

NHP - 2/5/02  
VLR - 9/12/01

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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Greyledge  
other names/site number VDHR file no. 11-0010

2. Location

street & number 1066 Greyledge Road N/A not for publication  
city or town Buchanan X vicinity  
state Virginia code VA county Botetourt code 023 zip code 24066

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant \_\_\_ nationally X statewide X locally. ( \_\_\_ See continuation sheet for additional comments.)

McCartin Jussen 11/20/2001  
Signature of certifying official/Title Date  
VIRGINIA DEPARTMENT OF HISTORIC RESOURCES  
State or Federal agency and bureau

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

\_\_\_\_\_  
Signature of commenting or other official/Title Date  
\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is: Signature of the Keeper Date of Action  
\_\_\_\_\_  
entered in the National Register. \_\_\_\_\_  
\_\_\_ See continuation sheet. \_\_\_\_\_  
\_\_\_\_\_  
determined eligible for the National Register. \_\_\_\_\_  
\_\_\_ See continuation sheet. \_\_\_\_\_  
\_\_\_\_\_  
determined not eligible for the National Register. \_\_\_\_\_  
\_\_\_\_\_  
removed from the National Register. \_\_\_\_\_  
\_\_\_\_\_  
other (explain): \_\_\_\_\_

**5. Classification**

**Ownership of Property**

(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

**Number of Resources within Property**

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
<u>13</u>	<u>4</u>	buildings
<u>2</u>	<u>0</u>	sites
<u>2</u>	<u>1</u>	structures
<u>0</u>	<u>0</u>	objects
<u>17</u>	<u>5</u>	Total

**Name of related multiple property listing**

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

N/A

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

*Category*

*Subcategory*

- DOMESTIC                      single dwelling
- DOMESTIC                      secondary structure
- FUNERARY                      cemetery
- AGRICULTURE                      storage
- AGRICULTURE                      animal facility
- LANDSCAPE

**Current Functions**

(Enter categories from instructions)

*Category*

*Subcategory*

- DOMESTIC                      single dwelling
- DOMESTIC                      secondary structure
- FUNERARY                      cemetery
- AGRICULTURE                      storage
- AGRICULTURE                      animal facility
- LANDSCAPE
- TRANSPORTATION                      road-related (vehicular)

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

Greek Revival

**Materials**

(Enter categories from instructions)

- foundation                      Brick
- walls                              Brick
- roof                                Metal
- other                                Wood
- Concrete
- Stone

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

### 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.)

Property is:

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

#### Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

INDUSTRY

SOCIAL HISTORY

#### Period of Significance

Ca. 1855-1946

#### Significant Dates

Ca. 1855  
1895

#### Cultural Affiliation

N/A

#### Architect/Builder

Carter, Stuart Barns

#### Significant Person

(Complete if Criterion B is marked above)

Pechin, Edmund Cash

Pechin, Mary Lemon Shelley

#### Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

### 9. Major Bibliographical References

#### Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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

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

#### Primary location of additional data:

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

Name of repository:

**10. Geographical Data**

**Acreage of Property** approximately 245 acres

**UTM References**

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	17	617660	4159580	3	17	618490 4159130
2	17	618250	4158960	4	17	618850 4158630

See continuation sheet.

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title	<u>J. Daniel Pezzoni</u>		
organization	<u>Landmark Preservation Associates</u>	date	<u>May 5, 2001</u>
street & number	<u>6 Houston St.</u>	telephone	<u>(540) 464-5315</u>
city or town	<u>Lexington</u> state <u>VA</u>	zip code	<u>24450</u>

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

- A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white photographs** of the property.

**Additional items**

(Check with the SHPO or FPO for any additional items)

**Property Owner**

(Complete this item at the request of the SHPO or FPO.)

name	<u>Douglas R. and Julia R. Deming</u>		
street & number	<u>1066 Greyledge Rd.</u>	telephone	-
city or town	<u>Buchanan</u> state <u>VA</u>	zip code	<u>24066</u>

**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. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Greylegge  
Botetourt Co., Va.

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**NARRATIVE DESCRIPTION**

**Summary**

Greylegge stands in the midst of spectacular mountain scenery in eastern Botetourt County, Virginia. The symmetrical three-bay, two-room-deep, center-passage-plan core of the two-story brick house was probably under construction in 1854 and was completed by 1857 (see exhibits A and B for house plans). The house was built for the Cartmill family, and a second phase of construction was initiated after 1895 by the Pechin family. The second phase included a two-story east wing added in 1906 and multiple lesser additions and alterations dating chiefly to the late nineteenth and early twentieth century. The house is distinguished by intact Greek Revival detail, a semidetached kitchen and servants wing (now incorporated into the house), and the sympathetic design of the 1906 wing. The lesser additions include a one-story front porch with balcony, a two-story frame and brick infill between the original main house and kitchen (the frame portion adapted from an original breezeway), a one-story porch on the west end, a one-story greenhouse on the east end, and a two-story ice house wing and two-story porte cochere wing with enclosed second story, both frame and located to the rear.

Near the main house stand a washhouse made into an apartment, a cistern, and a potato cellar/acetylene house. A little further off is a farm complex that includes a barn and garage, and downslope to the south are a pet cemetery and a large pond. Two secondary dwellings with outbuilding complexes stand on the property. The story-and-a-half frame dwelling known as the Gate House was built in two phases probably beginning in the late nineteenth century and has simple Victorian detail, a Rustic-style well gazebo constructed of branches, a barn with mortise-and-tenon original section, and other outbuildings. The plainly detailed, story-and-a-half, frame dwelling known as the Creek House dates to the early twentieth century and is surrounded by mostly noncontributing resources.

Surrounding the house are various landscape features such as stone and concrete patios, brick walls and walkways, planting beds, and ornamental shrubs and trees. Most of these features date to the first half of the twentieth century. The 245-acre nominated parcel is comprised of woods, pastures and cropland and is watered by Purgatory Creek, which flows into the James River several miles to the south opposite the town of Buchanan. The main house stands at over 1,200 feet in elevation on a southern spur of a mountain known as The Knob, and it has views of nearby Purgatory Mountain to the west and the Blue Ridge to the south and east. Interstate 81, which passes less than a mile southeast of the house, is not visible from it.

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Greyledge  
Botetourt Co., Va.

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Description (continued)

Inventory

*Greyledge Complex*

1. Greyledge. Ca. 1855; ca. 1900; 1906. Contributing building.
2. Potato cellar/acetylene house. Early 20th c. Contributing building.
3. Cistern. Ca. 1900; ca. 1960. Contributing structure.
4. Washhouse/apartment. Ca. 1900; ca. 1940. Contributing building.
5. Garage. Early 20th c. Contributing building.
6. Barn. Ca. 1900. Contributing building.
7. Machinery shed. Ca. 1930. Contributing building.
8. Chickenhouse. Ca. 1930. Contributing building.
9. Pet cemetery. Early 20th c. Contributing site.
10. Lake. 1946. Contributing site.
11. Bridge. 1950s. Noncontributing structure.

*Gate House Complex*

12. Gate House. Late 19th c.; early 20th c. Contributing building.
13. Well gazebo. 1930s. Contributing building.
14. Potato cellar. Early 20th c. Contributing building.
15. Garage. 1930s. Contributing building.
16. Barn. Late 19th c.; early 20th c. Contributing building.
17. Shed. 2nd half 20th c. Noncontributing building.

*Creek House Complex*

18. Creek House. Early 20th c. Contributing building.
19. Well. Early 20th c. Contributing structure.
20. Shed. 2nd half 20th c. Noncontributing building.
21. Pig pen. 2nd half 20th c. Noncontributing building.
22. Privy. 2nd half 20th c. Noncontributing building.

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**Description (continued)**

**Greyledge Exterior**

The original section of Greyledge is constructed of brick laid in Flemish bond on the south-facing front elevation and stretcher bond with stretcher-header courses every four or five stretcher courses on the side and rear elevations and on the two-story kitchen wing. The mortar joints were originally pencilled, and the brickwork was painted yellow about 1900 (a section of formerly exterior brickwork with well-preserved pencilling and yellow paint survives in a back closet). The two-story east wing and a portion of the kitchen infill are constructed of brick laid in five- and six-course American bond and painted. The painted finishes have weathered off the brickwork to varying degrees except on a section of the rear elevation where a white painted finish has been maintained.

The chimney brickwork is generally the same as that of the sections of the house to which it belongs, except that ventilated brick caps or covers were added about 1900 (of which three survive), and several chimney caps were rebuilt in the mid-twentieth century. The four chimneys of the original house rise on the interior of the east and west sides, two to a side; the original kitchen chimney rises on the kitchen's west gable end; the east wing has an east end interior chimney and a rear exterior chimney; and the two rear frame wings have interior brick flues that are now roofed over. The foundations of the original house and kitchen are brick (at least those sections that are visible above grade and in the basement) but the east wing and greenhouse stand on poured concrete foundations.

