

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: Springdale

Other names/site number: Babb, Thomas, Jr., and Lupton, Jonah H., House;

DHR #034-0103

Name of related multiple property listing:

N/A

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

LISTED VLR 9/15/2016 NRHP 11/22/2016
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2. Location

Street & number: 1663 Apple Pie Ridge Road

City or town: Winchester State: VA County: Frederick

Not For Publication: N/A Vicinity: X

3. State/Federal Agency Certification

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

I hereby certify that this 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 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 local

Applicable National Register Criteria:

A B C D

Signature of certifying official/Title:

Date

Virginia Department of Historic Resources

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>2</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>3</u>	<u>1</u>	structures
<u>0</u>	<u>0</u>	objects
<u>5</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC / Single Dwelling: residence

DOMESTIC / Secondary Structures: spring house, smokehouse, stone wall

AGRICULTURE/SUBSISTENCE: Storage: barn, corncrib, granaries

AGRICULTURE/SUBSISTENCE: Animal Facility: chicken house

Current Functions

(Enter categories from instructions.)

DOMESTIC /Single Dwelling: residence

DOMESTIC /Secondary Structures: spring house, smokehouse, storage shed, garage, garden shed

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7. Description

Architectural Classification

(Enter categories from instructions.)

EARLY REPUBLIC: Federal

Materials: (enter categories from instructions.)

Principal exterior materials of the property: BRICK; STONE: Limestone; WOOD:
weatherboard; METAL

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

Springdale is located in northwestern Frederick County, Virginia, approximately 5 miles from the city of Winchester on 4.46 acres of land west of Apple Pie Ridge Road and south of Catalpa Road near the creek called Babbs Run. Springdale, constructed circa 1820, is a two-story, asymmetrical, four-bay, brick, vernacular late Federal transitional-style dwelling with a one-and one-half-story, dormered, four-bay service wing off the southwest elevation. Both the main block and the service wing rest on a limestone foundation. The brick is laid in Flemish bond on the façade and five-course American bond on the side and rear elevations. All of the windows and doors on the main block and service wing feature brick jack-arch lintels. Additional exterior features include a standing-seam metal roof, interior gable-end brick chimneys, and a small shed-roofed addition off the rear elevation of the service wing. There are two domestic outbuildings associated with the primary resource, an early 19th-century springhouse and smokehouse, along with a late 19th- or early 20th-century combined barn/corncrib/ granary/chicken coop, all of which are contributing resources. There is one contributing structure, a mid-19th-century stone wall that fronts the primary dwelling. An in-ground pool located to northwest of the primary dwelling is the only noncontributing structure as it postdates the property's period of significance. Springdale is a well-preserved early 19th-century dwelling and a wonderful example of a vernacular adaptation of the Federal style.

Narrative Description

Location/Setting

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Springdale is located in a rural area northwest of the city of Winchester in Frederick County, Virginia, in the northern Shenandoah Valley. The façade of Springdale is oriented south, with the rear elevation looking north towards Babb's Mountain. Originally a part of a larger tract of land that encompassed 600 acres, the main dwelling and accompanying outbuildings now sit on 4.46 acres of land, surrounded by a large working farm. The setting is practically unchanged from what it would have been in the 19th century. The primary resource, the house, is surrounded by an interesting collection of stone and frame outbuildings and American boxwood gardens. A stone wall with a stone stile, dated 1862, encloses the front and side lawn along the east, south, and a portion of the northeast sides of the house. An in-ground swimming pool was added in 1990. Although the primary dwelling and outbuildings have seen some alterations over the years, as a whole Springdale maintains its integrity of feeling, location, setting, design, workmanship, association and materials.

Inventory

1. House. ca. 1820. Contributing building.
2. Springhouse. ca. 1807. Contributing structure.
3. Smokehouse. ca. 1807. Contributing structure.
4. Stone Wall. ca. 1862. Contributing structure.
5. Barn/Corncrib/ Granary/Chicken Coop. ca. 1925. Contributing building
6. Pool, ca. 1990 , Noncontributing structure.

Architectural Description

1. House. Exterior Description

Springdale is a two-story, four-bay, brick, late Federal style dwelling with a one-and-one-half-story, four-bay service wing off the southwest side elevation. The main block features two interior gable-end chimneys, and the service wing has one interior gable-end chimney. The house's two sections have two rooms on each floor in a single-pile floor plan; two rooms are in the main block and two in the service wing. There is a masonry seam between the main block and the service wing on both the façade and rear elevation of the house, possibly indicating that the two sections were constructed at different times. It is likely that the brick used for Springdale was fired on site. The brick on the façade is laid in Flemish bond while the brick on the north, west, and east elevations of the dwelling feature five-course American bond. Many of the bricks retain their glazing on one end but it does not appear that there was a deliberate pattern of placing the glazed bricks; rather, they appear randomly throughout all elevations. On the east and north elevations, there are remaining traces of white penciling in the mortar joints of the brick. A brick cornice of stepped concave and convex molded bricks extends along the façade of both the main block and the service wing on the façade and rear elevation.

The façade of Springdale features four bays on the main block and three on the attached service wing. The left-of-center main entry is flanked by two nine-over-nine wood-sash windows on one side and a single nine-over-nine wood-sash window on the other side closer to the service wing. Four six-over-nine windows are symmetrically placed above the bays on the first story. The main

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entry has a simple wood paneled door topped with a four-light transom. The three-bay service wing features two nine-over-nine wood windows, one twelve-over-eight window and another entry way with a simple paneled door topped with a four-light transom. The twelve-over-eight window is wider and shorter than its counterparts on the service wing, possibly indicating this was a later addition or perhaps it was originally another entryway. The side gable roof of the service wing features two gabled front dormer windows providing light and more space to the loft or attic level.

