

VLR 6/16/17
NRHP 8/18/17

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 Oakley Farm
other names/site number VDHR File No. 008-0040

2. Location

street & number 11865 Sam Snead Highway (US Highway 220) not for publication N/A
city or town Warm Springs vicinity N/A
state Virginia code VA county Bath code 017 zip code 24484

3. State/Federal Agency Certification

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

[Signature]
Signature of certifying official
Virginia Department of Historic Resources
State or Federal Agency or Tribal government

6/25/17
Date

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

Signature of commenting official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

- 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): _____

Signature of the Keeper

Date of Action

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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

Contributing	Noncontributing	
<u>10</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>5</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>15</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

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

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6. Function or Use

=====

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC	Sub: single dwelling
DOMESTIC	secondary structure
AGRICULTURE	animal facility
AGRICULTURE	agricultural outbuilding
TRANSPORTATION	road-related

Current Functions (Enter categories from instructions)

Cat: DOMESTIC	Sub: single dwelling
DOMESTIC	secondary structure
AGRICULTURE	animal facility
AGRICULTURE	agricultural outbuilding
TRANSPORTATION	road-related

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7. Description

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Architectural Classification (Enter categories from instructions)

FEDERAL
GREEK REVIVAL
COLONIAL REVIVAL

Materials (Enter categories from instructions)

foundation STONE, BRICK
roof ASPHALT
walls BRICK
other WOOD, GLASS, CONCRETE

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

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8. Statement of Significance

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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 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 50 years.

Areas of Significance (Enter categories from instructions)

ARCHITECTURE
SOCIAL HISTORY
AGRICULTURE

Period of Significance ca. 1830-1940

Significant Dates 1834, 1921-22

Significant Person (Complete if Criterion B is marked above) N/A

Cultural Affiliation N/A

Architect/Builder T. J. Collins and Sons (architect)
Sterrett, Hazel Marshall (designer)
Patterson, R. C (contractor)

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

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9. Major Bibliographical References

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(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: Virginia Department of Historic Resources, Richmond, Virginia

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10. Geographical Data
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Acreage of Property approximately 60 acres

UTM References (Place additional UTM references on a continuation sheet)

Zone	Easting	Northing	Zone	Easting	Northing	Zone	Easting	Northing	Zone	Easting	Northing				
1	17	606040	4211380	2	17	606350	4211300	3	17	606450	4210980	4	17	606020	4210240

X 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.)

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11. Form Prepared By
=====

name/title J. Daniel Pezzoni
 organization Landmark Preservation Associates date March 26, 2007
 street & number 6 Houston Street telephone (540) 464-5315
 city or town Lexington state VA zip code 24450

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Additional Documentation
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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 Franz von Schilling III and Jean von Schilling
 street & number PO Box 307 telephone (540) 839-2873
 city or town Warm Springs state VA zip code 24484

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.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

Estimated Burden Statement: Public reporting burden for this form is estimated to average 36 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

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National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Oakley Farm
Bath County, Virginia

NARRATIVE DESCRIPTION

Summary

Oakley Farm is located at 11865 Sam Snead Highway (US Highway 220) in Bath County, Virginia. The approximately sixty-acre nominated parcel occupies the rolling floor of the Warm Springs Valley at an elevation of approximately 2,300 to 2,500 feet above sea level. It is bounded on the north end by the village of Warm Springs (the Bath County seat), on the east side by US Highway 220 and the flanks of Warm Springs Mountain, and on the west side by the course of the antebellum Jackson River Turnpike and the flanks of Little Mountain. The parcel and its residence are mainly accessed by a section of the Jackson River Turnpike with the modern name of Katydid Lane. The parcel is mostly pastureland at its north end and is wooded at its irregularly tapering south end. Oakley Farm is watered by branches of Warm Springs Run, a tributary of the Jackson and James rivers.

Construction of the two-story brick house known as Oakley was begun by the Francisco family in 1834, according to a date brick. Construction of the west-facing original section was apparently completed by 1837 when the house first appears in tax records. As originally constructed, the west-facing house may have had a two-story side-passage form with a one-story front porch and transitional Federal-Greek Revival detail. By the end of the nineteenth century, it had attained its present one-room-deep center passage plan with a two-story ell. In 1921-22, the house was remodeled in the Colonial Revival style by the Sterrett family. A two-story kitchen and service wing on the north end appears to date to the same period or may date to the late 1910s. Exterior features include an asphalt-shingled hip roof with flared eaves, mostly nine-over-nine windows, a classical front entry surround, and a small ca. 1985 addition on the north end. A one-story extension of the ell, constructed in the early 1940s, was recently removed. The interior has plaster wall and ceiling finishes, wood floors, Federal-Greek Revival and Greek Revival mantels, and a stair in an L-extension at the back of the center passage.

A total of fourteen secondary resources (all contributing) are located on the parcel. Those nearest the house are generally domestic in character and include a laundry and wood house, a garage, both built in 1922, and a nineteenth-century log cabin that may originally have served as a slave cabin. At the north end of the parcel, almost within the village of Warm Springs, are the ca. 1905 Long Barn and a machinery shed. To the south of the house are two stables of Colonial Revival design dating to the 1920s or early 1930s. A fieldstone wall extends along part of the Jackson River Turnpike and stone gates provide access on the east and west sides of the parcel.

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Oakley Farm
Bath County, Virginia

Description (continued)

Inventory

1. Oakley. 1834; mid-19th century; 1921-22. Contributing building.
2. Laundry and wood house. 1922. Contributing building.
3. Garage. 1922. Contributing building.
4. Cabin. Second or third quarter 19th century. Contributing building.
5. Meat house. 1920s. Contributing building.
6. Potting Shed. Early 20th century. Contributing building.
7. South stable. ca. 1930. Contributing building.
8. North stable. ca. 1930. Contributing building.
9. Long barn. ca. 1905. Contributing building.
10. Machinery shed. 1920s. Contributing building.
11. Spring and pump house. 19th century; 1920s. Contributing structure.
12. Stone alcove. 1930s. Contributing structure.
13. Jackson River Turnpike (section). ca. 1830. Contributing structure.
14. Gate (Katydid Lane). 1922. Contributing structure.
15. Gate (Sam Snead Highway). 1922. Contributing structure.

Detailed Description: Exterior

The front elevation of Oakley, the main residence on Oakley Farm, is Flemish bond except around the two south bays where it is American bond. This change in brick bond is evidence for a possible two-phase construction history for the five-bay main section of the house, a possibility discussed below in the architectural discussion section. The brickwork is mostly five-course American bond on the end of the ell, the principal original brick section of the rear elevation, and irregular American bond on the south end. The upper part of the north side wall of the ell projects slightly. The mortar joints were penciled before the 1920s, probably in the nineteenth century. In some instances the penciling crosses bricks without reference to the underlying order of the mortar joints. A rear porch infill and the north wing, both sections dating or believed to date to 1921-22, are stretcher bond. The four chimneys are brick with corbelled caps and the house has brick and sandstone foundations (changes from brick to stone provide more evidence of the house's evolution). Built into the outer face of the south chimney stack are two bricks with molded inscriptions. One has the date 1834. The other is inscribed "R:P.T." or possibly "R:PT." without the middle period. The numerals and letters of both bricks project in bas relief inside the frog or recessed face of the brick.

