson County, WV
The Rocks. View to northwest of front elevation, iron fence, gate, and retaining wall.
- Photo 2 of 31 The Rocks, Jefferson County, WV
Detail of entry gate and metal fencing.
- Photo 3 of 31 The Rocks, Jefferson County, WV
View to southeast of 1790 house, pre-1803 ell, and post-1978 addition.
- Photo 4 of 31 The Rocks, Jefferson County, WV
View to southwest; rear of house showing additions of 1950s and post-1978.
- Photo 5 of 31 The Rocks, Jefferson County, WV
Side view to northwest showing the 1950s addition.
- Photo 6 of 31 The Rocks, Jefferson County, WV
Oblique view to west showing more detail of 1950s addition.
- Photo 7 of 31 The Rocks, Jefferson County, WV
Overseer's House. View to northwest of front elevation and iron fence.
- Photo 8 of 31 WV_JeffersonCounty_TheRocks_008
Overseer's House, view to southeast showing ell, outboard chimney, second story deck, and shed dormer.

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- Photo 9 of 31 The Rocks, Jefferson County, WV
Overseer's House, view to southwest showing second story deck, stairs to second story, and shed dormer.
- Photo 10 of 31 The Rocks, Jefferson County, WV
Springhouse (left), HABS photograph, 1937. Springhouse (right), after addition of 1980s, view to north.
- Photo 11 of 31 The Rocks, Jefferson County, WV
Springhouse, view to southeast of alteration to original springhouse and modern springhouse addition.
- Photo 12 of 31 The Rocks, Jefferson County, WV
Springhouse, view to southwest showing 1980s addition and second-story cantilevered deck.
- Photo 13 of 31 The Rocks, Jefferson County, WV
Bank barn, view to northwest showing sliding door entry and the silo, partially visible on the right.
- Photo 14 of 31 The Rocks, Jefferson County, WV
Bank barn, view to northeast of forebay and stables ell (to the left).
- Photo 15 of 31 The Rocks, Jefferson County, WV
Bank barn, view to southwest showing west gable and cinderblock backside of stables ell.
- Photo 16 of 31 The Rocks, Jefferson County, WV
View to northwest of goat barn and shed with gambrel roof.
- Photo 17 of 31 The Rocks, Jefferson County, WV
View to north of modern shed with T-111 siding.
- Photo 18 of 31 The Rocks, Jefferson County, WV
View to north of cinderblock garage and gambrel-roofed barn.
- Photo 19 of 31 The Rocks, Jefferson County, WV
View to southwest of fallen carport.
- Photo 20 of 31 The Rocks, Jefferson County, WV
View to north of clubhouse on the bank of the Shenandoah River.
- Photo 21 of 31 The Rocks, Jefferson County, WV
The Rocks. View to southwest of front door and Entry Hallway.

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| Photo 22 of
31 | The Rocks, Jefferson County, WV
The Rocks. View to northwest of Entry Hallway to ell and stairway. |
| Photo 23 of
31 | The Rocks, Jefferson County, WV
The Rocks, Room 101 (Bedroom). View west to fireplace. |
| Photo 24 of
31 | The Rocks, Jefferson County, WV
The Rocks, Room 105 (Dining Room). View northwest to fireplace. |
| Photo 25 of
31 | The Rocks, Jefferson County, WV
The Rocks, Room 108, showing original fireplace and crane. |
| Photo 26 of
31 | The Rocks, Jefferson County, WV
The Rocks, Rooms 106 to 107 (Small Kitchen to Big Kitchen). View northeast from small kitchen to big kitchen. |
| Photo 27 of
31 | The Rocks, Jefferson County, WV
The Rocks, landscape. View to southwest, across from the entry gate to the Main House. |
| Photo 28 of
31 | The Rocks, Jefferson County, WV
Long Marsh Run running through the property, view to southwest, west of property structures. |
| Photo 29 of
31 | The Rocks, Jefferson County, WV
Shenandoah river access point at the Rocks, view southeast. |
| Photo 30 of
31 | The Rocks, Jefferson County, WV
The Rocks landscape, view to the north east from Ann Lewis Road. |
| Photo 31 of
31 | The Rocks, Jefferson County, WV
The Rocks retaining wall, view on Westside Lane facing north towards the Main House. |

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Photo 1: The Rocks, Jefferson County, WV
The Rocks (main house). View to northwest of south elevation, iron fence, gate, and retaining wall.