The rear or north elevation consists of five symmetrically placed nine-over-nine wood-sash windows—two on the first story alongside a rear entry and identical to the entry on the façade and three on the second story. Also on the main block are two additional windows, one six-over-nine wood-sash window and one small four-over-four wood window placed near the south wall of the main block. The locations of these windows coincide with the stairway in the interior. The rear of the service wing showcases two nine-over-nine wood-sash windows and two gabled front dormers identical to those on the façade. The west side wall of the service wing contains only one six-over-nine wood window on the second story of the service wing. The east and west walls of the main block of Springdale contain four small four-pane garret windows at the attic level that flank the interior chimney.

All of the six-panel entry doors and their brass locks are period-appropriate reproductions installed by the current owners. The interior side trim of the windows has an extant sprung-iron bar feature that allows the windows to catch and remain open at several heights. Extant exterior shutter hardware also remains on many of the windows with iron holdbacks on two of the sills. Working, hinged, raised-paneled wood shutters flank each window on the façade; however, Victorian-period shutter hinges now support the shutters.

There is a full-height, full basement with partially-exposed limestone exterior walls separated into four sections by 18"-thick limestone interior supporting walls. The basement houses the heating and cooling systems for the house as well as two large original stone and brick arches that support the first-floor kitchen fireplace and bake oven. The floors of the two westernmost rooms have been covered in brick by the current owner and the west room has been converted into a wine cellar. An original stairway leads from the wine cellar to the kitchen, but the foundation of the stairway was replaced with concrete at some point and then recovered with old pine flooring by the current owner. The basement sections are the same size and layout as the first-floor rooms of the house. There are eight casement windows, two in each room. The window beneath the porch on the north side retains its extant wood casing and two-pane wood frame window. The remaining basement windows were replaced with metal casement windows likely in the 1950s. The basement is accessed from the exterior on the southwest elevation through a bulkhead with board double doors covering a brick and limestone stairway.

Next to the bulkhead entry, a shake-shingle gable-roofed open structure projects from the northwest side of the house, covering a brick beehive oven sitting on a 6'6" by 6' stone foundation. The oven roof was damaged in a wind storm in 1974 and restored using the salvaged and/or like materials to the same specifications as the original by the current owners. A shed-

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roofed two-room enclosed porch measuring 9'5" by 20'6" is attached to the north side of the house off the kitchen. The porch is clad in 10"-wide beaded horizontal redwood weatherboard. The weatherboard and windows were replaced in 1982 and the porch is now used as a sunporch and laundry room.

Interior Description

The interior layout features a single-pile plan with two rooms within the main block and two rooms within the one-and-one-half-story service addition. The main entry on the two-story block opens to a parlor (living room). It measures 15' by 21' with 9'6"-high ceilings. The parlor contains the original boxed stairway tucked against the north wall, which runs from basement to attic. The first-floor straight-run stairway leads to a narrow landing where the stair divides, with two tall deep steps leading to a room on the right in the 1½-story dormered section and five stairs leading to a hall and rooms on the left over the main block of the house. The stairs from the basement to the first floor were removed during the earlier installation of a half-bath on the first floor beneath the stair landing. The west wall of the parlor, in addition to the half-bath, contains a large fireplace with a mantel and two sets of side warming cupboards and the doorway with two steps down to the dining room. Front and back entrance doors with four-pane transom lights above them are located toward the east side of the room directly across from each other on the façade and rear elevation of the house. A door in the center of the east side of the room enters the second parlor, which is currently used as a music/library room. The fireplace surround in the hall-parlor is taller than the dining room surround but is less ornate with two flat-panel pilasters resting on plinths flanking the fireplace opening and raised end blocks supporting the mantel shelf (photo 0029). The flat-paneled dado and chair rail are identical to that in the dining room. The molded doorway architrave trim uses a butt joint and a mitered joint to join the head casing to the vertical side casings.

The easternmost room in the main block is a second parlor, now used as a library/music room. The room measures 15' by 21' and contains four windows and one interior door leading to the hall-parlor. The door, window, and dado trim work are identical to the hall-parlor room. The fireplace surround has large reeded shelf supports and pilasters ending in plinths (photo 0031). Paneled warming cupboards flank each side of the fireplace as they do in the dining room (photo 0030).

The first room in the one-and one-half-story service addition is the dining room. It measures 15' by 21' with a 9'1"-high ceiling and retains its original woodwork. It is on the same level as the kitchen, the second room in the addition. The doorway architrave trim is paneled with a fluted pilaster-type surround and central bull's-eye corner blocks, and a four-pane transom (photo 0028). An exterior entrance door and one nine-over-nine pane window grace the south facing wall. Baseboards, flat-panel dado below the chair rail, and a single beaded picture rail are found on the south and west walls. A double-beaded picture rail between two nine-over-nine windows are found on the north wall, indicating that a heavy object such as a mirror was intended to hang there. The east wall contains a floor-to-ceiling cupboard with raised-panel double doors, flat-panel dado to the chair rail, a decorative fireplace surround and mantel, paneled warming

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cupboards, and an interior doorway leading up two steps to the parlor (photo 0025). The fireplace mantel features two finely carved and reeded pilasters resting on plinth moldings, with diamond-shaped carvings on the end blocks and a triple-diamond within a diamond carving in the raised center panel (photos 0026 and 0027).