A row of bricked-up mortises above the north first-story windows suggests the former existence

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Oakley Farm
Bath County, Virginia

Description (continued)

of a probably original one-story front porch. Subsequently, the house had porches in a number of configurations before the present classical frontispiece was added in 1922 (the evolution of the house and its porches is described below in the architectural discussion). The frontispiece consists of an entry with sidelights and a semicircular fanlight framed by two engaged Doric columns that support paneled entablature blocks and a pediment. The entry has a six-panel door with raised and molded panels, the fanlight has a complex radial pattern, and the entablature blocks and pediment have dentil moldings. Concrete steps with brick cheeks lead up to the front entry. The back entry to the passage has a multi-paned wood and glass door and half-round Doric pilasters that support a pediment with dentil moldings and weatherboards in the tympanum. Presently the only porch is the sitting porch added to the south end in 1921-22. This porch has Doric columns, tongue-and-groove floor boards, and a roof deck enclosed by a modern Chinese Chippendale balustrade. The house wall under the porch is clad in stucco.

The windows have delicate symmetrically molded surrounds with turned corner blocks from the 1921-22 renovation. Nine-over-twelve windows recently created from doorways on the first story of the ell have 1921-22 trim that had been in storage. The double kitchen window on the front of the north wing has symmetrical moldings that are different than those of the rest of the house, a reflection of the fact that the double window was a post-1922 substitution for a single window at the location. The basement vents across the front of the main section and north wing have horizontal barred vents. The north wing back entry has a pediment supported by decorative brackets. On the end of the north wing is a one-story frame addition made ca. 1985 with a hip roof, flush-board walls divided into panels by beaded boards, and a cinder block foundation faced with stretcher-bond brick.

Detailed Description: Interior

The front entry opens into a center passage with a transverse L extension made at the back in 1921-22. Presumably a stair once rose in the center passage, replaced by the present stair located in the extension. Three steps—the lowest one with a rounded end—rise to a landing where the stair turns to rise with the axis of the L extension. The stair has slender turned newels and balusters, simple sawn tread brackets, ramped and curving handrails, and an upper landing and turn. The doorways that open into the passage have six-panel doors and narrow symmetrically molded surrounds with turned corner blocks and molded bases, all dating to the 1921-22 remodeling. These surrounds and doors appear throughout the house.

On the right-hand south side of the passage is the living room, which features a paneled wainscot, a crown molding, and a French door to the porch. The living room's Federal mantel

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Oakley Farm
Bath County, Virginia

Description (continued)

has a fireplace frame with delicately molded verticals, turned corner blocks, and a horizontal member with three narrow panels. Above is a frieze with a single long panel, flanked by narrow paneled end tablets and a cornice with a cavetto and an unusual cable molding. The dining room on the opposite side of the passage has similar features, although its French door presently opens into thin air. The dining room mantel is similar in overall form to the one in the living room but with turned corner blocks at the tops of the frieze end tablets, an unusual bed molding composed of small cylindrical elements, more distinct pilasters, and no triple-panel band. The dining room wainscot panels are believed to be black walnut under paint. The ell room, entered from the dining room and the back of the center passage, has yet another Federal mantel similar in overall form to the others, but with frieze end tablets that are continuations of the delicately molded pilasters below. The removal of the 1940s wing several years ago resulted in modifications to this room, including the removal of a pantry partition. Two doorways lead into the 1940s wing that had originally been windows were made windows again using trim from the 1920s remodeling.

The principal space in the north wing is a kitchen and informal seating area heated by a wood stove at the location of an original kitchen stove. The seating area was created out of a kitchen and back hallway, and the present kitchen was created out of a butler's pantry and closet. The glass-fronted cabinets of the butler's pantry were retained and used as inspiration for modern kitchen cabinets. In the kitchen is a call box wired to buttons and bells throughout the house and grounds. Along the back side of the principal space is a linear alcove (formerly a back hall and ice chest room and perhaps other small service spaces) that contains a winder stair with a solid tongue-and-groove railing that rises to the second floor of the wing. Under it is the stair to the basement. In the ca. 1985 wing extension are a mud room and a room originally used as an office, but now used as a small dining room.

The plan of the second floor of the main part of the house was substantially modified in 1921-22. The center passage was converted to a bathroom and closets. The two rooms to either side have heavy post-and-lintel Greek Revival mantels with flaring pilaster caps and double friezes (the top frieze board overhangs the bottom frieze board). The south bedroom has a French door that opens onto the roof deck of the porch. The bathroom, which has doors at each end to the two bedrooms, retains the original tub, sink, and mirrored medicine cabinet. A hallway at the top of the stairs connects the two rooms, a bedroom in the ell, and a hallway in the second floor of the north wing. The north wing contains two small bedrooms (originally servants rooms) and two bathrooms (one of which connects only to the ell bedroom) with original fixtures.

The unfinished storage attic is accessed by a drop-down stair in the ceiling of the hallway. In the attic are visible circular-sawn common rafters that rise to a ridge board, circular-sawn floor boards, and the original and later ceiling joists of the second-floor spaces below. The

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Oakley Farm
Bath County, Virginia

Description (continued)

nonfunctional attic of the north wing is at a slightly lower level and in it is visible the top of the original north exterior wall, which has penciled brickwork. The basement has exposed brick and stone walls, concrete floors, and exposed ceiling joists. In the basement under the north wing is a stair with rounded tread edges and bed moldings. The basement floor has the scar of a former coal room partition. The doorway between the wing and main section basements has inner and outer six-panel doors. The outer door (the one that opens into the wing) has a furled wrought-iron hook. The main section basement is excavated only under the dining room and center passage. Above these spaces are straight-sawn floor joists with plaster key stains from a former plaster-and-lath ceiling. There are also a number of circular-sawn replacement joists. It is possible the basement room under the dining room formerly had a fireplace. The basement room under the center passage is used as a wine cellar.

Detailed Description: Outbuildings and Landscape Features

The 1922 laundry and wood house (inventory no. 2) stands off the end of the north service wing. It is a one-story weatherboarded frame building with a metal-sheathed hip roof and a stone foundation. There are six-over-six windows and two front doors. To the rear is a Dutch door fashioned from a nineteenth-century six-panel door which is located high above the drive that passes behind the building to facilitate the off-loading of wood from a wagon or truck. The interior is divided into three rooms. The east-room laundry has a concrete floor, plaster and lath walls and ceiling, simple trim, and a brick corner flue. The west-room wood room has particleboard wall and ceiling finishes and now also functions as a dog house. The middle room, entered from the wood room, has a concrete milk trough reflecting its former function as a dairy. A modern plank dog run extends from the west side of the building.

The 1922 garage (no. 3) stands across the lane from the laundry and wood house building and is coordinated with it. The garage has frame construction, weatherboard siding, a metal-sheathed hip roof, a stone foundation, and six-over-six windows. The two front (south side) garage doors are hung on long decorative strap hinges. A shed addition of similar construction was made on the west side, probably in the 1920s, as a garage for large machinery. It has a large barn-type door on its north end with a smaller human-scale door cut into it. A low door inside the machinery garage leads into a root cellar under the original section. The original section interior, which has exposed wall and roof structure, is divided into a garage and two smaller back rooms. In the concrete-floored garage are stored a 1920s kitchen cabinet and pantry warming shelf from the house. Near the east window is a sink and mounted at the top of the window frame is a Shur-Stop fire extinguishing bomb. The light bulb-shaped glass "grenade" still contains its fire retardant liquid. The cardboard shield affixed to it is labeled "The Automatic Fireman on the Wall" and instructs users to "throw at base of flames." The grenade was intended to work

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Oakley Farm
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Description (continued)

automatically as well, presumably by exploding from the heat of a fire. The northeast back room is a work shop with a raised wood floor, a brick flue with a stove thimble, work tables, and wall-mounted shelves. The room may originally have served as the "man's room," a room to be used by the groundskeeper during the day. The smaller northwest room, now for storage, probably originally contained a Delco electric generator and batteries. The room is entered through a reused six-panel door like that in the laundry and wood house.