The roofs over the original main house, the east wing, the kitchen infill, the greenhouse, and the west porch are hipped whereas the original kitchen and the porte cochere wing are gabled and the ice house wing has a shed roof. The roofs are covered with painted standing-seam metal and have historic-period concealed gutters or modern suspended gutters. The hip roof over the original section has a deck with hatchway access. On the east- and north-facing slopes of the original section/east wing roof are gabled dormers, and associated with them are soffit vents under the lip of the roof. Centered on the original section is a decorative pedimented gable with vertical beaded matchboard in the tympanum and a circular cast-iron vent with a Gothic design of trefoils around a central quatrefoil.

The house has six-over-six windows with peaked wood lintels set flush with the brickwork. There are several windows with other sash arrangements such as the nine-over-nine windows of the greenhouse and the two-over-two windows of the west porch. The two original front entries (one on each story) are nearly identical in form and detail, with the same peaked lintels as the

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**Greystone  
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**Description (continued)**

windows, transoms with decorative muntin patterns, sidelights with molded panels beneath, and Greek Revival surrounds with molded jambs and cornices. The entries have apparently original wood panel doors with added single glass panels in their upper halves (secondary entries elsewhere on the exterior have wood panel doors, some with glass uppers).

The first-story entry is sheltered by a ca. 1900 porch; the second-story entry was formerly sheltered by the second tier of this porch, which was removed (probably in the 1930s) so that the entry now opens onto a balcony. The porch is classical in design, with round wooden Tuscan columns and half-round pilasters. The four columns across the front are late-twentieth-century replacements. A windbreak fills the intercolumniations of the west side, with operable nine-over-nine and one-over-one windows and beaded matchboard panels with molded trim above and below. Between the other columns is a railing with rectangular-section banisters, and there are tongue-and-groove flooring and a beaded matchboard ceiling. The porch is reached by modern wood steps with wood railings that terminate at the bottom at newel posts made out of round column sections with a metal gate across the front. The continuous brick foundation has a reused beaded batten door and reused windows with deteriorated sash. The space under the porch has iron hooks attached to the joists for use in hog butchering and there is even a whittled wooden spanner for the same purpose resting on the hooks. A curved brick wall built in the early twentieth century extends from the west side of the porch foundation. Surrounding the porch are herringbone-pattern brick walkways from the historic period. The balustrade of the porch balcony has molded panels, a cornice, a metal top handrail, and a poured concrete floor with asphalt surface.

Of the two rear additions, both clad in white-painted weatherboards, the porte cochere wing is the more stylish, with its open drive-through supported at the end by four thick posts on stone footers. The inner pair of these are chamfered and are joined by a chamfered cross beam. The outer posts are plain; the west post is a mid-twentieth-century replacement. Other features of this wing include a vestibule against the house with a simple original wooden stair to the entrance similar in form and detail to other stairs that formerly served secondary entrances, and a small brick wing adjoining the vestibule that now contains a ca. 1900 bathroom but with iron bars over the window that suggest valuables were once stored there, perhaps plateware since the room has a door that connects to the former dining room. The ice house wing is plainly detailed with a second-story cantilevered connector to the house and an adjoining modern deck. Next to the east side of this wing there formerly stood a steel water tower with an octagonal reservoir constructed of sassafras wood and capped by a wood-shingle roof. The reservoir was filled by a hydraulic ram placed in Purgatory Creek near the Creek House, and it supplied water to the bathrooms in



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**Description (continued)**

the house, suggesting it was constructed soon after the Pechin family acquired the property in 1895. The water tower was removed about 1960; steel from the supports was later used to construct a foot bridge across Purgatory Creek that provides access to Etna Furnace, located about a half mile south of Greyledge. Other miscellaneous exterior features of the house include the west porch which was originally open but was bricked up (crookedly) in the early twentieth century; panels under the greenhouse windows; and remnants of a former downspout system for channelling rain water to a nearby cistern.

**Greyledge Interior**

The interior of the principal living areas of the house have plaster-on-lath and plaster on brick wall and ceiling finishes, late-twentieth-century wallpaper on most walls, and floors mostly floored with narrow tongue-and-groove boards from the early twentieth century but also, in some rooms, with wider nineteenth-century boards. The first-story front entry opens into a wide center passage with a two-run stair at the back. The stair has a spandrel with vertical molded panels, slender turned newels, rectangular-section banisters, and a natural-finish handrail with a spiral terminus at the bottom and ramped and eased at the turnings. The symmetrically molded door trim with turned corner blocks and the molded baseboard in the passage are typical throughout the original house and the east wing.

The four first-floor rooms in the original section of the house are similar in basic detail. Each has a simple Greek Revival mantel with tapered pilasters with molded caps and a molded inner surround with turned corner blocks, and each room has molded panels under the windows. Five-panel doors with porcelain or metal knobs in these rooms are typical throughout the house. A wide opening between the southeast and northeast room originally contained pocket doors and may still, although the slots from which the doors would have emerged were cased over by the 1920s (it is possible there was only a single pocket door at this location). The northeast room features book shelves with short chamfered supports between the shelves. Most of these shelves stood in the room in the early twentieth century, rose to about chest height, and were painted black, as shown in historic photographs. In the mid-twentieth century identical shelves from the southeast room and perhaps other rooms were added to the tops of some of the existing shelves, raising them to near ceiling height. The northwest room probably originally functioned as the dining room, for it once had a direct doorway connection to the kitchen breezeway. The room has a fireplace with a mid-nineteenth-century cast-iron Franklin stove insert with a design of Ionic pilasters, grape vines, and anthemions. A small brick wing containing a bathroom that now extends from the rear of the room and that was later incorporated into the porte cochere wing,

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**Description (continued)**

has bars over its window suggesting a former use for the storage of valuables. The second floor of the original section is similar in plan and character to the first, although the mantels do not have decorative inner surrounds. The second-floor center passage has at its rear a doorway with transom that now gives access to the porte cochere wing but which probably originally opened onto the second tier of a back porch.

The original two-story kitchen and servants quarter, which stands off the west side of the original house and connects to it by an apparently original two-tier breezeway, has a one-room plan on both floors. The first-floor room has had its mantel removed and plywood wall and ceiling finishes added, but the second-floor room retains a simple Greek Revival mantel flanked by closets with simple canted door moldings, beaded batten doors, and beaded board linings. The breezeway was formerly open on at least the south elevation, with a two-tiered porch appearance when viewed from the front, but it was fully enclosed about 1900 and shortly thereafter a two-story brick kitchen addition was added to the front. The first floor of the breezeway contains a stair--originally open with rectangular-section balusters but now enclosed with vertical beaded matchboard sheathing--two wall-mounted shelves (one the recycled bracketed shelf of a mantel), a wall-mounted cabinet or dairy with diamond-pattern muntins in its glass front, and two iron rings projecting from mortar joints. The breezeway stair enclosure rises into the second-floor room and has an interior window to admit light to the stair. In the small closet under the stair is a trap door that provides access to several wooden steps that descend into the crawl space under the breezeway. The arrangement suggests use of the crawl space for the storage of food stuffs or perhaps concealed valuables. The kitchen in the first floor of the brick addition to the front of the breezeway has 1970s natural-finish wood cabinetry.

The east wing, as noted above, is similar in detail to the original section of the house even though it was built over a half-century later. The first-floor has two principal rooms: a small music room well illuminated by a pair of windows, and a larger living room with a simple mantel of Greek Revival design (or perhaps "Greek Revival Revival") flanked by a glass-panel door and a tall window that looks into the greenhouse. Behind these rooms are service spaces and a hallway with an open winder stair with a paneled spandrel and a natural-finish handrail on rectangular-section banisters. The second floor contains bedrooms, a central closet with a circular window that admits light from a hallway, and two bathrooms. The bathrooms have tiled floors and shower stalls, and one has a sink on tapered ceramic legs. The other has a sink on cast-iron wall brackets that incorporate a circular device; a similar sink appears in a bathroom on the first floor of the wing. Three bathrooms were added to other parts of the house about 1900. They have sinks on cast-iron brackets that are more scroll-like in form than those in the east wing.

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**Description (continued)**

Two of the bathrooms have claw-foot bathtubs.