The kitchen in the southernmost room of the first floor measures 14' by 21' by 9' high. The woodwork in the kitchen is yellow heart pine. The kitchen fireplace located on the west wall consists of an 11'9"-wide cooking fireplace with a large iron crane and a bake oven opening in the northwest end of the opening (photo 0020). The façade of the fireplace is exposed brick and limestone. The hearth of the fireplace is made of slate. The 14" by 15" wood fireplace lintel spans the length of the opening. The lintel is covered with a mantel consisting of two 1"-inch-thick by 12" by 11'9" single heart pine boards joined perpendicularly in the middle with a third single heart pine board to form a mantel shelf that does not appear to ever have been painted. The mantel shelf is supported by a stepped cornice molding (photo 0021). An original built-in four-shelf upper wall cupboard occupies the remainder of the west wall of the kitchen. The upper wall cupboard is covered with four original flat-paneled doors that were likely originally painted but the current owner stripped multiple layers of paint from the doors and elected not to repaint them (photo 0022). The lower cabinet was either altered or added to enclose a radiator circa 1950 and cupboard doors and board countertop were added. Crown molding that was likely added circa 1950 surrounds the entire kitchen ceiling. The floor adjacent to the fireplace hearth and the floor that covers the north side of the kitchen consist of random-width heart pine boards. The southern half of the kitchen floor adjacent to modern appliances has been replaced with new flooring. An enclosed stairway on the east side of the kitchen runs from the basement to the second floor. The stairway wall consists of vertical, beaded, heart pine boards with a chair rail, which was also covered in many layers of paint on the kitchen facing side; however, because the stairwell-facing side leading to the second floor has never been painted, the current owners elected not to paint the kitchen-facing side. Extant hand-wrought iron H-L hinges adorn the six-panel stairway doors to the second floor, to the basement, and between the two bedrooms on the second floor (photos 0023 and 0024). The hinges appear to be original to the doors and the doors appear to be original to the house, indicating that at least the kitchen and kitchen chamber portion of the house may have been built before the remainder of the dwelling.¹ The door to the basement retains extant red and black faux-bois painting and the paneling on the walls to the basement retain extant green paint that was found on other walls and trim work throughout the house. Horizontal heart pine dado and chair rail are found on the north and east walls of the kitchen. A modern kitchen (refrigerator, sink, stove, and cabinet) were added circa 1975 along the southern wall. A doorway leads from the southeast wall into the dining room. The kitchen originally contained two exterior doors, one on the façade and one directly opposite on the back of the house leading to a covered porch. The kitchen door would have been the third "front" door on the house, right next to the exterior door in the next room. It was replaced with a twelve-over-twelve wood-sash window at some point, presumably to enable placement of modern kitchen appliances.

¹ Quarles, G.R. 1971, p.7.

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The interior woodwork in Springdale was virtually unaltered and exhibits late Georgian and Federal influences popular between circa 1790 through 1810. Over the past 43 years Springdale has been returned to its original condition with workmanship and materials consistent with the original. The walls and ceilings are plaster and hand-split lath, with extant base molding, paneled dado beneath a chair rail, single or double picture rail in the dining room, and six-panel interior doors. All window reveals are framed with seven- to eight-inch-deep single board panels. The dining room door reveal is paneled. At the ends of the walls of the fireplaces in the dining room, hall-parlor, and library are narrow two door “mitten” warming cupboards, enclosed with paneled doors. The dining room also contains a built-in floor-to-ceiling china cupboard with three-panel double doors above the chair rail and single-panel double doors below the chair rail. The random-width yellow pine flooring throughout the house is original. None of the original door locks remained when the current owners purchased the house, and since then all of the door locks throughout the house have been replaced with period or reproduction locks. The flat-paneled wainscoting in the dining, hall-parlor, and library rooms has the same profile; however, the fireplace mantels in each first-floor room are different, and the window and door woodwork trim is different between the main block and service wing of the house.

Because so many layers of paint had been applied throughout the years to the woodwork in the dining room and kitchen, the current owners hand-stripped the paint back to the original wood in the kitchen and to the original first or second layer in the dining room. The original color of paint throughout the house on both the molding and the plaster walls appeared to be varying shades of green, including gray green, dark blue green (extant on the attic step risers), and brown green (extant on the wood paneled kitchen stairwell wall leading to the basement), with a putty cream color as one of the early colors on the woodwork in the living room, and dark red as one of the early colors in the library. There also remains evidence of white paint on the interior of the kitchen fireplace brick and stone walls, which was likely whitewashed periodically. All paint colors currently used throughout the first floor of the house were selected to mimic one of the early paint colors uncovered during the stripping of the paint.

The second story in the main block likely consisted of one large chamber over the library in the easternmost section of the house, and one smaller hall-parlor chamber, a stairway, and a hallway over the hall-parlor. The southeast chamber was converted into two rooms at a later date, and into a bathroom and closet in a circa 1950 renovation. The woodwork on the second floor is much simpler than the first floor, with chair rails and simply framed fireplace surrounds in the two bedrooms in the main block.

At the top of the stairs to the right, two large steps and a doorway lead into the service wing. This is the only doorway in the house that features a board-and-batten door. The thickness of walls between the main and service rooms is 15” thick and the eastern service wing dining room chamber is the only room in the house that does not contain a fireplace; however, there is evidence in the pine flooring and the eastern wall that a hearth and a fireplace may have existed and were later removed. The two second-story service wing chamber rooms are connected by a single doorway and there is no hallway in this wing. Woodwork consists of a chair rail and beaded baseboard, and an unusual stairwell railing consisting of two large single-panel heart pine

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boards. A vertical, random-width, rough-sawn, pine-plank partition with a board-and-batten door divided the room into two small chambers. This room divider was removed by the current owners but the boards, nails, and door have been retained. The nails and construction of the partition along with the H-L hinges on the stairway doors, and the rather crude second-floor cut-through to the main block, are additional indicators that the kitchen or service wing may have been built at an earlier date than the remaining rooms of the house. The roof construction for both sections showcase large mortise-and-tenon beams pegged at the roof. Adze marks can be seen on the beams and each pair of rafters has matching Roman numerals on them. According to John Lewis, a local historian, the roof supports were laid out on the ground and then appropriately installed on the roof.²

A frame, shed-roofed, enclosed, two-room porch clad in beaded weatherboard is found on the rear of the kitchen (photo 0004). Another board-and-batten door separates the west room from the east room on the porch. On the back of the door in cursive writing in pencil is written "*L--- Lupton, 2 Mo 1-, 1870. The day before we started to Q mtg. Got my brackets tied up.*" This was confirmed by Norma Mulvey Hoke, upon her visit to Springdale, to be the writing of Lydia Walker Lupton, Jonah's second wife, who lived at Springdale at the time. The meaning of her statement is not clear. The windows and exterior siding of the porch have been replaced by the current owner.