The nineteenth-century Cabin (no. 4) is a south-facing one-story, v-notched log dwelling with a metal-sheathed gable roof (the roofing probably dates to the 1920s or earlier), a rubble foundation, and a large chimney on the east end. The chimney is stone to about seven feet, then stepped brick shoulders and a detached brick stack. The twentieth-century shed front porch has wood posts. On the wall under the porch is a ringer connected to the call box in the house. Two windows are six-over-six; a third, on the west end, has two sliding six-pane sashes. The front door has four panels, and pottery and porcelain knobs. The back door has a ca. 1920s door with five horizontal panels. The logs are whitewashed, at least under the porch, and the white chinking consists of mortar, wood, and stone. The logs are damaged by rot, especially to the left side of the chimney. The east gable has wide weatherboards or clapboards attached with cut nails and an unglazed window opening through which are visible common rafters, either sawn or log sapling. The west gable also has cut-nailed weatherboards as well as a window sash added in the late twentieth century. The back wall has missing logs and other evidence for a frame rear wing that was removed in 1976. The wing had been remodeled or was possibly built or reconstructed in the 1920s. The interior also has 1920s finishes with narrow tongue-and-groove wall and ceiling boards, plain trim, a stove thimble, and a partitioned-off rear bathroom. The wide floor boards may be earlier.

The 1920s meat house (no 5) stands to the east of the house, adjacent to a stone horse jump in the rail fence that defines the back yard. It is a small board-and-batten frame building of wire-nailed construction with a metal-sheathed gable roof and a wood post foundation. There are louvered vents in the gables, screened on the inside, and a high six-pane window on each of the side walls covered with chain link and formerly with screen mesh. The unfinished interior, entered through a batten door, is spanned by joists with multiple wire-nail hooks for hanging meat. Beyond the meat house is the potting shed (no. 6) composed of two originally separate buildings joined by a latticed breezeway and a single metal-sheathed gable roof. A photograph, perhaps taken in 1922,

shows the two buildings as separate and standing near their present location but oriented with their gables facing north-south rather than the present east-west. The building has weatherboard siding attached with wire nails, simple sliding windows, and stone footers. The east unit has lattice running under the eave on the north side with a flip-down board shutter on the interior, a

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Bath County, Virginia

Description (continued)

ventilating feature that may identify the building as a dairy. Although the two halves of the building appear to date to the early twentieth century they reuse earlier fabric such as what may be a hewn sill under the east unit, a four-panel door in the east unit, and a batten door constructed with cut nails in the west unit. The building has tables and other features associated with its modern use as a potting shed.

To the south of the house stand the two ca. 1930 stables referred to for convenience sake as the south stable (no. 7) and the north stable (no. 8). Both stables are similar in construction and finish: one-story frame buildings with usable attics, white-painted weatherboard siding, asphalt-shingled gable roofs, and concrete foundations. The asphalt shingles on both buildings were added in the mid-1990s to replace the original sawn cedar shingles. Each building also has concrete manure pits on their south sides, louvered vents at the apexes of the gables, six-over-six windows, and Dutch horse stall doors with the door leaves hung on spade-tipped iron strap hinges and secured with latches stamped "RW." Inside are whitewashed or white-painted exposed or board-sheathed walls and ceilings, and slatted horse stall gates on iron strap hinges.

The south stable is believed to be the older of the two. It has an L-shaped plan with a sliding barn door entry at the reentrant angle. Over the barn entry is a gable with a round-arch window, and over that a boom on a decorative iron bracket presumably used for lifting hay bales to the attic. The interior has mostly dirt floors except at the west end where the various tack rooms have raised wood floors. The main space is located inside the barn entry and is presumably where the horses were groomed, shod, and otherwise attended to. The space has several wood chutes connected to grain bins in the attic. Near the barn door are sconces for six Shur-Stop grenades, although the liquid-filled grenades themselves are missing. Another Shur-Stop sconce is located in one of the tack rooms near a ringer and other electrical apparatuses. Doors are either paneled or have diagonal beaded tongue-and-groove on one face and vertical non-beaded tongue-and-groove on the other. A ladder leads up to the unfinished attic where the large wood grain bins are located, as well as a hand-cranked horse-shearing mechanism.

The north stable has a T-shaped plan with a porch on wood posts along the west side of the stem of the T and flower boxes under some of the windows. The attic floor boards are stamped or burned on their undersides with the inscription "Bogalusa" indicating they were manufactured by the Great Southern Lumber Company of Bogalusa, Louisiana, which operated from 1908 until 1938. Stored in the north stable is a canvas banner that reads "Fassifern Farms/Warm Springs, Va./Scotch Shorthorns/Tate B. Sterrett—Owner." The banner was displayed when Sterrett entered cattle in the Virginia State Fair.

The Long Barn (no. 9) and the machinery shed (no. 10) at the north end of the parcel stand at right angles to each other. The Long Barn is a gabled frame building with weatherboard siding

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Oakley Farm
Bath County, Virginia

Description (continued)

and metal roofing. It appears to have been built in three sections: a shorter section at the south end, a longer section at the north end, and infill between. There are a few six-over-six windows, mostly at the south and north ends. Most side window openings, especially those on the west side, have six-pane sashes in their upper halves and weatherboard infill in their lower halves. There are multiple regular and wagon-scaled doors of batten construction. There is a Dutch door in the north end—an early alteration of a window—and two hay mow doors in each gable. A weatherboarded ramp or chute for livestock extends from the northeast corner. Only wire nails have been observed in the barn's construction.

The long north section of the Long Barn stands on a foundation of log posts with later supplemental cinder block piers. The north end is high enough off the ground that cattle may have been able to shelter under the building. An underpinning of vertical boards may have provided additional shelter. Near the center of the space under the barn is a whitewashed pen-like enclosure, perhaps the bottom of a hay drop. Under the short south section of the barn is a crude rubble foundation. The infill is a patched opening that connected to a small shed room. The room projected at approximately the location of a later silo now represented by a circular foundation. The rim of the concrete silo foundation is inscribed with initials that appear to read WSB, WLB, or W&B. The foundation is adjoined by concrete steps that may not be in their original location.

A narrow corridor runs the length of the dairy barn interior, which has for the most part exposed and whitewashed framing members and rough plank floors. At the south end is a ceiling-mounted belt drive shaft that may have operated a small mill located in the southwest corner room. The drive shaft extends from this room over the corridor to a garage in the southeast corner. The mill may have been powered by the engine of a tractor or truck that could be parked in the garage. The mill room walls are partly sheathed with whitewashed boards that were in turn partly covered with heavy pink paper. A side doorway has been weatherboarded over and filled with shelves. The doorway to the corridor has a four-panel door. A gap in the roof structure (now roofed over with metal) may have had some association with the room's function. Adjoining the mill room is a storage and tack room with a batten door. Next is a space containing a grain bin and the stairway to the hay loft. On the other side of the corridor from these spaces are several stalls with slatted gates. The north half of the barn is more open than the south end, with a double row of posts defining the corridor. Between some of the posts are gates and one gate is constructed with boards from a packing crate stenciled "T B Sterrett/Hot Springs." A door in the northwest corner has been sided over. The hay loft has common rafters that are butted and nailed at the ridge.

The machinery shed is a long board-and-batten frame building with a metal-sheathed roof that is part shed and part gabled, perhaps reflecting phases of construction. The building is open on the

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Oakley Farm
Bath County, Virginia

Description (continued)

south side and has a series of high window openings (now covered) on the north side. Other features include a stone foundation and exposed rafter ends. The building, which is not shown in a mid-1910s photograph, may have been built as a horse stable by Tate B. and Hazel Sterrett in the 1920s, prior to the construction of the stables to the south of the house.