The ice house wing contains the ice house or "freezer room" on the first floor, with thick walls filled with sawdust for insulation, plain matchboard wall and ceiling finishes, shelves, and a wall-mounted chute of mysterious function but possibly associated with ventilation and cooling. The room above has a Victorian molded window surround and plaster-and-lath walls (the ceiling has been removed). The room above the porte cochere has beaded matchboard walls and ceilings and an angled corner fireplace with a Greek Revival/Victorian mantel with a bracketed shelf. The attic, reached by a stair that continues that in the center passage, reveals a common rafter roof structure and evidence for former use as storage rather than living or working space. The basement has a two-room-deep center-passage plan that mirrors that of the floors above, with plaster-on-lath ceilings, parged brick walls, concrete floors, simple canted door moldings, and a beaded batten door. The floor joists of the rooms above are straight-sawn. In the 1940s the basement was used for hog meat preparation associated with butchering that occurred just outside a doorway under the front porch.

**Greylegge Outbuildings and Landscape Features**

A potato cellar/acetylene house, cistern, and washhouse/apartment stand directly behind Greylegge, east to west, on the edge of a steep slope. The rectangular stone potato cellar is built into a bank (to moderate the interior temperature) and has a metal-sheathed gable roof. It contained acetylene tanks that supplied gas for light fixtures in the house. Near the southeast corner of the potato house stands a trunk-like mass of concrete that formerly reinforced the rotted-out heart of a willow tree that stood there. The cistern was formerly supplied by an underground conduit connected to downspouts on the house, and it once had an octagonal cap with a hand pump in a metal enclosure. About 1960 the property's then owner Stuart Carter constructed a circular brick curb over the cistern with a winch and bucket supported by log posts. The curb and winch assembly gave the appearance of a well, but water was drawn by a small cast-iron hand pump manufactured by the Sanders Co. of Elizabeth City, N.C.

Next to the cistern stands a one-story frame washhouse constructed about 1900 and remodeled as an apartment about 1940. The building has board-and-batten siding with the battens connected by a scalloped frieze at the top to create an arched effect. Other exterior features include a metal-sheathed gable roof, wood-shingle sheathing and diamond-shaped cut-out vents in the gables, decorative rafter ends, a stone foundation, six-over-six windows, a small bay window and French doors opening onto a concrete porch on the west end, and a bathroom and kitchen addition across

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**Description (continued)**

the front with three-over-one windows. The interior has a mix of beaded matchboard and plasterboard wall and ceiling finishes, wood floors, and a stock Colonial Revival mantel over a fireplace with an iron lining.

To the east of Greyledge stands a group of mostly agricultural buildings including a garage, barn, machinery shed, and chickenhouse. The garage is a frame building with a metal-sheathed gable roof, decorative rafter ends, plain and sawtooth wood shingles in the gables, novelty weatherboard siding, a stone foundation, and six-over-six windows. The interior has natural-finish beaded matchboard wall and ceiling finishes and shelves associated with the building's original use as a garage and later use as a workshop.

The barn--the largest building on the hill other than the main house--is a story-and-a-half building constructed with circular-sawn timbers that are nailed together. Like the washhouse it has board-and-batten siding with the battens connected by a scalloped frieze at the top to create an arched effect. The main body of the barn has a metal-sheathed gable roof with a large south-side gable, wood-shingle sheathing in the gables, decorative rafter ends, a stone foundation, six-over-six windows (most with bars), and a sliding door with windows on the west gable end. Extending from the barn are a tack room on the east end, a ruinous cow shed addition with vertical-board siding and lattice venting in the shed roof ends on the north side, a weatherboarded carriage garage addition with a sliding door on the east end, and--added to the end of the carriage garage--a board-and-batten milking shed. A corn crib that extended from the northeast corner of the cowshed about 1930 has since been removed.

The barn's whitewashed interior contains horse stalls, built-in grain bins and chutes, and, in the hay mow, a hay fork rail and partial hay fork. In the tack room are large wooden pegs for hanging tack, and stored in the carriage garage is a concrete wash tub that formerly stood in the washhouse. The machinery shed is a vertical-board-sided building of frame and pole construction with an open south-facing front, a metal-sheathed shed roof, and a poured concrete foundation. Additions that formerly extended the building on its east end have been removed. The chickenhouse, which was used for raising geese and ducks in the mid-twentieth century, is a small frame building with board-and-batten siding, a metal-sheathed shed roof with a wood ventilator projecting from it, and a south-facing window wall.

Off the southeast corner of Greyledge and extending southward downhill is a large planting bed with a rock border and a central brick-bordered walkway. Beyond the bed's southern end is a small cemetery used to inter the Pechins' dogs. About a half dozen small marble markers have

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**Description (continued)**

been collected from the plot and piled against the boulders that demarcate the front yard of the main house. The fanciest inscription is for Dolly (d. 1907). Other names are Flash, Virginia (d. 1908), Sandy and Lassie. At the foot of the hill is a lake constructed by Stuart Carter. The driveway from Greyledge to the main road passes the west end of the lake through an allée of catalpa trees. The driveway then crosses Purgatory Creek over a bridge constructed by Stuart Carter with a concrete deck and stone piers connected by loops of chain to serve as guardrails. This bridge replaces one constructed with wood decking on log spans.

**Gate House Complex**

At the entrance to the Greyledge driveway stands the Victorian dwelling known to Pechin family descendants as the Gate House. The western part of the south-facing house is the original section, which probably dates to the late nineteenth century and which may be the "good tenant house" described in an 1893 sale advertisement. The original section was extended on its east end about 1900 and the two sections were unified with a new weatherboarded exterior. The story-and-a-half frame house features a metal-sheathed gable roof with two front gables over the upper-story windows (a 1920s photograph shows a small wooden finial, now gone, on the east gable end). The foundation under the original section has large stone corner and middle piers with stone infill between; that under the extension is also stone, with incised mortar joints. A one-story porch extends across most of the front on chamfered wood posts with molded caps and neckings. Other exterior features include a one-story rear wing, a modern rear bathroom addition, an interior brick flue, a beaded matchboard frieze, a front entry with sidelights and transom, and two-over-two windows.

The interior has beaded matchboard wall and ceiling finishes with some replacement plasterboard finishes, wood floors, Victorian molded window trim with turned corner blocks, and a modernized kitchen in the rear wing with cabinetry built by Jim Dodd (a local cabinetmaker). The first floor of the original section has a beaded matchboard partition through its middle that angles awkwardly to miss the front entry. An enclosed stair with two runs rising in opposite directions is accessed at its common base through a back doorway and has a slender chamfered newel post at the top of the east run.

Off the west side of the Gate House is a Rustic-style gazebo over a hand-dug well with a concrete cap. The gazebo is constructed of log sapling posts and sections of de-barked branches that form complicated triangular patterns. There are traces of green paint on the woodwork. The metal-sheathed pyramidal roof has a pyramidal metal finial. Behind the gazebo is a stone potato

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**Description (continued)**

cellar with an overhanging metal-sheathed gable roof with a louvered wooden ventilator on the ridge. To the northeast of the house stands a frame garage with vertical-board siding, a metal-sheathed gable roof with lozenge-shaped gable vents with cross patterns of drilled holes, sliding doors, and work and storage rooms on the sides. A small frame shed in ruinous condition stands farther to the northeast.

North of the Gate House and next to the state road stands a frame barn constructed in two phases. The section on the north side of a center drive-through is the oldest, constructed with hewn beams mortise-and-tenoned and pegged together with other members joined with cut nails, features that suggest construction before 1890. (Perhaps this original section is the stable mentioned in an 1893 sale advertisement.) The sawn common rafters are lapped and pegged at the ridge and have Roman numeral builder marks. The south end is constructed of circular-sawn members nailed together. Other features include vertical-board siding, a metal-sheathed gable roof, a gabled extension of the west end of the drive-through, and a hay fork rail. A roofless concrete stave silo stands at the north end of the barn, and off the south end is the concrete foundation of former scales.

**Creek House Complex**

The Creek House, so known by Pechin family descendants, is a *story-and-a-half* tenant house of light circular-sawn, wire-nailed frame construction that combine with other architectural evidence to suggest a date of construction in the early twentieth century or the 1890s at the earliest. The south-facing house has weatherboard siding, a metal-sheathed gable roof, decorative rafter ends, a stone foundation that incorporates a left-over wood foundation post on the west gable end, an interior brick flue, a recycled two-panel front door, and six-over-six windows. The one-story front porch has had its shed roof rebuilt but retains several early or original wood posts with molded caps. To the rear extends a *story-and-a-half* ell with an interior gable-end brick flue, a porch with tapered rectangular-section posts on the west side, and a modern vertical-board-sided bathroom addition on the east side. The two-room interior has plaster-and-lath wall and ceiling finishes, wood floors, a beaded matchboard partition between the rooms, plain window surrounds with turned corner blocks, and an enclosed winder stair in the ell. Except for a hand-dug well with a concrete cap, the resources behind the Creek House appear to date to after 1950. These are a partially vertical-board-sided frame shed with an open front supported on log posts, a vertical-board-sided frame pig pen, and a plywood-sided frame privy.