When the current owners purchased Springdale in 1973, tenant farmers had occupied the property for ten years and it was in a state of neglect, requiring a new roof, heating system, electrical upgrade, exterior brick and stone mortar repointing on the façade and west elevations, replacement or repair of all exterior doors and hardware, and plaster repair and painting on the interior. Also, when the current owners purchased Springdale, there was only one dormer located over the east façade room (but two symmetrical dormers on the rear). When the current owners replaced the roof in 1974, they added a second dormer for symmetry. The six-pane dormer window sash were replaced with four-over-four pane single-hung windows. The original plaster-on-brick walls in the second-floor service wing were also covered with insulation and replastered.

Secondary Buildings

2. Stone Springhouse (ca. 1807, contributing structure)

The springhouse is a two-story stone building with a gable roof and features a small side-gabled roof extension off the east wall that covers the feeder spring to Babbs Run. There are two small vent windows in the ground floor located in the spring, one single-hung window and a vertical board exterior door on the second floor, and one small door in the attic gable. The roughly 13' by 13' structure is well preserved. The extant stone was repointed and the foundation secured with a concrete abutment on the west elevation in 1982 to stabilize the structure (photos 0007 and 0009). The ground floor that sits in water from the spring contains a wooden food storage compartment, two small vent windows with horizontal iron bars, and wood vertical bars, a batten

² Miller, V.L., and Lewis, J.G. 1994, p. 196.

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wood door with multiple thin vertical slits to let light in, and a large wood door lock. The second floor contains a board-and-batten door on the facade, heart pine flooring (replaced with same in 1983), beaded baseboard molding, and plaster walls on stone that were repaired in 1983. A wood six-over-six pane window is centered on the rear west-facing elevation. When the floor was replaced, a center beam beneath a hinged trap door in the floor was discovered that shows a hollowed out center. The current owners believe the second floor was used as a washhouse, with the trap door being used to bring water up from the spring beneath and the hollow beam used as a drain. The beam projects through the west elevation stone wall for several feet and is visible today. There are four long iron hooks hanging from the ceiling. Their purpose is not known, but they could have been used for doing wash chores. On the exterior front northeast side, the initials "IL" and the date "1807" are carved into a large cornerstone. David Lupton was the owner of the house in 1807, but would have been living at nearby Cherry Row (photo 0008).

3. Smokehouse (ca. 1807, contributing structure)

The smokehouse or meat house at Springdale is located near the northwest side of the main house (photos 0005 and 0006). It is a one-story, one-room, limestone structure with two small vent windows, one exterior batten door on the main floor, and one exterior door in the loft gable. The rafters are exposed to the roof with iron meat hooks still extant. Although the majority of meat processing for individual consumption was known to have been done by sugar or salt curing, the plaster walls of the Springdale smokehouse are stained with black smoke indicating that the residents may have also smoked their meat for preservation.³ The structure contains the following extant materials: stone, beams, rafters, large wood door lock, iron horizontal window bars, wood vertical window bars, one panel shutter, and iron meat hooks on beams with smoke-stained plaster on walls. The exterior stone walls were repointed in 1982 and a brick floor was added using period bricks from an outbuilding at Cherry Row (David Lupton's house). A corrugated tin roof was blown off during a storm in 1974 and was replaced using workmanship and materials consistent with the original (e.g., pinned log rafters) and overlapping cedar-shake shingles. No dates have been found on the smokehouse but it is of similar size, roughly 13' x 13', and construction as the 1807 springhouse.

4. Stone Wall (ca. 1862, contributing structure)

A three-to-four-foot-high stone wall with five-foot-high corner and end posts surrounds the house on the south, east and northeast elevations. A stone stile with stone posts is integrated near the southeast corner of the fence. In a stone, near the stile steps on the south-facing elevation of the wall, the initials "HSL" and the date "1862" are carved into the stone (photos 0010 and 0011). The initials were confirmed by Lupton family descendant, Norma Hoke, to be those of Jonah H. and Lydia Walker Lupton's first son, Hugh Sidwell Lupton, born April 20, 1845. He lived in the house at the time of the Civil War and, being of Quaker faith and of conscription age, fled the property when battles were fought near the property and later resorted to hiding

³ Rural Landmarks Survey Report, Frederick County Virginia, Phases I-III 1988-1992, prepared by Maral S. Kalbian, Architectural Historian, for the Frederick County Board of Supervisors and the Virginia Department of Historic Resources, p. 78 and Figure 40.

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underground near the carriage house (no longer standing on the property) during the day when soldiers were spotted near the property.⁴

5. Barn/Corncrib/Granary/Chicken Coop (ca 1925, contributing building)

A central-passage machinery barn with a corncrib on the west side, granary on the east side, and a shed-roofed chicken coop perpendicular to the barn attached to the east side is located to the east of Springdale (photo 0014). Large sliding doors cover the barn's central opening. The exterior is unchanged except for a stone foundation added on the south and west elevations. The barn façade, granary, and the front portion of the corncrib are unchanged, but the remainder of the building is now converted into a three-car garage. The chicken coop has been converted into a storage shed with nine-over-nine double-hung windows added to the façade and a sliding barn door added to the rear. The frame, board-and-batten, shed-roofed granary is on the barn's east side. The structure sits on large squared oak beams and concrete filled wooden nail kegs. At the time the current owners purchased the property in 1973, the granary was being used as a granary for storing grain raised on the farm. It is currently used as a garden shed. Measuring 13' by 30' it has cedar siding, windows, and doors added since 1973. A new metal roof with skylights was added in 2015, and new pine flooring and exterior doors were added in 2016.

6. Pool (ca 1990, noncontributing structure)

Located to the rear of the dwelling and past the boxwood gardens is a rectangular in-ground swimming pool. This structure postdates the property's period of significance and therefore is noncontributing.