The principal branch of Warm Springs Run flows through the property in a series of small waterfalls through a wooded ravine to the west of the house. At a spring on the east bank of the branch to the northwest of the house are a stone spring trough and a small concrete block pump house with a flat poured concrete roof and a metal vent pipe (no. 11). The spring trough dates to the nineteenth century and may be original to the 1830s, whereas the pump house was added by the Sterretts, probably in the early 1920s. Its concrete blocks appear to be cinder blocks; if so, the early 1920s would represent an early use of the material. A mid-1910s photograph appears to show a white-painted gabled building at the location, possibly a nineteenth-century spring house of which the stone spring trough would have formed a part.

Above the branch on its west side is a long sloping field that has been modified to form terraces. This was done by the Sterretts in the 1930s to create a tennis court for their daughter Puckie. In the early 1980s, the von Schillings had the terrace extended, using fill dirt from the construction of the Bath County Public Library in order to create a riding ring. Built into the bank of one terrace is a small stone retaining wall with two angled wing walls. This stone alcove (no. 12) was probably built in the 1930s with stones cleared during construction of the terrace. It may have served as a resting area for tennis players or a seating area for spectators. The alcove faces north and would have provided some shade.

Oakley Farm's west property line runs down the center of the bed of the Jackson River Turnpike (no. 13), which was presumably constructed shortly after the road was incorporated during the 1828-29 session of the Virginia General Assembly. The north quarter of the section of the turnpike that adjoins the farm is paved with gravel and serves as an extension of Katydid Lane in the village of Warm Springs, and as the principal access to Oakley Farm. It is lined on its east side (on the nominated parcel) by a fieldstone wall. The remaining three-quarters of the turnpike section have the character of a grassy bridle path lined with trees but without a stone wall. A mid-1910s photograph shows both sections of the road when it was in use (a wagon being pulled by a draft animal is even captured in the view), but whether the south three-quarters of the turnpike section are lined with stone walls cannot be determined. At the south end of the stone wall is the principal entrance to the farm, marked by curving stone wing walls and gate pillars (no. 14). This gate was built in the 1920s at the nineteenth-century entrance to the farm. A similar stone gate stands on Sam Snead Highway (US 220) on the east side of the parcel (no. 15). Stone walls, board fences, split rail fences, hedgerows, and boxwoods define the fields and yards of Oakley Farm. Various drives and farm lanes are paved with limestone or shale gravel.

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Oakley Farm
Bath County, Virginia

NARRATIVE STATEMENT OF SIGNIFICANCE

Summary Statement of Significance

Oakley Farm is a property of considerable architectural and historical interest located on the edge of Warm Springs in Bath County, Virginia. The main house, known as Oakley, is a Federal-Greek Revival brick residence built for plantation owner and second Bath County Clerk of Court Charles L. Francisco in the mid-1830s. Land for the present Bath County Courthouse and much of the south end of the village of Warm Springs, was carved out of Oakley Farm. The property was acquired in 1905 by Tate Sterrett, livery manager for The Homestead, who operated it as a country dining establishment and recreational destination for guests at the county's resorts. The house passed to Tate Sterrett's son, Tate Boys Sterrett, who with his wife Hazel Marshall Sterrett completed a Colonial Revival remodeling in 1921-22 according to a design apparently conceived by the Staunton architectural firm T. J. Collins and Sons. Hazel Sterrett designed domestic outbuildings and landscape features in 1922. Beyond the domestic complex are two farm complexes, one with a barn incorporating a corn mill, the other with two Colonial Revival stables built in the 1920s or early 1930s and associated with the Sterretts' transformation of Oakley Farm into a horse farm. The nominated parcel includes part of the Jackson River Turnpike, incorporated in 1828-29.

Oakley is eligible for the National Register of Historic Places under Criterion C in the architecture area of significance for the quality and variety of its Federal-Greek Revival and Colonial Revival house, its domestic outbuilding complex, its two farm complexes, and its landscaped grounds, all the work of professional and amateur designers, known and anonymous. The property is eligible under Criterion A in the social history area of significance for its association with the resort economy of Bath County. The property is also eligible under Criterion A in the agriculture area of significance as a relatively complete early-twentieth-century horse farm with extensive stables. The period of significance starts with the construction of the original section of the house and the adjacent Jackson River Turnpike in or by the 1830s (ca. 1830) and extends to 1940, embracing the architectural evolution of the property through the 1920s and 1930s and the completion of its transformation into a horse farm. Oakley Farm is eligible at the local level of significance.

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Statement of Significance (continued)

Acknowledgements

A number of individuals assisted the preparation and review of this nomination, foremost among them the owners of the property and sponsors of the nomination, Franz “Dutch” von Schilling III and Jean von Schilling, who have collected information and lore upon which the nomination is in part based. Assistance was also provided by Margo Oxendine, director of the Bath County Historical Society Museum, the staffs of the Bath County Courthouse, Bath County Public Library, and the Leyburn Library Special Collections at Washington and Lee University, and David Edwards, Joanna Evans, Calder Loth, Jean McRae, Michael Pulice, Jeff Smith, and Marc Wagner of the Virginia Department of Historic Resources.

Historical Background

Oakley Farm was established by Charles Lewis Francisco (b. ca. 1783) in the mid-1830s. A brick in the south chimney of the house is dated 1834, and although the provenience of the brick is questionable, its date accords well with the appearance of \$2,000 in building improvements on Francisco’s 156-acre parcel in 1837 land tax records. Assuming construction began in 1834, the house may have taken a few years to complete before it was entered on county tax rolls. Francisco is said to have been the son of Mary Murry, the half sister of Bath County’s first Clerk of Court, Colonel Charles Cameron, who adopted and raised Francisco. Francisco succeeded his uncle as the county’s second Clerk of Court, a position he held from 1814 to 1838. The 1830 federal census lists a household of four individuals under Charles L. Francisco’s name: one male in his fifties (presumably Charles, although the age may be incorrect), a woman in her thirties, and a male and female ages ten to fifteen. The woman may have been Francisco’s first wife, Nancy. Charles and Nancy Francisco were early members of Warm Springs Presbyterian Church. In 1842, Francisco married Sarah W. Hyde. Francisco owned over a thousand acres in the mid-1830s, which he farmed with slave labor. In 1830, he owned sixteen slaves and in 1835 he was appointed by the county court as a commissioner to sell slaves. The 1850 census lists Francisco as an apparent widower and notes—apparently incorrectly—that he was then “Clerk of County.” Living with him were his son Charles C. (a farmer), his daughter-in-law Margaret, and numerous grandchildren. Charles L. Francisco died in the second half of the 1850s.¹

Oakley Farm passed to Charles L. Francisco’s son Charles C. Francisco (1820-95). In 1860, Charles C. lived in Augusta County along with his wife Margaret C. (b. ca. 1823) and nine sons and daughters, ages one through nineteen. He was a prosperous farmer with real estate valued at \$30,000 and personal estate (presumably mostly slaves) valued at \$60,150. The 1870 census enumerated him as a farmer residing in Bath County. The census did not list Margaret as a member of the household, although she was apparently still alive, and the only other member of the immediate family listed

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Statement of Significance (continued)

was a teenaged son, Harvey, identified as a farm laborer. Also in the household were Robert Dickinson, a young black farm laborer, and three children: Fanny, Bell, and Richard Ailstock. Francisco was less affluent after the Civil War, if the federal census is a true indication. His real estate holdings were valued at \$8,000 and his personal estate at \$4,312 in 1870. In the early 1870s, Charles C. Francisco was a part owner of the Warm Springs resort complex located less than a mile north of Oakley Farm.²