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**Description (continued)**

**Integrity Statement**

The main house at Greyledge, the secondary dwellings and outbuildings, and the surrounding acreage possess as a whole excellent integrity. The main house retains all the major character-defining features it had acquired by the end of the period of significance and many secondary features. Important features survive from both of the principal periods of the home's evolution, the late antebellum period and the years around 1900. The principal missing original element--a two-tier front porch--was replaced about 1900 by a similar porch that evolved to its present appearance during the period of significance. The proposed rehabilitation of the house will likely recreate the historic second tier of the ca. 1900 porch. The nominated acreage includes a historic mix of cleared and wooded land that is probably more wooded than historically owing to reforestation since the mid-twentieth century (a phenomenon that has occurred throughout the South). Surrounding acreage and Greyledge's more distant viewshed remain predominately agricultural and forested.

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## NARRATIVE STATEMENT OF SIGNIFICANCE

### Summary

Greyledge, located amid spectacular mountain scenery in eastern Botetourt County, Virginia, is an evolved Greek Revival house begun in the mid-1850s by the Cartmill family. According to tradition the house was built by John and Thomas Cartmill for their niece Ann Sisson, who later inherited the property. In 1860 Sisson married Charles Gorgas, a nephew of Rockbridge County ironmaster William Weaver, and upon Gorgas' death in 1862 she became the owner of nearby Etna Furnace and nearly 7,000 acres of iron-bearing mountain land. In 1895 the property was acquired by the Pechin family, who gave Greyledge its name and transformed it into a grand country estate. Edmund Pechin was a noted authority on mining and metallurgy and was prominent in the development of western Virginia's iron industry during the boom years of the late 1880s and early 1890s. His wife Mary Pechin headed the Village Improvement Society in the nearby town of Buchanan and has been described as the town's leading booster of the early twentieth century. The Pechins enlarged the antebellum house, built a stylish barn and other outbuildings, and developed two secondary domestic and farm complexes. After the Pechins' deaths in the 1920s the property was occupied by their daughter, Bertha Jameson, and after her death by state Senator Stuart Carter and his wife Mary Carter. Greyledge has recently changed ownership and a sensitive rehabilitation of the house and grounds has commenced.

### Applicable Criteria

Greyledge meets Criterion B and is eligible in the industry and social history areas of significance for its associations with Edmund and Mary Pechin. Edmund Pechin was an important figure in the industrial development and associated real estate development of Southwest Virginia and, to a lesser extent, the Shenandoah Valley during the boom years of the late 1880s and early 1890s. During the period he boarded at the Hotel Roanoke, a building that no longer exists (the present hotel dates to the twentieth century). The location of his office with the Virginia Development Company in Roanoke is unknown, although it too is likely no longer extant given the extensive redevelopment of downtown Roanoke since the nineteenth century. Pechin's most active years in industrial development ceased in 1892, but he continued his work in Virginia on a more limited basis through the end of the 1890s, a period during which he lived at Greyledge. Greyledge therefore survives as the property most closely associated with Pechin's contributions to Virginia history. Mary Pechin is eligible for her involvement in social and educational causes in her adopted community of Buchanan. Although some of Mary Pechin's work had a community planning and development aspect to it, her broader purpose was social betterment; therefore social history is the most appropriate area of significance for her association.



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**Statement of Significance (continued)**

The property also meets Criterion C and is eligible in the architecture area of significance as an antebellum Greek Revival plantation house that evolved into a grand country estate during the early twentieth century, for the architectural distinction of the home's original and later fabric, and for the architectural character of other resources located on the property including a board-and-batten barn and washhouse, a Rustic-style well gazebo, and a reflecting lake.

The period of significance extends from the date of construction of the original section of the house ca. 1855 to the construction of the lake in 1946, the final element in the transformation of the property into a country estate. The period also embraces the associations with Mary and Edmund Pechin, who lived at Greyledge from 1895 to 1927 and 1928 respectively. Greyledge is eligible at the state level of significance for its association with Edmund Pechin and at the local level of significance for its association with Mary Pechin and for its architectural significance. Information in support of designation appears throughout the historic context.

**Acknowledgments**

A number of individuals and organizations assisted in the preparation of this report. Foremost among these were the owners of the property and the nomination's sponsors, Doug and Julia Deming. Others who provided assistance included Dale Carter, former owner of Greyledge; Shirley Coleman with the Roanoke Regional Chamber of Commerce; Brenda Finley, librarian with the Virginia Room, Roanoke City Public Library; Harry Gleason, Downtown Revitalization Director for the Town of Buchanan; Elaine Garst Powers, Director of the Virginia Room, Roanoke City Public Library; C. Vaughan Stanley, Special Collections/Reference Librarian, Leyburn Library, Washington & Lee University; and June Ellis, Quatro Hubbard, John Kern, Mike Pulice and Marc Wagner of the Virginia Department of Historic Resources.

**Historic Context**

The Cartmill family settled in the Purgatory Creek vicinity of eastern Botetourt County in the 1760s. The family gave its name to Cartmill (or Cartmell) Gap, a pass at the north end of Purgatory Mountain one and a half miles west of Greyledge. Henry Cartmill Sr., a patriarch of the clan, had numerous sons and daughters. Two sons who were principal landowners along the creek in the antebellum period, John (ca. 1792-1859) and Thomas (b. ca. 1806), appear not to have married or to have had legitimate children. Their sisters were more prolific; one, Mary (also known as Polly), had a daughter Ann Skillern Sisson (ca. 1825-1885) from her marriage to James Sisson. Ann's parents appear to have died while she was a minor and she went to live

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**Statement of Significance (continued)**

with her uncles John and Thomas, where she appears in the 1850 census.<sup>1</sup>

According to tradition, John and Thomas Cartmill built Greyledge for Ann Sisson. Historical records suggest construction of the house had begun by late 1854 and had been completed by 1857. Thomas Cartmill purchased window glass and hardware for the house in November 1854 (as detailed in the section 8 architecture context), suggesting that the house walls were in place and finishing had commenced, although it is also possible he was stockpiling materials in anticipation of construction. Tax records show a substantial increase in the value of buildings on a 115-acre parcel owned by John and Thomas Cartmill in 1857, from zero to \$3,000. Presumably this figure represents the completion of the house in 1855 or 1856. The tradition that Greyledge was intended for the unmarried Ann Sisson seems plausible, as her uncles were advanced in age when it was built and in fact John Cartmill died several years after its completion. In his will John Cartmill bequeathed to Sisson his interest in the "homestead place" and "everything on the place," including slaves.<sup>2</sup>

The 1860 census lists the thirty-five year old Ann Sisson as the sole member of her household and the possessor of \$28,000 in personal estate, although no real estate. She gave her occupation as farmer, and the agricultural schedules of the same year show a fairly substantial and diversified farming operation focused on the production of wheat, oats and corn. Most crop

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<sup>1</sup> Stoner, *Seed-Bed of the Republic*, 417-418; Fulwiler, *Buchanan*, 877; Botetourt County tax records; and U.S. census.

<sup>2</sup> Stoner, *Seed-Bed of the Republic*, 417; Fulwiler, *Buchanan*, 877; Etna Furnace journal; and Botetourt County tax records and Deed Book K, p. 351. Although some accounts propose an earlier date of construction for Greyledge in the 1840s, the tax records and Etna Furnace journal information substantiate a mid-1850s date or period of construction. (Other parcels owned by the Cartmill family along Purgatory Creek had buildings valued in the \$200 range during the period 1839 to 1860, far below the value of a large brick house like Greyledge.) Most sources indicate that Ann Sisson controlled Greyledge and the majority of the Cartmill lands by 1860, including the leasing of iron ore banks, although tax records list the owners of the 115-acre parcel on which Greyledge stands as Thomas Cartmill and John Cartmill (or John's estate) from the 1850s through 1870. The fact that Thomas Cartmill and not his estate is given as the owner suggests he was still alive in 1870, but the 1860 and 1870 censuses do not list him as a resident of Virginia.