⁴ Copy of personal communication written by Mary Speakman Lupton in 1921 (wife of Hugh S. Lupton) and provided to the current owners by Norma Mulvey Hoke, and later published in "The Luptons of Winchester and Frederick County, Virginia, Joseph Lupton, Quaker, 1686-1758 and Some of His Descendants" by N. M. Hoke (2004), p. 119-123.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

ca.1807-1958

Significant Dates

Ca. 1807 – construction date of the springhouse and smokehouse

ca. 1820 – construction date of the primary dwelling

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

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

Springdale, located in northwestern Frederick County, Virginia, is locally significant under National Register Criterion C in the area of Architecture as a well-preserved example of Federal architecture showcased on the house's exterior and on interior features such as mantels, moldings, and wainscoting. The primary dwelling, constructed ca. 1820, and several contributing outbuildings that date to the early 19th century also illustrate the variation of styles and materials popular during this era in the Shenandoah Valley. The period of significance begins in 1807, corresponding to the date stone on the springhouse, and ends in 1958, the year the property passed out of the Lupton family, who were responsible for all historic-period alterations to the property's contributing resources and farmed the property continuously during their ownership. Both exterior and interior features of the primary dwelling, springhouse, and smokehouse illustrate the property's high architectural integrity.

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

Architectural Analysis

The architecture of this region of the northern Shenandoah Valley in Frederick County represents an evolution of growth and settlement as Germans, Scots-Irish, and English Quakers migrated south from Pennsylvania and Delaware. Most of the early dwellings that date from the earliest settlement period were crude log cabins, built quickly for shelter and to satisfy the settlement requirements of patent land grants in the 1730s, and are no longer extant. As European settlement increased in the area, the dwellings and outbuildings became more substantial. Although historic records indicate that early settlers lived on the site now known as Springdale, there is no documented proof that any part of the current house existed at that time or that dwellings built of brick as early as 1760 in Frederick County existed. Many of the extant buildings built before 1800 in this area of the Shenandoah Valley and even well into the early 19th century were built using native limestone or were log buildings eventually covered in weatherboard.

In the early 19th century dwellings built of brick gradually became more prevalent in the Valley. Similar to Springdale is nearby Cherry Row (DHR# 034-0105), also on Apple Pie Ridge, which was built by Joseph Lupton's son, David Lupton. As with Springdale, Cherry Row is constructed with brick fired on the property and they both exhibit façades laid in Flemish bond with brick laid in American bond on the rear and side elevations. Both houses also feature identical jack arches over the openings. Additional early brick dwellings in Frederick County include the McKown-Russell House (DHR# 034-1050), built ca. 1810 as a vernacular adaptation of the Federal style and the Brent-Rinker-Claggett House (DHR#034-0087), built ca. 1811 as a vernacular adaptation of the Georgian style. As the use of brick became more widespread, dwellings exhibiting a full transition to the Federal and later the Greek Revival styles were built and can be found throughout the region. As an early brick dwelling for this region, Springdale is

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significant as one of Frederick County's finest and earliest intact examples of vernacular Federal-style architecture.

Historical Background

Frederick County, founded in November 1738, is located at Virginia's top northwest corner between the Blue Ridge and Allegheny mountain ranges in the northern Shenandoah Valley. It was the first settlement west of the Blue Ridge⁵. Springdale, located by a feeder spring of Babbs Run west of Apple Pie Ridge and south of Catalpa Road in northwestern Frederick County, is an example of Federal style architecture in Frederick County constructed in the early 19th century.⁶ The property is documented in several publications on early Back Creek Valley's and Frederick County's European settlers, as the home site of one of the first settler families in "old Frederick County" during the early 1730s. Thomas Babb Sr. (ca. 1664 -1751) received a patent of 600 acres from Virginia Lieutenant Governor William Gooch in 1735. Colonel James Wood surveyed this tract of land in 1738, and Babb's son, Thomas Babb Jr., a Quaker, settled the portion of land in 1735 that is now Springdale.⁷ On March 1, 1736, Thomas Babb Jr.'s certificate of membership was transferred from the Kennett Monthly Meeting House in Pennsylvania to the Hopewell Monthly Meeting House in Clearbrook, Virginia, of which he was one of the founding fathers. In his will dated August 17, 1748, Thomas Babb Sr. devised the land to his son. In his will dated September 2, 1760, Thomas Babb Jr. devised to his son Sampson "the Old Plantation where I now live."⁸

In 1784, Springdale was sold by Phillip Babb to Joseph Lupton Jr., son of another pioneer in Frederick County, Joseph Lupton Sr. When Joseph Lupton died in 1791, the property was devised to Nathan Updegraff and his wife Ann, Joseph Lupton's daughter. On July 1, 1800, the Updegraffs conveyed the 180-acre tract to Ann Updegraff's brother, David Lupton, the builder of nearby Cherry Row in Frederick County. Upon David Lupton's death in November 1822, David devised the property "on which Jonah now lives" to his son Jonah Hollingsworth Lupton.⁹ The builder and exact construction date(s) of Springdale are unknown, and local authorities do not concur on the dates of construction. Documentation in two wills of early owners of Springdale indicates that a dwelling existed on the property in 1760 and in 1822 as reported in the wills of Thomas Babb Jr. and David Lupton. It is likely that the current Springdale was the house that Jonah Lupton was living in after he married in 1817 and inherited from his father, David in 1822.

⁵ R.A. Ebert RA and T. Lazazzera, Frederick County, Virginia: From the Frontier to the Future. The Donning Company/Publishers, 1988.

⁶ Rural Landmarks Survey Report, Frederick County Virginia, Phases I-III 1988-1992, prepared by Maral S. Kalbian, Architectural Historian, for the Frederick County Board of Supervisors and the Virginia Department of Historic Resources, p. 38-39 and Figure 14.

⁷ W.L. Kerns, Frederick County, Virginia: Settlement and Some First Families of Back Creek Valley 1730-1830. Gateway Press, Inc. Baltimore MD (1995) p.91-99.

⁸ Frederick County Clerk's Office, Winchester, Virginia, Will Book 2, page 440.

⁹ Frederick County Clerk's Office, Winchester, Virginia, Will Book 11, page 315.