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Photo 2: The Rocks, Jefferson County, WV
Detail of entry gate and metal fencing. View to northwest



Photo 3: The Rocks, Jefferson County, WV
Western elevation. View to southeast of 1790 house, pre-1803 ell, and post-1978 addition.

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Photo 4: The Rocks, Jefferson County, WV
North elevation. View to southwest; rear of house showing additions of 1950s and post-1978.



Photo 5: The Rocks, Jefferson County, WV
East elevation. Side view to northwest showing the 1950s addition.

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Photo 6: The Rocks, Jefferson County, WV
Oblique view to west showing more detail of 1950s addition.



Photo 7: The Rocks, Jefferson County, WV
Overseer's House. South elevation. View to northwest of front elevation and iron fence.

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Photo 8: The Rocks, Jefferson County, WV
Overseer's House, west elevation, view to southeast showing ell, outboard chimney, second story deck, and shed dormer.



Photo 9: The Rocks, Jefferson County, WV
Overseer's House, east elevation, view to southwest showing second story deck, stairs to second story, and shed dormer.

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Photo 10: The Rocks, Jefferson County, WV
Springhouse (left), HABS photograph, 1937. Springhouse (right), after addition of 1980s, view to north.



Photo 11: The Rocks, Jefferson County, WV
Springhouse, view to southeast of alteration to original springhouse and modern springhouse addition.

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Photo 12: The Rocks, Jefferson County, WV
Springhouse, view to southwest showing 1980s addition and second-story cantilevered deck.



Photo 13: The Rocks, Jefferson County, WV
Bank barn, view to northwest showing sliding door entry and the silo, partially visible on the right.

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Photo 14: The Rocks, Jefferson County, WV
Bank barn, view to northeast of forebay and stables ell (to the left).



Photo 15: The Rocks, Jefferson County, WV
Bank barn, view to southwest showing west gable and cinderblock backside of stables ell.

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Photo 16: The Rocks, Jefferson County, WV
View to northwest of goat barn and shed with gambrel roof.



Photo 17: The Rocks, Jefferson County, WV
View to north of modern shed with T-111 siding.

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Photo 18: The Rocks, Jefferson County, WV
View to north of cinderblock garage and gambrel-roofed barn.



Photo 19: The Rocks, Jefferson County, WV
View to southwest of fallen carport.

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Photo 20: The Rocks, Jefferson County, WV
View to north of clubhouse on the bank of the Shenandoah River.