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Statement of Significance (continued)

cultivation would have occurred on the narrow strip of arable land that follows Purgatory Creek, and would have been carried out by able-bodied laborers among Sisson's thirty-three slaves.<sup>3</sup>

The presence of iron furnaces in the immediate vicinity of Greyledge provided another source of income for the Cartmills and for Ann Sisson. Etna Furnace, which stands about a half mile to the south, was first erected in 1792 and was operated by Rockbridge County ironmaster William Weaver intermittently from the 1810s to the beginning of the Civil War. The fiery glow of the furnace in blast would have been readily visible from Greyledge. Retreat Furnace, located farther up Purgatory Creek, was also operated by Weaver. The slave and free workforces that manned the furnace complexes, mined iron ore, cut timber and made charcoal consumed agricultural products raised on Cartmill lands. The Cartmills and Ann Sisson hired out their own slaves to work at Weaver's furnaces, and in the mid-1850s Thomas Cartmill traveled Southside Virginia as Weaver's hiring agent. In 1854-55 Weaver built through the Cartmill lands a ten-mile tram line for the transport of iron ore in mule-drawn cars to Etna Furnace. (This line probably passed through the east end of the nominated parcel.) Weaver leased an iron ore bank from Ann Sisson about 1860 and probably leased deposits from the Cartmills for many years preceding.<sup>4</sup>

The Cartmills and Ann Sisson had a more direct involvement in the Purgatory Creek iron industry. In the early 1850s John and Thomas Cartmill joined Weaver in purchasing Etna Furnace (which had passed out of Weaver's hands), but the Cartmills soon conveyed their interest to the more experienced Weaver. Ann Sisson's involvement came through marriage. In 1856 William Weaver hired his young Pennsylvanian nephew Charles K. Gorgas (ca. 1823-1862) to manage Etna Furnace, and Gorgas and Sisson married in August 1860. Weaver is said to have made the union financially attractive to Sisson by promising to transfer Etna Furnace to Gorgas, and it has been suggested that Weaver expected Sisson would predecease Gorgas and that Gorgas would inherit the Cartmill lands. In March 1862 Weaver conveyed the Etna Furnace and approximately 8,000 acres to Gorgas. In October the same year Charley Gorgas died of pneumonia and Ann Sisson Gorgas inherited the Etna Furnace property. According to Weaver family tradition, soon after hearing of his nephew's death William Weaver remarked: "That Ann

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<sup>3</sup> U.S. census.

<sup>4</sup> Fulwiler, *Buchanan*, 231; Dew, *Bond of Iron*, 19-21, 149, 153, 155, 251, 304, 306.

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Statement of Significance (continued)

Sisson got my furnace damn slick."<sup>5</sup>

As a consequence of the Gorgas-Sisson marriage, Greyledge was the home of the de facto Etna Furnace ironmaster Charles Gorgas for a period of slightly over a year. In actuality, according to William Weaver historian Charles B. Dew, "Charley Gorgas seems to have spent much of [his first year of marriage] adjusting to his new life as a member of the Botetourt County squirearchy," and responsibility for the daily operation of the furnace fell to William W. Rex, another Weaver relative. (In a letter from the period Rex jokingly referred to Charles Gorgas, then ensconced at Greyledge, as a "Duke".) When Gorgas gained ownership of the Etna complex and lands in March 1862, he and his wife acquired an idle furnace and exhausted ore banks. Weaver had closed the furnace in late 1861 because of difficulty in getting iron ore and he stripped the facility of its machinery in June 1862. Nevertheless, the potential for renewed iron production sustained the industrial attractiveness of the property into the post-bellum period, especially during the boom years of the 1880s and early 1890s. In 1893, prior to a court-ordered sale of 4,485 acres in the estate of the late Ann Sisson, the lands were described as containing "very fine and rich deposits of iron ores" as well as a "large and handsome brick 'Mansion House'", the defunct Etna and Retreat furnaces, a mill, eleven "good" dwellings, and miscellaneous tenant houses and outbuildings including a "good double barn."<sup>6</sup>

Ann Sisson Gorgas married Hiram Hansbrough in December 1866. According to a tradition copied down in Robert Stoner's history of Botetourt County (*A Seed-Bed of the Republic*), Ann was "again courted in a manner which appears to have been more business-like than romantic." Stoner writes:

"Captain Hiram Hansbrough is said to have come to her house 'looking for the widow Gorgas,' and, when Ann admitted her identity, he very forthrightly informed her that 'I have come a-courting.' The lady apparently was willing to waive the romance angle and requested him to 'alight,' which he did, and shortly thereafter became the second husband

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<sup>5</sup> Botetourt County Deed Book 34, p. 836; Dew, *Bond of Iron*, 147, 158, 294, 316-317; Stoner, *Seed-Bed of the Republic*, 418; and Dale Carter personal communication. The arrangement between Sisson and Gorgas may have involved a prenuptial agreement.

<sup>6</sup> Dew, *Bond of Iron*, 304-307; Botetourt County chancery file 125. A number of nineteenth-century log and frame dwellings still stand on former Cartmill-Sisson lands.

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Statement of Significance (continued)

of Ann."

After Ann's death in June 1885 Hansbrough acquired her Purgatory Creek lands, although the inheritance was contested by Ann's surviving brothers and sisters and their heirs. Consequently, the county court ordered a division of the property into fourteen parcels and their sale on September 11, 1893. James Lucian Garland purchased the 548-acre tract on which Greyledge, a stable, a tenant house, and outbuildings stood for \$1,325. Less than two years later, in March 1895, Garland and his wife sold the property to Mary S. Pechin of Cleveland, Ohio for \$5,000.<sup>7</sup>

Mary Lemon Shelley Pechin (1840-1927) and her husband Edmund Cash Pechin (1834-1928) were wealthy and learned individuals who remade Greyledge into a gracious country retreat. Mary, who was related to the English poet Percy Bysshe Shelley, married Edmund in 1863 and the couple had three children: Bertha S. (1864-1959), Margaret S. (1868-1950), and John S. (1872-1937). Edmund Pechin was a native of Philadelphia and a graduate of the University of Pennsylvania (class of 1856). He practiced law until 1868 when he became president and manager of the Dunbar Iron Company in Connellsville, Pennsylvania, a position that launched his career in industry. He served in a leadership capacity in development and railroad companies in Tennessee and Ohio before accepting a position as general manager of the Roanoke-based Virginia Development Company in 1888.<sup>8</sup>

According to Thomas Bruce, a period chronicler of western Virginia's industrial development, the VDC "has done more than any other joint-stock company that we know of for Southwest Virginia." Organized as the Virginia Steel Company in 1887, the concern at first concentrated on ore mining, but in 1889 it changed its name and broadened its activities to include the construction of blast furnaces, rolling mills and foundries and the development of natural resources in Southwest Virginia and the Shenandoah Valley. The VDC erected iron furnaces and other improvements at Salem, Radford, Graham, Pocahontas, and Max Meadows during the late

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<sup>7</sup> Stoner, *Seed-Bed of the Republic*, 418-419; Botetourt County chancery file 125, Deed Book 53, p. 297, and Deed Book 54, p. 143.

<sup>8</sup> Fulwiler, *Buchanan*, 786-788; Tyler, *Men of Mark in Virginia*, vol. 4, 324-325. In 1891 Pechin also served as general manager of the Consolidated Mining Company, which may have been affiliated with the Virginia Development Company (*Roanoke Herald*, March 12, 1891, clipping in the Pechin Scrapbook).

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1880s and early 1890s. Max Meadows, located in Wythe County, owed its existence as a boom town to the VDC, which through a subsidiary commenced the construction of a furnace and hotel there in 1891. During the last year or two of his involvement with the VDC Pechin boarded at the Hotel Roanoke and participated in the city's political life. He served as president of the Roanoke Chamber of Commerce from 1891 to 1893 and in February 1892 he was nominated for mayor.<sup>9</sup>

Pechin, writes Bruce, was "eminently qualified to fill the onerous and important duties" of the management of the VDC. In addition to his legal and business acumen he brought expertise in mining and metallurgy. Pechin was a founding member of the American Institute of Mining Engineers (AIME) in 1871, and he served five terms as the organization's vice president. Upon Pechin's appointment as an associate editor of the *Iron Trade Review and Western Machinist* in 1885, the famous Virginia industrial booster Jedediah Hotchkiss remarked: "The great industrial public . . . will be benefitted by having such a well informed and fact comprehending metallurgist and mining engineer as Mr. Pechin at the head of the most important department of such a vigorous journal." Hotchkiss also noted Pechin's familiarity with the industrial potential of the South. On the innovation front, Pechin invented a technique for cooling the boshes (interior chambers) of blast furnaces, although he did not seek a patent.<sup>10</sup>

The industrial boom that buoyed the VDC and development companies throughout western Virginia began to flag in 1892. Pechin, despite his prominence in Roanoke circles, abruptly left the city and the VDC to head the Grottoes Company, which was developing the town of Shendun (now Grottoes) in Rockingham County. His duties included overseeing the company's cave-based tourism enterprise, street car line, and special promotional events, and the editorship of the short-lived *Shendun News*. In late 1892 Pechin resigned from the Grottoes Company, and a marginal note in a newspaper clipping scrapbook he kept during the period complains bitterly of his

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<sup>9</sup> Bruce, *Southwest Virginia and Shenandoah Valley*, 179-181; *Williams' City Directory of Roanoke, Virginia, 1891-1892*; Barnes, *History of the City of Roanoke*, 237, 800; and *Roanoke Times*, November 14, 1891 and February 14 and March 24, 1892, clippings in the Pechin Scrapbook. According to the January 21, 1940 *Roanoke Times*, Pechin "came to Roanoke as a mining engineer and in later years associated his mining interests with real estate."