In 1872, Charles and Margaret Francisco transferred ownership of Oakley Farm to their son, Harvey C. Francisco (b. ca. 1841), and moved to a larger farm in the eastern part of Bath County (Charles had just “repurchased” the house from Samuel Lewis, perhaps part of a post-bellum ownership maneuver intended to protect the property from foreclosure.) Harvey Francisco was listed as a principal farmer of the Warm Springs vicinity in 1880s and 1890s business directories. An 1894 deed referred to the “mansion house and orchards” on the property. In the 1890s, the farm began to be defined on the east side by a “new road” called the Boulevard. The new road functioned as a horse and buggy expressway, connecting Hot Springs and Warm Springs, and bypassing the development that clustered along the antebellum Jackson River Turnpike, built by a company incorporated in 1828-29. (US Highway 220 now follows the Boulevard’s course whereas the section of the Jackson River Turnpike adjacent to the farm has the character of a bridle path.) In 1905, Harvey and Gabriella Francisco (presumably a second wife) sold Oakley Farm, then estimated to contain ninety acres, to Tate Sterrett. The deed referred to a “brick dwelling house, barn and other out buildings.”³

Tate Sterrett (1862-1913) was born at a Sterrett family home in Rockbridge County known as Oakley. In 1886 he married Augusta County native Maria(h) Boys Cockran (1862-1922). Sterrett was “brought up on the farm,” and in the 1880s and early 1890s he worked in the livery business in Lexington. A March 20, 1890 advertisement in the *Rockbridge County News* identifies him as the proprietor of the Palace Livery Stables (he is said to have managed the Sheridan Livery Stable as well). The Palace Livery Stables offered a range of conveyances and draft animals, including ponies intended for children. In the late 1890s, Sterrett took a position with the Hot Springs Company managing the livery at the Hot Springs resort. The 1890s and early 1900s were a period of considerable expansion at the resort, better known as The Homestead, and Sterrett prospered in his new home. An obituary noted of him, “As the owner of Fassifern farm, a popular resort for Hot Springs guests, in operating in real estate, agriculture and horse breeding, he became one of the most prominent citizens of Bath County.” Another obituary stated that he was “interested in blooded horses and owned some of the finest saddlers and drivers in the State.” Sterrett was a chairman of the Bath County Board of Supervisors and president of the Bank of Warm Springs, built in 1913 on a lot adjacent to Oakley Farm. Fay Ingalls, whose family employed Sterrett at The Homestead, recalled that he was “a magnificent figure of a man. Well over six feet, with ruddy complexion and inclined to be stout, he always wore a ten-gallon hat and dressed the part of a horseman.”⁴

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Statement of Significance (continued)

One of Tate Sterrett's profitable sidelines was the operation of country dining establishments that were recreational destinations for guests at the county's springs resorts. Sterrett was best known for the restaurant and hotel he operated at his principal place of residence, Fassifern Farm, located on the Jackson River west of Warm Springs. The restaurant at Fassifern was featured in the promotional booklet *Delightful Drives "Way Down in Dixie Land,"* published by the Waterloo Buggy Company in 1910. "The famous old Fassifern Farmhouse, built in 1791, welcomes you with genuine Southern hospitality, to a table where the highest type of old Virginia cooking makes you unblushingly ask for 'a second helpin' and you drive back Homestead-ward in the lengthening shadows at peace with all men, especially 'Tate' Sterrett." Shortly after 1900, a young relative of Maria Sterrett, Sally Bishop, went to live at Fassifern Farm where she waited on tables and eventually became manager. "Everybody who was anybody came to the farm," Bishop recalled in a 1966 interview. "Carriages from The Homestead would drive the eight miles to the farm on the banks of Jackson River bringing whole families for a bucolic day in the country." Country ham, served warm, was a Fassifern delicacy. Another activity at Fassifern was horse racing, which Sterrett is said to have revived in the county. Sterrett called the races steeple chases (although the correct term is apparently point to points) and he made them demanding, running part of the course up the bed of a river.⁵

Oakley was another Sterrett dining establishment. As stated in *Delightful Drives*, "This charming old mansion has opened its doors to entertain many noted and delightful people, since the early days when its roof tree sheltered General Washington on his visits to the famous Warm Springs and Old Fort Dinwiddie. The sincerity of your welcome, the daintiness of the menu and service, are only what you expect." The General Washington association was a stretch, but the booklet's description of Oakley's "broad porches" accurately reflected the existence of the impressive veranda that once wrapped around the house. As Oakley's present owner Dutch von Schilling notes, the Waterloo Buggy Company's promotion of Tate Sterrett and his hospitality business may have reflected his status as manager of the Homestead's livery and as an important customer of the buggy manufacturer. A guest register from the 1906-09 period lists groups of visitors to Oakley (then known as "The Oaks"), and notes whether they stayed for lunch or dinner. The composer John Philip Sousa was one celebrated visitor. Whether guests lodged at Oakley as they did at Fassifern Farm during the Sterrett years is unknown. Fay Ingalls noted that "for a short while after [Sterrett] got the Oaks he operated a sort of tavern there but it never became as famous as Fassifern." The 1909 end date of the register may represent the end of Sterrett's use of Oakley as a dining establishment. 1909 is also the beginning year of a similar guest register kept for Fassifern Farm.⁶ Tate and Maria's son Tate Boys Sterrett (1892-1943) was at school at the University of Virginia at the time of his father's death in 1913. In 1917, he married Hazel Marshall (1892-1974), the daughter of Waldo H. and Florence Kilpatrick Marshall of New York City. W. H. Marshall was president of the American Locomotive Company (ALCO) from 1906 to 1916. By January 1920, Tate, Hazel, and the couple's daughter Hazel or "Puckie" (b. 1917) had moved in with the widowed

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Maria at Fassifern Farm where Tate helped run the hotel. In 1921, Tate and Hazel commenced a remodeling of Oakley to serve as their residence. Much of the funding for the work came from W. H. Marshall and the correspondence between father and daughter provides a wealth of detail on the remodeling project, as described below in the architectural discussion. Work was underway by September 1921, and the family moved into Oakley by the end of March 1922. Servants probably lived in the house with them as the two second-floor bedrooms of the north wing were described as servants' bedrooms in a 1922 light fixture list. A black groundskeeper named Jim lived in the log dwelling known as the Cabin.⁷

Tate and Hazel Sterrett were horse enthusiasts as was apparently their daughter Puckie, and they constructed at Oakley Farm two Colonial Revival stables, among other horse-related features. When he was not engaged in horse breeding and farming, Tate Sterrett involved himself in politics. He represented Bath, Highland, and Rockbridge counties and the City of Buena Vista in the Virginia House of Delegates from 1934 until his death in 1943. In the House, Sterrett served as chairman of the Agriculture Committee. Interestingly, one of his obituaries referred to his home as "The Oaks," a name Tate's father had used for the property during the 1906-09 period. An obituary in a Roanoke paper lauded Tate Jr.'s efforts to increase funding for road projects in the western part of the state and noted that "he was alert to every movement affecting agricultural interests of the State, a constant worker for improving the breeds of horses and cattle, and [a] supporter of the work of the extension division of the Virginia Agricultural and Mechanical College at Blacksburg [Virginia Polytechnic Institute (VPI)]. In politics, he was known as an organization man, supporting Senator Byrd's leadership, but refusing to join in the more vicious organization attacks on the administration of Governor James H. Price."⁸