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Jonah Lupton and his wife, Lydia Walker Lupton, lived and raised their family at Springdale through the mid-19th century. A farmer and an orchardist, Jonah Lupton died in 1870. An interest aspect of Springdale's extant architectural resources is the ca. 1862 stone wall that bears the initials of Jonah H. and Lydia Walker Lupton's first son, Hugh Sidwell Lupton, born April 20, 1845. As Quakers, the Luptons objected to military service during the 1861-1865 Civil War. Virginia's Shenandoah Valley was heavily contested ground with both Union and Confederate troops active here. To avoid conscription by the Confederate Army, Hugh Lupton would leave Springdale whenever battles occurred in the vicinity and even resorted to hiding under a carriage house if troops were spotted nearby.¹⁰ The commitment of Quakers and other religious objectors to abide by their moral obligations is an important but less known aspect of Virginia's Civil War history but is important to document and preserve along with the far better known military engagements that occurred throughout the state.

After the Civil War, the Luptons were able to retain ownership of their property even though much of Virginia had been devastated physically and economically by the war. They continued to focus their efforts on farming for almost a century afterward. Construction of the extant barn, corn crib, granary, and chicken coop during the late 19th and early 20th century provide testament to their diversified agriculture and the associated changing technology of the period. The combined barn/corn crib/granary/ chicken coop is believed to have reached its current configuration around 1925.

The property continued in the ownership of the Lupton family until 1958 when it was sold to John P. and Mary Good, who continue to own and operate the 600-acre farm that surrounds Springdale today.¹¹ In 1973, the Goods subdivided a 4.46-acre parcel from their larger farm and sold Springdale to T. Nelson and Barbara H. Keech, who own the property today.

¹⁰ Copy of personal communication written by Mary Speakman Lupton in 1921 (wife of Hugh S. Lupton) and provided to the current owners by Norma Mulvey Hoke, and later published in "The Luptons of Winchester and Frederick County, Virginia, Joseph Lupton, Quaker, 1686-1758 and Some of His Descendants" by N. M. Hoke (2004), p. 119-123.

¹¹ G. R. Quarles, Some Old Homes in Frederick County, Virginia. Prepared for The Farmers and Merchants National Bank, Winchester, VA (1971), p.7.

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9. Major Bibliographical References

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

Cartmell, Thomas Kemp. Shenandoah Valley Pioneers and their Descendants: A History of Frederick County Virginia from its Formation in 1738 to 1908. Eddy Press Corporation, Baltimore MD (1909).

Ebert, R.A. and Lazazzera, T. Frederick County, Virginia: From the Frontier to the Future. The Donning Company/Publishers (1988).

Frederick County Clerk's Office, Winchester, Virginia, Will Book 2, page 440.

Frederick County Clerk's Office, Winchester, Virginia, Will Book 11, Page 315.

Kerns, W.L. Frederick County, Virginia: Settlement and Some First Families of Back Creek Valley 1730-1830. Gateway Press, Inc., Baltimore MD (1995) p.91-99.

Lupton, M.S. Copy of personal communication written by Mary Speakman Lupton in 1921 (wife of Hugh S. Lupton) and provided to the current owners by Norma Mulvey Hoke, and later published in "The Luptons of Winchester and Frederick County, Virginia, Joseph Lupton, Quaker, 1686-1758 and Some of His Descendants" by N. M. Hoke (2004) p. 119-123.

Mercer, H.C. Dating of Old Houses. Doylestown, PA (1923). "Wrought-iron door hinges".

Miller, V.L., and Lewis, J.G. Interior Woodwork of Winchester, Virginia 1750-1850 with some History and Tales. Privately published by Virginia Miller and printed by Commercial Press, Inc., Stephens City, Virginia (1994).

Moss, Roger W. Paint in America: The Colors of Historic Buildings. The Preservation Press, Washington DC (1994).

O'Dell, Cecil. Pioneers of Old Frederick County. Heritage Books, Inc. (1995), p. 170, Map 5 Tract 62, and p. 190-191.

Quarles, G.R. Some Old Homes in Frederick County, Virginia. Prepared for The Farmers and Merchants National Bank, Winchester, VA (1971) p.7.

Rural Landmarks Survey Report, Frederick County Virginia, Phases I-III 1988-1992, prepared by Maral S. Kalbian, Architectural Historian, for the Frederick County Board of Supervisors and the Virginia Department of Historic Resources (1999). DHR No. 34-103.

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State Land Office records housed in Richmond are to be found recorded in Book 16, pages 315-415, inclusive, for the patents issued to the settlers who came to the Shenandoah Valley under authority of the Orders in Council made to Alexander Ross and Morgan Bryan. All bear the date of November 12, 1735, and recite that the grantee is one of the seventy families brought in by them, and excepting location and acreage, are alike in wording and conditions, and are signed by William Gooch, Lieutenant-Governor of the Colony at that time.

These patents were issued under the seal of the colony and were grants from the English Crown, free of any obligation of feudal services to the Fairfax family, who claimed the land as lords proprietors of the Northern Neck of Virginia.

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of repository: Department of Historic Resources, Richmond, VA

Historic Resources Survey Number (if assigned): DHR #034-0103

10. Geographical Data

Acreage of Property 4.46 acres

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: 39.257290

Longitude: -78.181230

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2. Latitude: Longitude:
3. Latitude: Longitude:
4. Latitude: Longitude:

Or
UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

1. Zone: Easting: Northing:
2. Zone: Easting: Northing:
3. Zone: Easting: Northing:
4. Zone: Easting: Northing:

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

Springdale encompasses 4.46 acres west of Apple Pie Ridge (SR 739) and east of Catalpa Road in northwestern Frederick County, Virginia. The Frederick County parcel tax identification numbers for the two parcels encompassing the property are 31 A 181B and 31 A 181C, and the true and correct historic boundaries are shown on the attached Tax Parcel Map.

Boundary Justification (Explain why the boundaries were selected.)