<sup>10</sup> Bruce, *Southwest Virginia and Shenandoah Valley*, 181; AIME website; *The Virginias*, vol. 6 no. 10, p. 136; and Fulwiler, *Buchanan*, 787.

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Statement of Significance (continued)

experience with the Shendun development scheme. Pechin retreated to Cleveland but kept a finger in western Virginia development efforts.<sup>11</sup>

When the Pechins moved to the old Cartmill mansion, which they immediately christened Greyledge after the outcrops of grayish limestone on the property, Edmund Pechin retired from his career in industrial development, but not entirely. In 1895 or early 1896 he conducted an assessment of the Rich Patch iron deposits in Alleghany County, and he published articles on the regional iron industry throughout the nineties. Within several months of moving to Botetourt County, Pechin involved himself in improving the local road system by addressing a good roads meeting in Buchanan on July 13 and by adopting for repair the section of the Valley Road (now US Highway 11) between Buchanan and the Greyledge area. Years later in 1921 a newspaper editor stated that "it was through [Pechin's] aggressiveness that people were aroused" to improve the local road system. The same account credited Pechin with a pivotal role in bringing electric street lights and a water system to Buchanan.<sup>12</sup>

Mary Pechin spent the first years of her association with Greyledge in literary pursuits. In the late 1890s she authored two books, the *Anniversary book of the American Revolution* and *The 3-6-5 cook book, for use 365 days in the year*, both published in Cleveland. After 1900 she turned her attention to the beautification of the neighboring town of Buchanan and the improvement of social and educational opportunities there. According to Buchanan historian Harry Fulwiler Jr., in 1903 Pechin spearheaded the formation of the Village Improvement Society, which began by fixing sidewalks, planting shade trees, and placing trash baskets in the downtown but quickly moved on to larger projects such as sponsoring the construction of a playground, a baseball field, and basketball and tennis courts. When the town's black citizens approached Pechin to request the use of the playground, Pechin convinced the county school board to fund "equal facilities" for recreation and a new public school for black children.

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<sup>11</sup> (Roanoke) *Daily Record*, August 29, 1892, (Staunton) *Weekly*, September 1892, *Shendun News*, September 10, 1892, clippings in the Pechin Scrapbook; (Staunton) *Augusta County Argus*, July 26, August 30, September 20, 1892.

<sup>12</sup> *Buchanan Banner*, July 6 and 19, 1895, *Fincastle Herald*, September 19, 1895, *Engineering and Mining Journal*, February 1, 8 and 15, 1896, and the (Chattanooga, Tn.) *Tradesman*, March 15, 1897, *Clifton Forge Review*, April 27, 1921, clippings in the Pechin Scrapbook.

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**Statement of Significance (continued)**

Fulwiler recounts other activities of the Improvement Society:

"They sponsored a Boy Scout troop, established a lending library, gave prizes for the best kept gardens and lawns, contributed toward hot lunches for school children and donated milk for the undernourished ones. [They also] presented the school with many types of educational equipment and placed Bibles in the jail house. The James River banks were reinforced twice and willows planted along the banks to hold them."

In addition, Fulwiler concludes his list, "It was these ladies who put an end to the then small town characteristic of pigs and cattle wandering down the streets." Mary Pechin served as the society's second president from 1906 until her death in 1927. Fulwiler describes her as "a devoted and tireless worker for civic improvement, having been for twenty years the leading booster of the Town of Buchanan."<sup>13</sup>

When they were not involved in the betterment of their community, Mary and Edmund Pechin focused on improving the building stock and grounds at Greyledge (as detailed in the section 8 architecture context), and they remained active into their eighties and nineties. In June 1924 Edmund marched at the head of a commencement parade at the University of Pennsylvania as the school's oldest alumnus, and on December 9 he received guests at Greyledge at a birthday reception hosted by his daughter Bertha. Mary Pechin died in 1927 and Edmund died the following year, leaving Bertha as mistress of Greyledge.<sup>14</sup>

Bertha Pechin, who married an Englishman named Sydney B. Jameson, had been deeded Greyledge in 1895 six days after her mother acquired the property. "Boo Boo," as she was known to the family, hired tenants to farm the property and in her later years relied on Stuart Barns Carter, the son of her brother's second wife, to maintain the house and grounds. After the death of Bertha's brother John in 1937, his widow Sarah (Sadie) Barns Carter (1883-1950) took up residence in the former washhouse, which was remodeled as an apartment. Living with Pechin and Carter on the property or working for them were a number of tenants and servants. Calvin

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<sup>13</sup> Tyler, *Men of Mark in Virginia*, vol. 4, 324-325; Library of Congress website; and Fulwiler, *Buchanan*, 334-336, 343, 788.

<sup>14</sup> *Philadelphia Inquirer*, June 16, 1924, and Clifton Forge *Daily Review*, December 15, 1924 clippings in the Pechin Scrapbook.



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**Statement of Significance (continued)**

Watts contracted to farm the property in 1948 and moved into the Gate House. Alonzo Bannister served as Bertha Jameson's chauffeur, and his wife Viola cooked for her. Indear Barnett and Verna Collins worked as maids and cooks, and Otey Austin and Eddy Day milked cows and did other farm and maintenance work.<sup>15</sup>

After Bertha Pechin Jameson's death in 1959, Stuart Barns Carter (1906-1983) and his wife Mary Shelley Pechin Sheridan Carter (1901-1966), the daughter of Bertha's sister Margaret, moved to Greyledge, which they had acquired from Bertha in 1934. Stuart Carter graduated from the Cumberland Law School of Tennessee in 1934 and entered the legal profession in Botetourt County the following year. Carter held a number of county and state offices before his election to the Virginia House of Delegates in 1950, where he served until 1956. He then served in the state Senate from 1956 to 1960 where he worked to increase funding for the state's educational system and other public services. Carter is best remembered for a pivotal vote he cast during the school integration crisis of 1959. Gov. J. Lindsay Almond, who wanted to avoid the school closing policies of the state's Massive Resistance forces, asked Carter to support a measure that would ultimately lead to integration. According to historian Virginius Dabney, the measure "was barely upheld by a majority of one, thanks to the vote of Senator Stuart Carter of Fincastle, who had undergone major surgery but was brought into the chamber on a stretcher to provide the whisker-thin margin of victory." (According to Carter's son, in reality the senator did not require a stretcher.) Stuart Carter deeded Greyledge to his children Mary Shelley Carter Page and Stuart Dale Carter in 1971, and Dale and his wife Gloria took up residence in the house. In 2001 Page and Carter sold the property to the present owners, Doug and Julia Deming.<sup>16</sup>

**Architecture Context**

The original section of Greyledge is typical of the homes built by Virginia's landed gentry during the antebellum period. Its characteristic features include its boxy two-room-deep center-passage form and plan, its brick construction and Flemish bond facade, and its simple but refined Greek Revival detail. The siting of the house on an eminence with commanding views of the

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<sup>15</sup> Fulwiler, *Buchanan*, 788; Botetourt County Deed Book 54, p. 145; and Dale Carter personal communication.

<sup>16</sup> Fulwiler, *Buchanan*, 788-789; Botetourt County Deed Book 593, p. 1086; Dabney, *Virginia, The New Dominion*, 529, 543-544; and Dale Carter personal communication.

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Statement of Significance (continued)

surrounding countryside amplifies its architectural effect.