At the end of Tate B. Sterrett's life, a sunroom and bathroom wing was added to the end of the ell for a sick room. Hazel Sterrett lived at Oakley Farm from her husband's death in 1943 until the mid-1960s. In 1969, the property was purchased by oil executive Franz "Dutch" von Schilling III and his wife Jean von Schilling. The von Schillings have preserved the historic character of the house and grounds. In the 1980s, they made a small addition to the end of the north wing, based on a design by architect Thomas Craven of the Charlottesville firm Johnson, Craven and Gibson. In 2004, the von Schillings removed the 1940s wing and restored the ell. In 2007, the von Schillings offered to grant a historic easement on Oakley Farm to the Commonwealth of Virginia.⁹

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Statement of Significance (continued)

Architectural Discussion

Oakley is an architectural riddle. The transitional Federal-Greek Revival style of three of its mantels is consistent with the mid-1830s date of construction suggested by tax records—assuming the mantels are original to the house and were not inserted during the 1921-22 remodeling. The 1834 date brick in the south chimney is compelling evidence—assuming, again, that it was not a period artifact from another context added during remodeling. Associated with the 1834 brick is the brick inscribed R:P.T. Typically such inscribed bricks (or stones) identify an owner, although no owner with those initials is known for the house. Another possibility is the brick identifies the builder or brick maker. Also of note is the fact that numerous bricks made in the same R:P.T. mold have been found scattered around the grounds as whole bricks or bats and used as fill in infilled doorways on the interior. Their prevalence is a strong indication that they were made on or near the property along with the other bricks at the time the house was constructed. The fact that the 1834 date brick is similar in character to the R:P.T. bricks would suggest that it was made with the others and therefore truly dates the house.¹⁰

The change from the Flemish-bond brickwork of the left three bays of the main section of the house to the American-bond brickwork of the right two bays may indicate that the left three bays were built first and the two right bays added. If so, the house would have begun as a two-story side passage-plan house, a form not without precedent in Warm Springs. The antebellum brick house known as the Tannery has a similar form with an off-center entry. The foundation material also changes: brick under the left side and stone under the right side (except for the rear wall, which is brick). Two phases of construction may also explain the existence and unusual location of the two Greek Revival mantels in the house. These are presently located in upstairs rooms, although they may originally have been located in the first- and second-floor rooms of the right-hand addition. The change may have been made in 1921-22, so that all the first-floor mantels would be in keeping with the Colonial/Federal remodeling, and so that what would have been deemed stylistically inappropriate Greek Revival mantels could be moved to the less public upstairs rooms. The Greek Revival mantels would date the addition to the 1840s to 1870s, most likely the 1850s, considering the detail of the mantels and the fortunes of the Francisco family.

The 1837 “Western” land book for Bath County shows a \$2,000 improvement (from \$0 the year before) on a parcel owned by Charles L. Francisco at approximately the location of Oakley Farm. This jump presumably represents the construction of the original section of Oakley in the years immediately preceding. As a result, the Francisco parcel had the fourth most valuable improvement (on a single parcel) in the western part of the county in the year 1837. Two of the three more valuable improvements were the county’s principal springs resorts: Thomas Goode’s Hot Springs property (\$6,787) and George Mayse’s “Brick house” at Warm Springs (\$2,500). A photograph of Oakley taken soon after Sterrett purchased the property in 1905 (probably during

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Statement of Significance (continued)

the 1905-10 period) shows from a distance several early features. The front entry had a large eight-pane transom and the two windows to the left of the entry had false splayed lintels painted or stuccoed a light color, the latter in particular a Federal-style treatment. (The entry was changed in 1921-22 and the false lintels have either been removed or weathered away.) Behind and northeast of the house is visible the gable roof of a building in the approximate location of the Cabin. The building has a white-painted west gable with a small window and no chimney, both attributes of the Cabin. In the 1920s, Hazel Sterrett referred to the Cabin as an African American residence, undoubtedly a reflection of its use as such during the post-bellum period and possibly an indication of its use as a slave cabin during the antebellum period. "Puckie" Sterrett told the present owners that the Cabin was one of a row that extended eastward up the hillside (these were gone by the mid-1910s). It is not inconceivable that the Cabin dates to the 1830s and served as a temporary dwelling for the Francisco family while the brick house was being built.¹¹

The most arresting feature shown in the ca. 1905-10 photograph is the two-story single-tier veranda that wrapped around the west (front) and north and south sides of the house. This veranda was apparently not an original feature. The mortises to the left of the front entry suggest an original one-story shed-roofed front porch, and the twelve monumental Doric columns that supported the wraparound veranda were more mid-nineteenth-century Greek Revival in character. The veranda extended outward approximately a dozen feet on the front and probably over fifteen feet on the ends, creating ample outdoor floor space. It may be that the veranda was added by Charles C. Francisco, who acquired the house in 1872 but also owned it earlier, before an intervening owner. The veranda is uncharacteristic of period domestic construction but it is similar to the grand porches constructed for springs resort hotels of the era and therefore may be a clue to hotel or boarding house use of the property by the Franciscos. The fact that the house was prominently sited on the road between two of the most popular springs resorts of nineteenth-century Virginia lends support to such an interpretation.¹²

Information on Oakley's pre-remodeling interior is contained in an inventory made at the time of Tate Sterrett's death in 1913. The inventory refers to front and back halls, the six first- and second-floor rooms of the pre-1920s section of the house (one room, probably the first-floor ell room, was described as a "double dining room"), and a "kitchen, servants room & pantry." The latter service area may have occupied a one-story or story-and-a-half frame wing that formerly extended from the back of the ell. "Front porch furniture" included ten "rustic benches" and two "rustic tables" in addition to other pieces, furnishings of either the wraparound veranda in existence at the beginning of the century or the terrace that replaced it, pictured in a ca. 1915 photograph. (Rustic "twig" furniture stored in the loft of the Long Barn may be these pieces.) The terrace was actually the floor of the former veranda.

The ca. 1915 photograph also shows a pedimented portico with four monumental columns on high Classical Revival bases. These were either columns reused from the veranda or new ones. Despite

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the relatively brief period that Tate Sterrett owned Oakley Farm (1905 to 1913), he appears to have made at least one important change. The Long Barn appears to have been built during his ownership, perhaps to serve primarily as a horse barn associated with Sterrett's commercial use of the property. The barn is known to have been standing in 1913. It was later used as a dairy barn, but its low, one-level gabled form, which is not characteristic of dairy barns built by progressive farmers of the era, suggests it did not serve that function originally. A large barn, probably nineteenth century in date, stood off the south end of the Long Barn in the mid-1910s.¹³

How Oakley was used during the period from Tate Sterrett's death in 1913 until the early 1920s is unknown. It is possible that one or both stories of the north wing were added during the period. Land tax records for 1916 show a \$1,000 jump in the value of buildings on the property, from \$1,800 to \$2,800. This may represent construction of the wing, or it may belatedly reflect some other change made before Sterrett's death, such as construction of the Long Barn (or the jump may reflect both improvements). Present owner Dutch von Schilling, who has worked for many years in the real estate business in Bath County, notes that even in recent decades assessments for property owned by established county families often did not reflect the true value of the property. Tate Sterrett, as an "insider" (although not a native), may not have been taxed for improvements made during his ownership. Those improvements may not have been assessed until the settlement of Sterrett's estate necessitated reassessment. What is certain is that the north wing was not present in a ca. 1915 photograph of the south Warm Springs area including Oakley Farm, and it was there during or after the 1921-22 remodeling.¹⁴