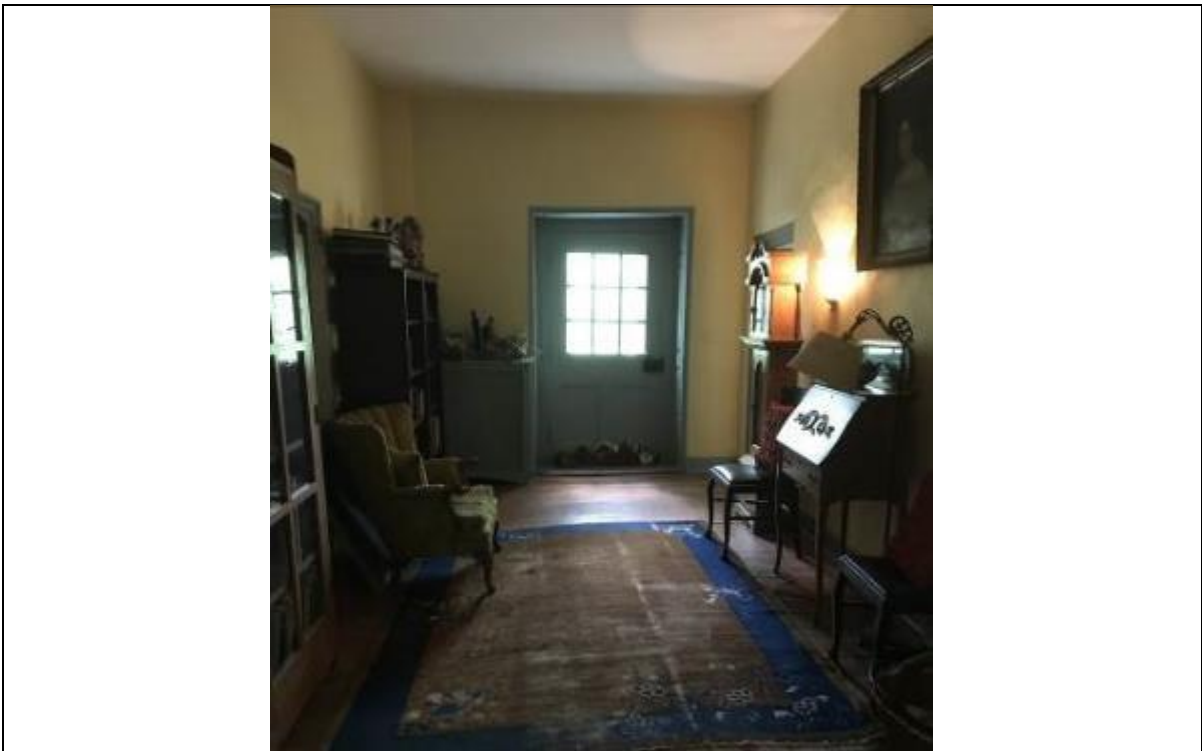


Photo 21: The Rocks, Jefferson County, WV
The Rocks. View to southwest of front door and Entry Hallway.

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Photo 22: The Rocks, Jefferson County, WV
The Rocks. View to northwest of Entry Hallway to ell and stairway.



Photo 23: The Rocks, Jefferson County, WV
The Rocks, Room 101 (Bedroom). View west to fireplace.

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Photo 24: The Rocks, Jefferson County, WV
The Rocks, Room 105 (Dining Room). View northwest to fireplace.



Photo 25: The Rocks, Jefferson County, WV
The Rocks, Room 108, showing original fireplace and crane.

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Photo 26: The Rocks, Jefferson County, WV
The Rocks, Rooms 106 to 107 (Small Kitchen to Big Kitchen). View northeast from small kitchen to big kitchen.



Photo 27: The Rocks, Jefferson County, WV
Landscape. View to southwest, across from the entry gate to the Main House.

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Photo 28: The Rocks, Jefferson County, WV
Long Marsh Run running through the property, view to southwest, west of property structures.

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Photo 29: The Rocks, Jefferson County, WV
Shenandoah river access point at the Rocks, view southeast.

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Photo 30: The Rocks, Jefferson County, WV
The Rocks landscape, view to the north east from Ann Lewis Road.

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Photo 31: The Rocks, Jefferson County, WV
The Rocks retaining wall, view on Westside Lane facing north towards the Main House.

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Appendix I

Agricultural significance from 1940 to present day (2019):

The Barlows would own The Rocks for ten years after its purchase in 1940. Both were medical doctors; they had moved from Minnesota to West Virginia to practice, he in Winchester, she at the Veterans' Administration Hospital in Martinsburg.³² The appraised value of buildings was \$2,000, a value that would not change during their ten years of ownership.³³ The steady value of this appraisal indicates the Barlows made no apparent changes or additions to the property. On October 10, 1950, the Barlows sold The Rocks and its 176 acres to [Commodore] John and Esther Magruder.³⁴ The Barlows then moved to Berryville, Virginia, to live in a house "newly constructed for them."³⁵