Detailed information on the home's construction has been preserved in an account book for Etna Furnace kept by ironmaster William Weaver from 1854 to 1858. In late November 1854 Thomas Cartmill purchased building supplies from the furnace and from Weaver's principal business location at Buffalo Forge, Rockbridge County. From the furnace he purchased ten kegs of nails, six boxes of "French [window] glass," and window putty. From Buffalo Forge Cartmill purchased a variety of specialty hardware such as finishing nails and brads, glazing points, brass window fastenings, nine "Carpenter's best Eng[lish] Closet Locks," eight press locks, a dozen mortise door locks with "Pearl White Knobs," and a lock, escutcheons, porcelain knobs, and brass stop for a sliding door. It appears that Thomas Cartmill sawed his own lumber for the house. In February and March 1856 Cartmill paid for a mechanic at the furnace to make repairs to a sawmill, presumably his own, since an 1895 deed refers to an "old sawmill site" on Purgatory Creek near Greyledge (and not at Etna Furnace, which had its own sawmill). The materials Cartmill purchased from Weaver may have come from (or through) Philadelphia, where Weaver purchased goods for his Buffalo Forge store in the 1820s and where his agents made frequent trips in the 1850s.<sup>17</sup>

By the early 1890s, after a period of several years during which the ownership of Greyledge was disputed, the property had fallen into disrepair. A court-appointed surveyor commented that "the property and buildings . . . are in bad condition." Some attempts at maintenance had been made, however. The wood shingle roof on a no longer extant ice house had been patched, the "trap door" on the roof deck had been repaired, and fencing and gates had been maintained, according to an account made in 1893. The largest expense listed was \$231.35 for "repairing front Porch on Mansion House" in 1890, and the amount is large enough to suggest substantial work. The earliest photograph of the house (taken at some point in the late nineteenth century) shows the original porch, a two-tier Greek Revival portico with a pedimented roof and paneled square-

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<sup>17</sup> Etna Furnace Journal, 55, 56, 177, 179; Botetourt County Deed Book 54, 143; and Dew, *Bond of Iron*, 22, 47. The Greyledge-Etna Furnace connection suggests a possible explanation for the small brick wing on the rear of the original house, which has a barred window suggesting the storage of valuables. The log and frame ironmaster's residence at Longdale Furnace in Alleghany County has a two-story brick wing of similarly scaled footprint that was used for keeping wages (Leslie Giles personal communication). Perhaps the Greyledge safe room had some association with Etna Furnace during the Cartmill-Sisson-Gorgas period.

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Statement of Significance (continued)

section wood columns. Other than the apparent weathering of white paint the porch does not appear to be in bad condition. Photographs of the house taken shortly after its purchase by the Pechins in 1895 show a different porch with an enclosed second tier. It is unknown whether this porch was a result of the work done in 1890, or whether the Pechins added it, as suggested by the glassed-in second tier--possibly a sleeping porch for the prevention or treatment of respiratory complaints, and probably not a feature that would have been added for the tenants who would have lived in the house before the Pechins. Unless, of course, the house was rented out to affluent vacationers who required such a feature.<sup>18</sup>

The second phase of architectural evolution began in 1895 as the cosmopolitan Pechins set out to transform Greyledge into a grand country estate. Their first improvements were to paint the house yellow, add a one-story frame wing in the location of the later brick kitchen, enclose the breezeway between the original kitchen wing and the main house, and add bathrooms and (presumably) a new front porch. The timing of the rear porte cochere and ice house wings is less certain because photographic documentation is lacking for the early period, but architectural features suggest the wings date to the first decade of Pechin ownership.<sup>19</sup>

The most significant change came in 1906 when the Pechins added the two-story east wing, enlarging the house into an asymmetrical but harmonious ensemble with the east and west extensions diminishing in size and stepping back from the plane of the core section. A professionally prepared second-floor plan of the wing and the rest of the house survives and indicates the involvement of an unknown architect. One notable aspect of the 1906 wing is the faithful duplication of the Greek Revival mantels and other details of the original section, this during a period when most designers would have worked from Georgian or Federal prototypes.<sup>20</sup>

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<sup>18</sup> Botetourt County chancery file 125; photographs in the Carter Collection. It is possible the potato house/acetylene house behind Greyledge served as the ice house mentioned in the 1890s--its partial below-ground siting would have made it practical for such use--but the circular-sawn wire-nail roof construction suggests it was built later.

<sup>19</sup> Photographs in the Carter Collection.

<sup>20</sup> Ibid. A non-Virginian status for the wing's architect is hinted at by the misspelling of Buchanan as "Buchanon" on the plan. Greyledge is also misspelled as "Grayledge."

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**Statement of Significance (continued)**

Several of the property's other buildings have notable architectural features. The barn, garage and washhouse near the main house share features that suggest they were built at approximately the same time by the same builder. All three have wood-shingled gables, either natural in color or formerly painted green, and the barn and washhouse have decorative board-and-batten treatments. The whimsical Rustic-style well gazebo next to the Gate House appears to be the property's only architectural reflection of the wild original character of the Purgatory Creek valley. Whereas most of the valley's low-lying areas had long been cleared by the period of the gazebo's construction about 1930, the steep and rocky bluffs along Purgatory Creek in front of the Gate House were clad with hemlocks, laurels and other forest species at the time, as they are today. Bertha Pechin Jameson was responsible for the gazebo's construction, and she may have been its designer. Later Stuart Carter designed and built features for the property including the 1946 reflecting lake, which completed Greylegge's evolution into the grand estate envisioned by the Pechins.<sup>21</sup>

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<sup>21</sup> Historic photographs in the Carter Collection; Dale Carter personal communication.

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Botetourt Co., Va.

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**UTM References (continued)**

5. 618110 4158120
6. 617560 4158190
7. 617270 4159030
8. 617670 4159260

**Verbal Boundary Description**

The nominated parcel corresponds to the eastern portion of Botetourt County tax parcel Section 52.8 and is depicted on the three-section 1:200 scale map that accompanies the nomination.

**Boundary Justification**

The boundaries of the nominated parcel encompass the main house Greyledge, its outbuildings, most of its immediate viewshed, and two other domestic and agricultural complexes historically associated with the property. The boundaries are mostly those of the present-day parcel on which the house is located, and they correspond closely to boundaries established in an 1890s subdivision of the larger Greyledge holdings. The portion of the present parcel (Section 52.8) that is excluded from the nomination is largely forested mountain land located on the opposite side of Greyledge Road (SR 611).

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**PHOTOGRAPHS**

1. 1. Subject: Greyledge (same for all photos)  
2. Location: Botetourt Co., Va. (same for all photos)  
3. Photographer: J. Daniel Pezzoni (same for all photos)  
4. Photo date: April 2001 (same for all photos)  
5. Original negative (VDHR # 19180) archived at the Virginia Department of Historic Resources, Richmond (same for all photos)  
6. Description of view: Greyledge south (front) elevation. View looking northwest.  
7. Photograph number appears at beginning of entry (same for all photos)
2. 6. Greyledge north (rear) elevation. View looking west.
3. 6. Greyledge first-floor northwest room in original section.
4. 6. Garage (left), barn (middle) and machinery shed (right) in Greyledge complex. View looking north.
5. 6. Gate House with well gazebo behind. View looking northwest.
6. 6. Creek House. View looking northeast.
7. 6. View of lake and landscape from Greyledge front porch balcony. View looking south.



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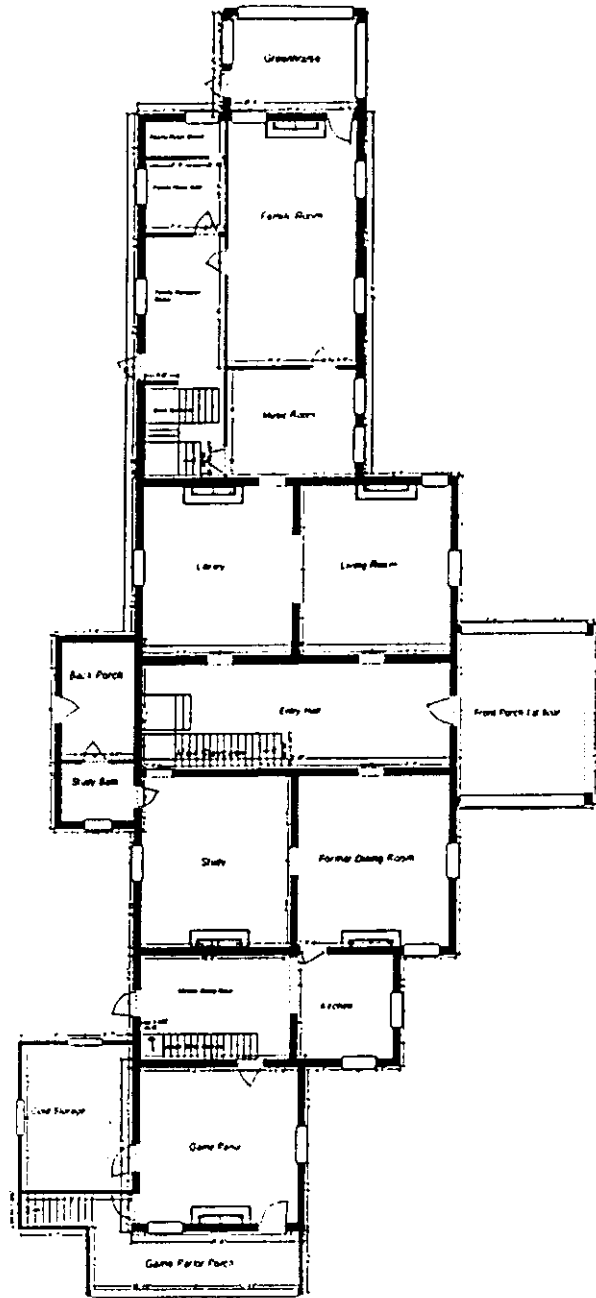


Exhibit A: Greylodge first-floor plan by Douglas R. Deming, 2001. Not to scale.