The historic boundary was selected because it includes the contributing resources (the main dwelling, springhouse, smokehouse, stone wall, corncrib, and granary) and the non-contributing resource (swimming pool), and captures the immediate environs of the historic domestic complex. All known historic resources currently associated with Frederick County Virginia tax parcels 31 A 181B and 31 A 181C are encompassed by the historic boundary.

11. Form Prepared By

name/title: Barbara H. Keech and T. Nelson Keech
organization: Owners of Springdale
street & number: 1663 Apple Pie Ridge Road
city or town: Winchester state: VA zip code: 22603
telephone: 540-667-2460 mobile phone: 301-332-9363 email: bhkeech@aol.com
date: June 10, 2016

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Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location. (see Figures 1, 2, and 3 below)
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
(Not applicable for this individual property application.)
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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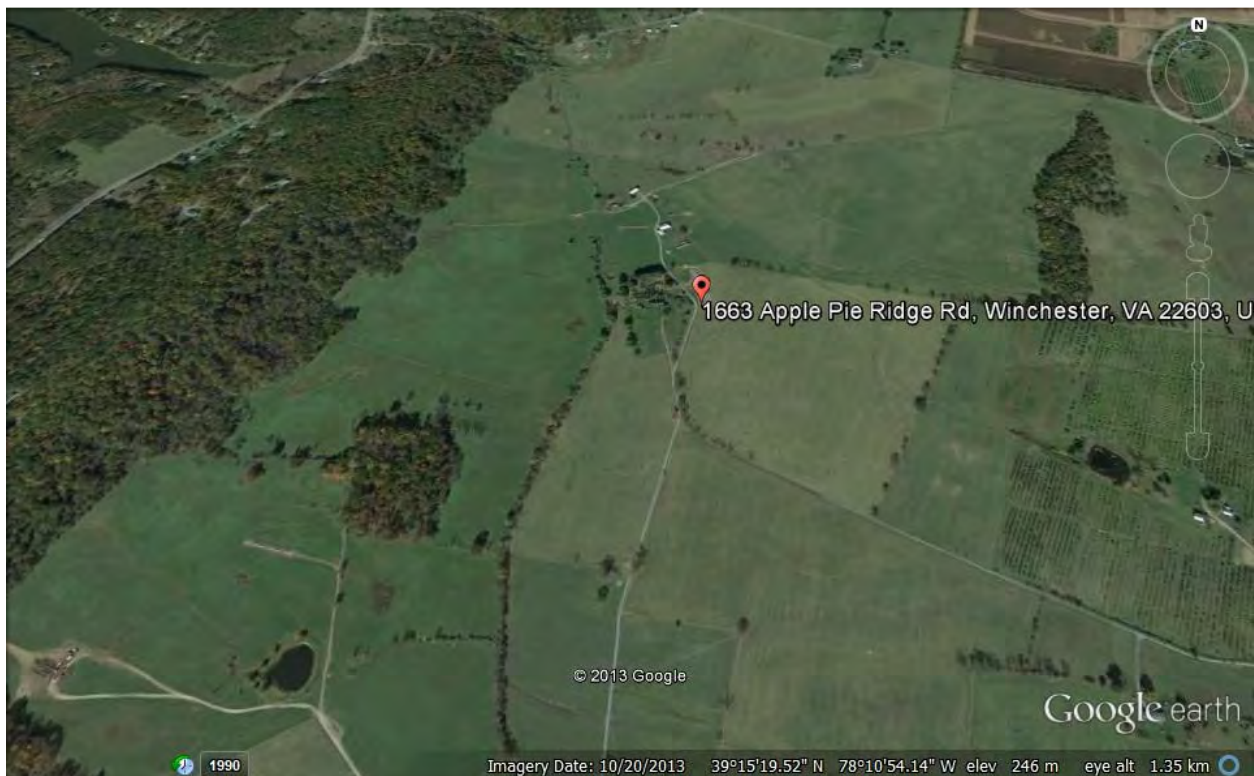
Figure 1:
Aerial View of the Springdale Property using Google Earth (close-up of House and
outbuildings on 4.46 acres)



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Figure 2: Site map using Google Earth (Bird's-eye view of the Springdale Property as it sits in the middle of the 600+ acre working farm (owned by Apple Ridge Farm LC)



Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Springdale
City or Vicinity: Winchester
County: Frederick State: VA
Photographer: Dr. Don G. Karolyi, Winchester VA
Date Photographed: June 6, 2016

Description of Photograph(s) and number, include description of view indicating direction of camera:

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PHOTOGRAPH LOG
House, Outbuildings, Views, and Interior,
with Direction of Camera designation

Photo No.	Description of Photo	Direction of Camera
0001	Southwest view of front of House and outbuildings on Property (stone springhouse, smokehouse, and bake oven to the left and corncrib (garage) to the right)	Northeast
0002	South view of Façade of Springdale showing main dwelling, stone wall, and stile	North
0003	East side of Primary Dwelling	West
0004	North (rear) Elevation of Primary Dwelling	South
0005	West view of House and stone smokehouse and bake oven	East
0006	Southwest view of stone smokehouse and bake oven	Northeast
0007	East view of façade of springhouse on west side of main house	West/ Southwest
0008	Date "1807" on cornerstone of façade of springhouse (east side)	West/ Southwest
0009	Southwest side of springhouse	Northeast
0010	South view of the stone wall and stile	South
0011	Initials "HSL" and Date "1862" in stone wall at steps of stile (South view)	South
0012	Detail on façade of Springdale of the seam in bricks between the two sections of the house	North
0013	Detail on rear of Springdale of the seam in bricks between the two sections of the house	South
0014	South view of façade of barn-corncrib-granary to the east of Springdale	North
0015	View of boxwood garden north of Springdale with NC pool at right background	North
0016	View to the South of Property along Gravel Driveway	South
0017	View to the East of Property	West
0018	View to the North of Property showing Babb's Mountain	South

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0019	View to the West of property showing springhouse and garden shed	East
0020	Interior: kitchen fireplace and bake oven	West
0021	Interior: kitchen fireplace mantel and lintel	North
0022	Interior: original kitchen cabinets	West
0023	Interior: kitchen paneled wall and door to back stairway	East
0024	Interior: detail kitchen door and HL hinges	East
0025	Interior: dining room paneling, cupboard, and mantel	East
0026	Interior: detail dining room mantel	East
0027	Interior: detail dining room mantel	East
0028	Interior: dining-room door, transom, and paneled reveal	South
0029	Interior: living room mantel	West
0030	Interior: warming cupboard at end of fireplace wall	North
0031	Interior: detail library mantel	East
0032	Interior: wainscoting in library	Northwest

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.