The appraised value of buildings during Magruder ownership (1950 to 1955) was \$3,000 to \$3,200. Because an appraisal changed with an owner, the higher appraisal indicated increased value of buildings, but not any significant alterations or additions. In 1955 the Magruders sold the property to Hebe Wright Dick.³⁶ Dick raised "top notch" cattle, something of a departure from growing wheat and corn, but an important component of agriculture.³⁷ The appraised value of buildings when purchased by Dick was \$3,500, again a higher appraisal based on purchase of a property by a new owner. But for tax year 1958 the appraised value increased from \$3,500 to \$6,500, an increase of \$3,000. This increase could only be due to alterations or additions to the property. The increase can be deduced to the addition of four bedrooms, three bathrooms, a modern kitchen, and storage in an ell added to the existing ell. The apocryphal "the addition was put on in the fifties" can be pinpointed to 1957 or 1958 by the Dicks.

In 1965, at the death of Hebe Wright Dick, Dickerson Hoover bought The Rocks and two adjoining farms from the Wright estate.³⁸ Hoover proved to be a good farmer and conservationist. In 1971, supervisors of Jefferson County Eastern Panhandle Soil Conservation District named Hoover its county farmer of the year. Among other accomplishments, the citation states Hoover "has 160 acres of corn using a no-till method to prevent soil erosion,... 200 steers,... and a sod crop on bottomland able to produce sod every four years."³⁹ The appraised value when the Hoovers acquired the property in 1965 was \$15,000. They owned it fourteen years and only in the last two years did the appraised value increase to \$15,200 indicating the Hoovers did not make any major changes or additions to The Rocks.

³² "Death of Mrs. Barlow," *Spirit of Jefferson Farmers Advocate*, May 19, 1966, p. 14, col. 4.

³³ Jefferson County LLC Book, 1941-1951.

³⁴ Jefferson County Deed Book 181, page 283.

³⁵ "News of Other Years, 30 Years Ago," *Spirit of Jefferson Farmers Advocate*, September 25, 1980, p. 2, col. 4.

³⁶ Jefferson County Deed Book 203, page 251.

³⁷ "706 Acres," *Spirit of Jefferson Farmers Advocate*, February 27, 1964, p. 8, col. 1.

³⁸ Jefferson County Deed Book 271, page 176.

³⁹ "Dickerson Hoover, Jr. is Named Soil Conservation Farmer of Year in County." *Spirit of Jefferson and Farmers Advocate*, June 24, 1971, p. 9., col. 1.

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On May 27, 1977, Dickerson Naylor Hoover III, son of the conservationist, and wife Carrie Virginia Hoover, sold a portion of the estate containing 79.32 acres to Hunter D. Adams, Gerald J. Macfarlane, Lawrence D. Ostrow, James Howard Johnson, and Kathleen Mary Hays for \$230,000.⁴⁰ Hunter Adams and others would sell their shares and move; others (like Dave Brittingham) would join. By 1994 the consolidated group would incorporate as The Rocks Corporation, the entity that owns the farm in 2019.⁴¹ In 1977, the appraised value of buildings at The Rocks jumped from \$15,200 to \$52,300; property taxes increased from \$202 to \$1,240.

Medical doctor Hunter D. Adams, better known as "Patch" Adams (in 1998 Hollywood would make a film of the same name starring Robin Williams in the title role) years after the purchase, sought to develop The Rocks as a commune dedicated to mental health rehabilitation. He and fellow group members called themselves "the Zanies" also focused on organic farming. They sold such specialty foods as endive and pesto (made from a field of basil on the bottomland) to high-end restaurants in Washington, D.C. Today, "locally-sourced" produce, fish, meat, and poultry are commonplace and expected of any restaurant; in 1977 "locally-sourced" was an emerging trend, one the communal owners could identify with and take advantage of. Group members aged as time passed. Like Patch, some have moved on. Others have died. Still others continue to live at The Rocks in active but subdued retirement.

⁴⁰ Jefferson County Deed Book 423, page 279.

⁴¹ Jefferson County Deed Book 776, page 384.

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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.

Paperwork Reduction Act Statement: This information is being collected for nominations 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.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.