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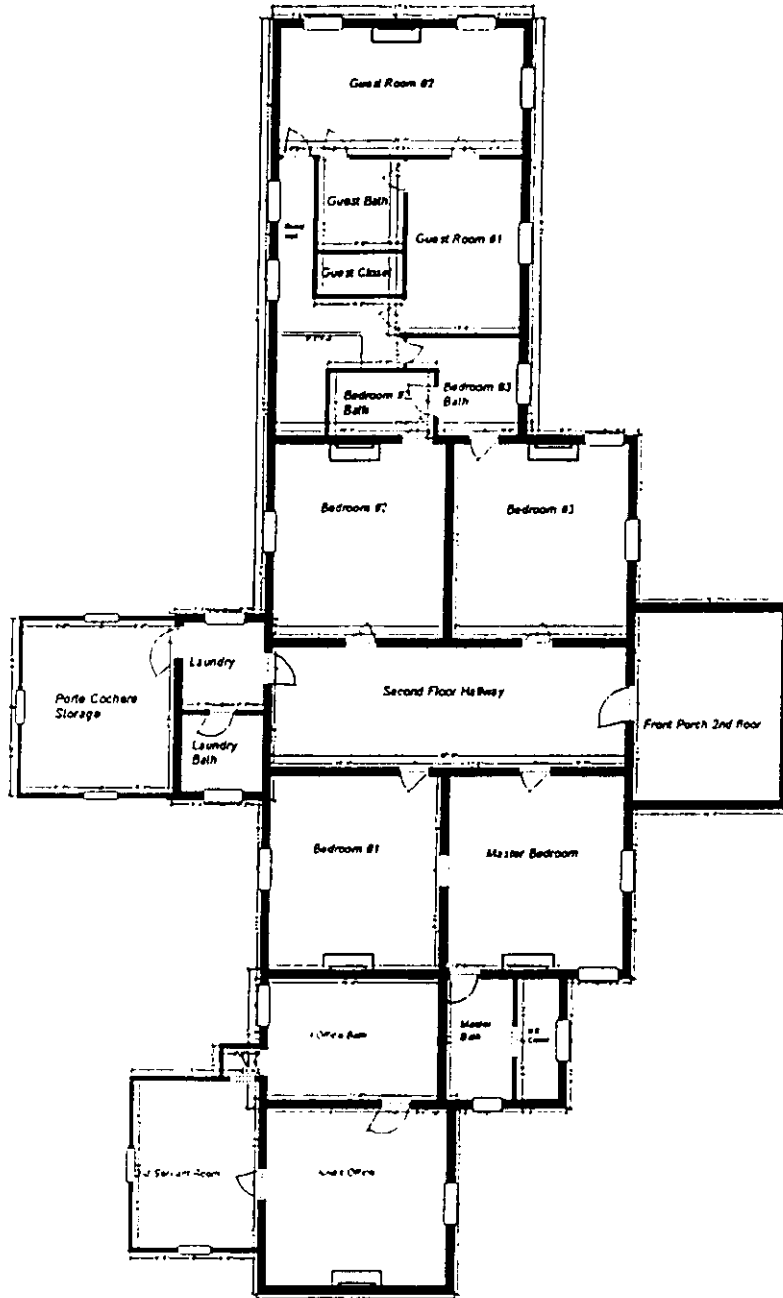
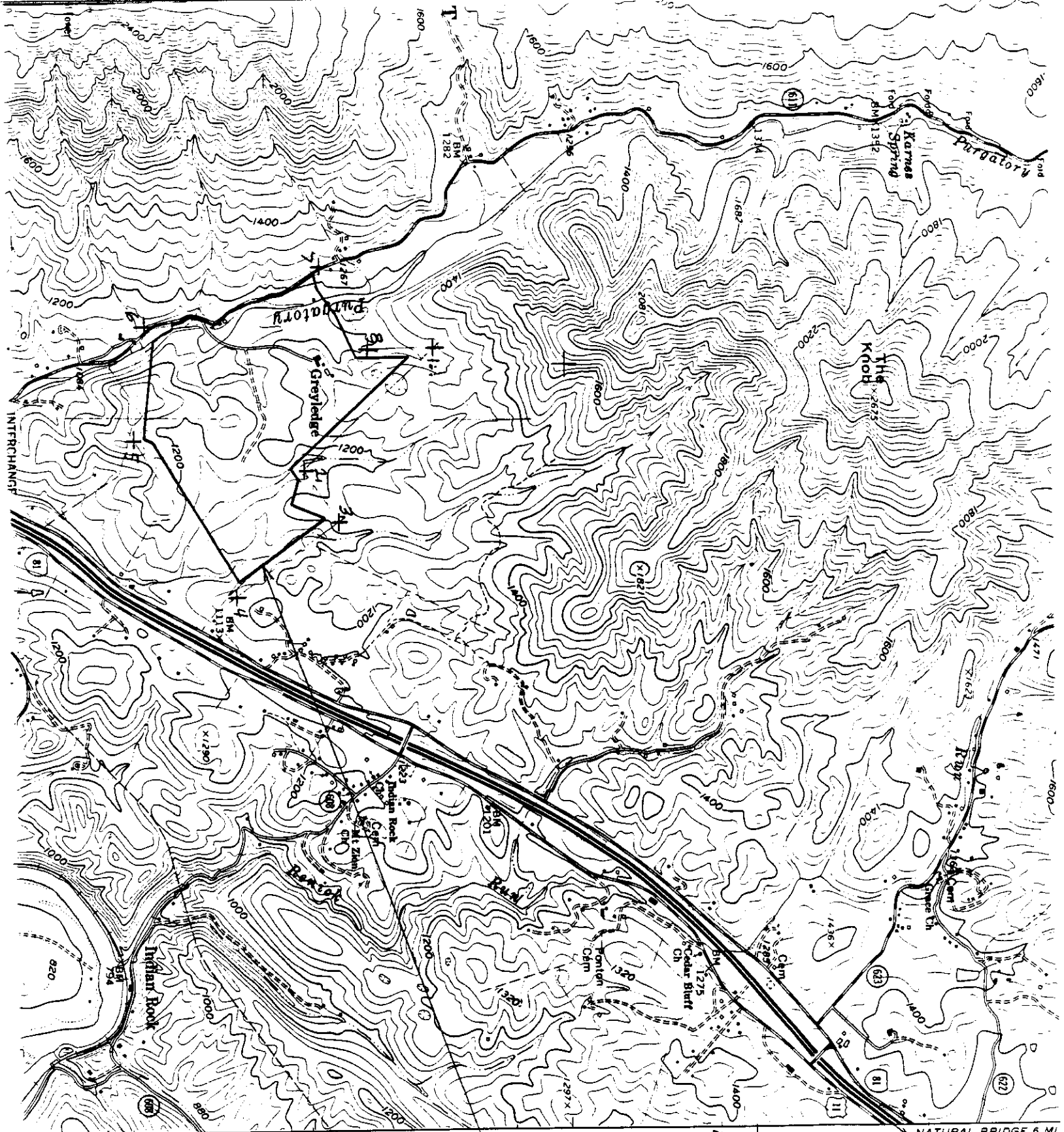


Exhibit B: Greylodge second-floor plan by Douglas R. Deming, 2001. Not to scale.



(ARNOLD VALLEY)  
5059 II SE

ROCKY POINT 11.2 MI.

4180

35'

4161

NATURAL BRIDGE 6 MI  
LEXINGTON 18 MI.

- Greyledge  
Estate & Co., Va.  
UTM refs (zone 17):
- |            |          |
|------------|----------|
| 1. E617660 | N415958  |
| 2. E618250 | N4158960 |
| 3. E618490 | N4159130 |
| 4. E618850 | N4158630 |
| 5. E618110 | N4158120 |
| 6. E617560 | N4158190 |
| 7. E617270 | N4159030 |
| 8. E617670 | N4159260 |