In 1921, Tate B. and Hazel Sterrett apparently tapped the architectural firm of T. J. Collins and Sons to design Oakley's remodeling. The Staunton firm had earlier designed the 1913-14 Bath County Courthouse, which stands across the road to the north of Oakley Farm. At the time of the Oakley remodeling, T. J. Collins and Sons was headed by William and Samuel Collins, the sons of the firm's founder Thomas Jasper Collins, who had retired in 1911. Surviving correspondence between Hazel Sterrett and her father, W. H. Marshall, begins with a letter dated January 3, 1922, in which Hazel notes that "Collins" had been paid \$1,000 for unspecified work. By early January 1922, the brickwork was mostly finished and the radiator heating system was about to be installed. In February, Hazel began planning for the garage and the laundry and wood house with input from her father and husband. The porch on the south end was virtually finished by the end of February, the interior trim was mostly in place by the beginning of March, and the family had moved in by March 20, 1922, despite the fact that the electric lighting had not yet been installed and was not completed to Hazel's satisfaction until autumn.¹⁵

The correspondence between daughter and father was often humorous, as in a letter dated September 27, 1922, in which Marshall addresses "Tate, Hazel & Company" and begins "Our statistical and financial bureau is very much in need of the following information" on the unresolved electric

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light situation. Marshall signed the letter “A Weary but Persistent Collector of Information, Dad Marshall.” Contractors and workmen mentioned in the correspondence included builder R. C. Patterson, plumbing contractor W. S. Moffett, a mason named Kidd, carpenters L. Hodge and “Woods,” and stone mason Melvilin Church, who built the stone wall around the yard. Window shades were ordered from the B. Altman and Company Department Store “Department of Interior Decorations” in New York City and light fixtures were ordered from the Fullerton Electric Company. The correspondence is virtually silent on the construction of the north wing, but certain evidence suggests it was a product of the remodeling. Architecturally, it was integrated with the rest of the remodeled house through such features as the flared hip roof and delicate symmetrical window trim. It is possible that Hazel and Tate had a pre-existing wing constructed by Tate Sr. remodeled along with the rest of the house (and perhaps enlarged from one to two stories), but there was no increase in the value of improvements during Tate Sr.’s tenure that would indicate the construction of a relatively major feature like the wing.¹⁶

Hazel Sterrett was principally responsible for the architectural design of the garage and laundry and wood house. She took into consideration a range of practical and aesthetic concerns, ranging from proximity to the house, the amount of grading required by different schemes, and the fencing needed for the type of cattle she and her husband planned to raise, to the effect of the placement of the new outbuildings on the appearance of the complex from the Boulevard. Hazel managed this while caring for a four-year-old daughter, packing for the move, and fighting winter illnesses. In one letter she informed her father that she had drawn a site plan while her hair was drying. Hazel’s letter of February 23, 1922, to her father illustrates her aesthetic sensibilities. “I then looked up on the hill beyond the cabin with the idea of putting the laundry & wood house & Delco in one building in the ‘back yard’ & garage as you suggested on hill [but] in doing that one would spoil the most artistic side of the cabin with its great big chimney, also the garage would have to be built under the big tree—or else it would have to be put too far away from cabin to make a good grouping from the road, [and we] would have to cut down tree and we really need that as it is awfully bare and rocky in that direction as it is.” Soon after W. H. Marshall sent Hazel a conceptual plan for the garage which Hazel improved upon, drawing her version on the back of her father’s. Hazel’s site plan is essentially the scheme that was built except for one significant feature. Hazel portrayed parallel lattice screens connecting the corners of the north wing to the corners of the laundry and wood house, a concept shown in elevation in another drawing. She may have conceived the resulting outdoor room as a play area for her daughter—the area was overlooked by the back porch and the windows of the kitchen—or as a wind break. Hazel Sterrett may have been the delineator of an unidentified section drawing of an early version of either the laundry and woodhouse or the garage that shows details of construction such as plates, ridge boards, and foundation footings.¹⁷

The house and outbuildings that resulted from the architectural planning of T. J. Collins and Sons

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Statement of Significance (continued)

and Hazel Sterrett were a sophisticated essay in Colonial Revival design. A curious feature, and one that may demonstrate the subtlety of the Collins approach, is the irregular character of the brickwork. The north wing uses different brick in its first and second stories, which were apparently built at the same time. Although differences in brick are sometimes an indication of the necessity-driven use of different brick lots, that would not be a satisfactory explanation for a project as well funded as the Sterrett remodeling. There is also the chipped brick used to construct the chimney caps and other features. These imperfections may have been intentionally introduced to evoke an appearance of age and wear. (It may also be that there were at some point plans to paint the house, in which case differences in brick color would not have been an issue.) Related to the brick question is the penciling that was apparently done during the remodeling. Much of it bears no relation to the pattern of the underlying bricks and mortar joints, whereas a small patch of nineteenth-century penciling visible in the north wing attic corresponds to the mortar joints.

Hazel Sterrett's outbuildings successfully evoke the unstudied ambiance of a traditional domestic outbuilding grouping. Hazel was also apparently involved in planning the stone walls that defined the front and side yards and the gates on the Jackson River Turnpike and the Boulevard. These stone landscape features referenced the nineteenth century stone walls along the turnpike. Also in the colonial vein were the two stables built to the south of the house, which contrast with the utilitarian character of the Long Barn. The date of these stables is in question. The present owners remember "Puckie" stating that the south stable was built in 1932 and the one closer to the house (the north stable) in 1934. The south stable does appear older. Tax records, however, show incremental increases in the value of buildings from 1923, when the remodeling is apparently reflected (a jump from \$2,500 to \$3,800), through 1926, when building values increased to \$5,500, to 1929 when the value reached \$6,000. Increases through the mid-1930s were more modest, topping off at \$6,400 in 1932. Based on tax records alone, the mid-1920s seem the most likely period for the stables. Tax records for Oakley Farm are a problematic historical source, as noted above in the discussion of the north wing and Long Barn, but the difference in the 1920s may be that "Yankee" money from W. H. Marshall was involved in the improvements, suggests Dutch von Schilling. Perhaps helpful in dating the south stable is the use of tongue-and-groove boards stamped or burned with the Bogalusa logo of the Great Southern Lumber Company. The jazzy style of the lettering is almost identical to lettering used by the company in 1924 (but possibly used earlier and later as well). The Colonial Revival idiom adopted by the Sterretts remains the design approach of the present owners, the von Schillings, and their architects.¹⁸

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Oakley Farm
Bath County, Virginia

Statement of Significance (continued)

Endnotes

1. Sterrett, "Cameron Family;" Metheny and Wise, *Bath County Marriage Bonds*, iii, 95; Bodie, *Alleghany Highlands, Virginia, Manuscripts*, 59; Gwin, "History of Warm Springs Presbyterian Church," 10; U.S. census.
2. U.S. census; Bath County land tax records; Metheny and Smith, *Bath County, Virginia, Death Records, 1868-1895*, 31.
3. Bath County Deed Book 12, p. 579; Deed Book 13, p. 269; Deed Book 17, p. 91; Deed Book 22, p. 14; Oakley Abstract of Title; Chataigne, *Chataigne's Virginia Business Directory and Gazetteer, 1880-81*, 124; Chataigne, *Chataigne's Virginia Gazetteer and Classified Business Directory, 1893-94*, 253.
4. Harnsbarger, "History of Robert Sterrett & Isabella Dunlap," 189-190; Ingalls, *The Valley Road*, 102; *Rockbridge County News*, March 20, 1890; *Lexington Gazette*, May 14, 1913.
5. Harnsbarger, "History of Robert Sterrett & Isabella Dunlap," 191; Ingalls, *The Valley Road*, 103; White, "Miss Sally Mines Recalls."
6. *Delightful Drives*; Ingalls, *The Valley Road*, 103; Dutch and Jean von Schilling personal communication.
7. *Growing with Schenectady*; Harnsbarger, "History of Robert Sterrett & Isabella Dunlap," 193; Oakley Collection; Dutch von Schilling personal communication.
8. Harnsbarger, "History of Robert Sterrett & Isabella Dunlap," 193-195; *Richmond News Leader*, April 27, 1943.
9. Dutch and Jean von Schilling personal communication.
10. Dutch and Jean von Schilling, Michael Pulice, and Calder Loth personal communication.
11. Dutch and Jean von Schilling personal communication; Oakley Collection.
12. Oakley Collection.
13. Bath County Inventory Book 2, p. 11; Oakley Collection.
14. Bath County land tax records; Oakley Collection; Dutch von Schilling personal communication.
15. Oakley Collection; Wells and Dalton, *Virginia Architects*, 93, 95.
16. Oakley Collection.
17. Ibid.
18. Dutch von Schilling personal communication; Bogalusa website.