LOCATION MAP

Springdale

Frederick County, VA

DHR #034-0103

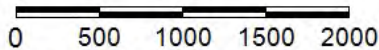
Latitude/Longitude Coordinates

Latitude: 39.257290

Longitude: -78.181230



Feet



1:18,056 / 1"=1,505 Feet

Title: Springdale

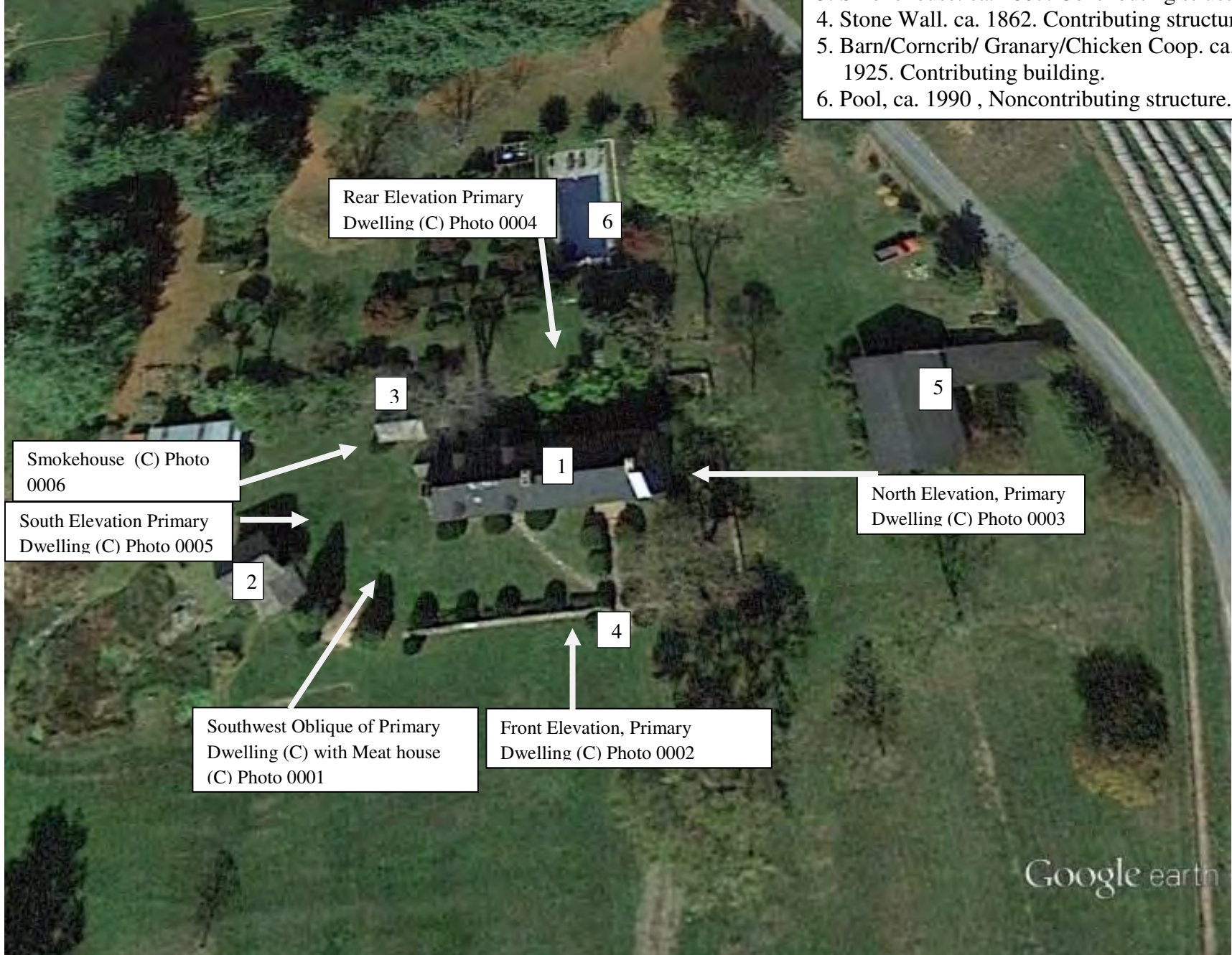
Date: 8/3/2016

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

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

SKETCH MAP/ PHOTO LOG
SPRINGDALE, FREDERICK COUNTY
324-0103

- 1. House. ca. 1820. Contributing building.
- 2. Springhouse. ca.1807. Contributing structure.
- 3. Smokehouse. ca. 1807. Contributing structure.
- 4. Stone Wall. ca. 1862. Contributing structure.
- 5. Barn/Corncrib/ Granary/Chicken Coop. ca. 1925. Contributing building.
- 6. Pool, ca. 1990 , Noncontributing structure.



SKETCH MAP/ PHOTO LOG
SPRINGDALE, FREDERICK COUNTY
324-0103



SKETCH MAP/ PHOTO LOG
SPRINGDALE, FREDERICK COUNTY
324-0103



View north of property
toward Babb's Mountain
Photo 0018

View west towards
neighboring property,
Photo 0019

View east of property Photo
0017

View south along Gravel
Driveway, Photo 0016

TAX PARCEL MAP
Springdale, Frederick County
DHR #034-0103
Frederick County GIS, Accessed 7/20/16