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Oakley Farm
Bath County, Virginia

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Bath County, Virginia

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Oakley Farm
Bath County, Virginia

GEOGRAPHICAL DATA

UTM References (continued)

- 5. 17 605730 4210270
- 6. 17 605670 4210420
- 7. 17 605860 4210560

Verbal Boundary Description

The boundaries of the nominated area are depicted on the approximately 1:170 map that accompanies the nomination; and are referred to as Bath County tax parcel 63A2

Boundary Justification

The boundaries of the nominated area correspond to the property lines of the tax parcel on which the contributing resources stand except for the southern and northern ends of the parcel, which have been excluded because of anticipated future construction at those locations. The boundaries include all known historic resources associated with Oakley Farm as well as the majority of associated farmland and woodland.

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Section number Photos Page 24

Oakley Farm
Bath County, Virginia

PHOTOGRAPHS

All photographs are of:

OAKLEY FARM

Bath County, Virginia, #008-0040

J. Daniel Pezzoni, Photographer

Date taken: March 2007

Negatives stored at the Virginia Department of Historic Resources in Richmond, Virginia.

VIEW OF: Oakley house. View facing southeast.

NEG. NO.: 23407:22

PHOTO 1 OF 9

VIEW OF: Living room (first-floor south room)

NEG. NO.: 23407:1

PHOTO 2 OF 9

VIEW OF: Center passage and stair (first floor)

NEG. NO.: 23407:8

PHOTO 3 OF 9

VIEW OF: Oakley house with laundry and wood house to right. View facing southwest.

NEG. NO.: 23408:7

PHOTO 4 OF 9

VIEW OF: Oakley house and outbuildings with Long Barn, Bath County Courthouse, and village of Warm Springs in the distance. View facing northwest.

NEG. NO.: 23407:27

PHOTO 5 OF 9

VIEW OF: North and south stables and a portion of the south end of the property.

View facing west.

NEG. NO.: 23407:31

PHOTO 6 OF 9

VIEW OF: South stable interior.

NEG. NO.: 23408:20

PHOTO 7 OF 9

VIEW OF: Long Barn (right) and machinery shed (left). View facing south.

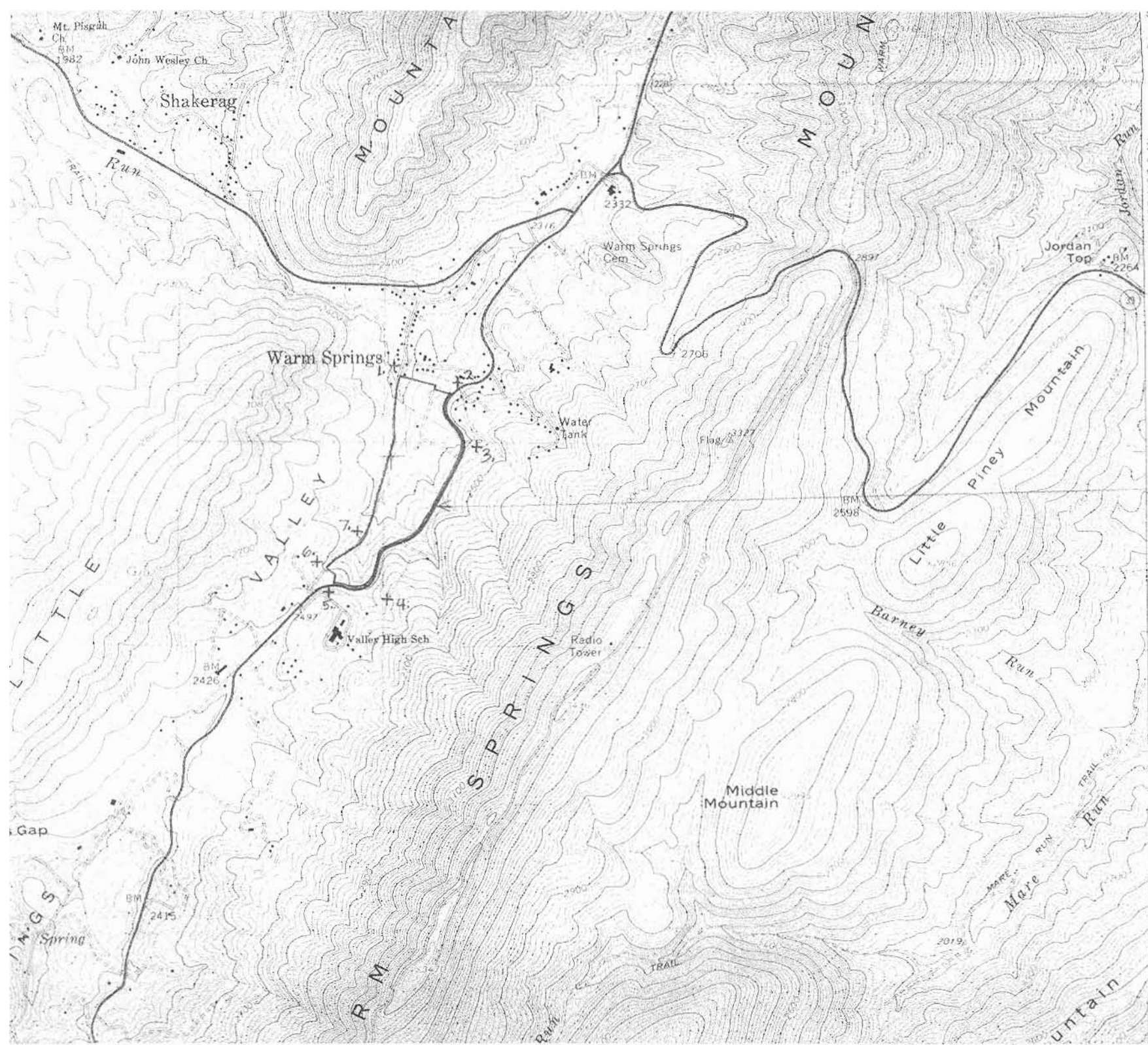
NEG. NO.: 23408:22

PHOTO 8 OF 9

VIEW OF: Jackson River Turnpike (Katydid Lane). View facing south.

NEG. NO.: 23407:37 (or 36A)

PHOTO 9 OF 9



4213

2'30"

4210

4209

Oakley Farm
 Buchanan Co., Va. (1888-90)
 UTM Refs. (zone 17)
 1. E606440 N4211360
 2. E606450 N4211340
 3. E606450 N4210920
 4. E606020 N4210740
 5. E605130 N4210270
 6. E605670 N4210420
 7. E605860 N42110560