

**United States Department of the Interior**  
National Park Service

# National Register of Historic Places Registration Form

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

**LISTED:**  
VLR: 6/15/2017  
NRHP: 8/28/2017

### 1. Name of Property

Historic name: Scott-Hutton Farm

Other names/site number: DHR ID# 081-0282

Name of related multiple property listing:  
N/A

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

### 2. Location

Street & number: 1892 Turnpike Road

City or town: Lexington State: VA County: Rockbridge

Not For Publication:  N/A Vicinity:  X

### 3. State/Federal Agency Certification

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

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

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

\_\_\_ national \_\_\_ statewide X local

Applicable National Register Criteria:

\_\_\_A \_\_\_B XC \_\_\_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**

Scott-Hutton Farm  
Name of Property

Rockbridge County, VA  
County and State

---

#### 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

Scott-Hutton Farm  
Name of Property

Rockbridge County, VA  
County and State

**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>6</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>1</u>	structures
<u>0</u>	<u>0</u>	objects
<u>6</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

DOMESTIC: secondary structure

AGRICULTURE/SUBSISTENCE: animal facility

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**

(Enter categories from instructions.)

DOMESTIC: single dwelling

DOMESTIC: secondary structure

AGRICULTURE/SUBSISTENCE: animal facility

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Scott-Hutton Farm  
Name of Property

Rockbridge County, VA  
County and State

---

## 7. Description

### Architectural Classification

(Enter categories from instructions.)

MID-19<sup>TH</sup> CENTURY: Greek Revival

---

---

---

---

---

---

**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: WOOD, STONE, METAL, SYNTHETICS

### Narrative Description

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

---

### Summary Paragraph

The Scott-Hutton Farm, located at 1892 Turnpike Road in the Collierstown vicinity of southwest Rockbridge County, Virginia, is a complex of historic domestic and farm buildings ranging in date from ca. 1800 to the early twentieth century. At the core of the farm is the Scott-Hutton House, a two-story, side gable dwelling of log and heavy frame construction with a stone foundation and chimneys, a metal-sheathed side-gable roof, six-over-six wood sash windows, and vinyl siding. The interior has Greek Revival mantels; enclosed or partially enclosed stairs, one with winders; and vibrant oak graining on some doors and trim. Also on the property are early nineteenth through early twentieth century contributing resources of a bank barn with unusual tapered stone supports; a stone springhouse with a door constructed with rosehead nails; a stable and hay barn; and a one-story secondary dwelling of board-and-batten-sided frame construction (the secondary dwelling has the address 1844 Turnpike Road and DHR ID# 081-0283). An open-sided vehicular shelter is the sole non-contributing structure and postdates the property's period of significance.

---

### Narrative Description

#### *Setting*

The farm is watered by Sugar Creek, a tributary of Colliers and Buffalo creeks and the Maury and James rivers, and its surface rises in elevation from around 1250 feet above sea level along

Scott-Hutton Farm  
Name of Property

Rockbridge County, VA  
County and State

the creek to just over 1400 feet on the hill at the south end of the nominated area. Turnpike Road (State Route 672), which passes through the farm, is a section of the historic Lexington and Covington Turnpike established in the 1830s. (A short distance east of the nominated area is a roadside excavation which may be a small quarry associated with construction of the turnpike.) South Sugar Creek Road (State Route 641) branches off Turnpike Road at the south end of the nominated area. The nominated area of 21.52 acres is flat in places, steeply sloped in others, with cleared lawn and pasture and overgrown areas that are reverting to woodland. The twin peaks of Big and Little House Mountain are prominent to the north and other mountains are seen in other directions.

### *Inventory*

The following inventory lists the contributing and non-contributing resources associated with the Scott-Hutton Farm. The property's one non-contributing resource postdates the property's period of significance. All resources are keyed to the attached Sketch Map by the numbers shown below.

1. Scott-Hutton House. Early and mid-19<sup>th</sup> century; 1970s. Contributing building.
2. Springhouse. Early 19<sup>th</sup> century. Contributing building.
3. Shed. Early 20<sup>th</sup> century. Contributing building.
4. Stable. Late 19<sup>th</sup> century. Contributing building.
5. Barn. Ca. 1871. Contributing building.
6. Secondary dwelling. Late 19<sup>th</sup> century. Contributing building.
7. Shelter. Late 20<sup>th</sup> century. Non-contributing structure.

### *House: Exterior*

Facing south along Turnpike Road, the Scott-Hutton House is built into a slope, resulting in a raised basement appearance on the front and side elevations. The basement is lit by small, regularly spaced, two-light windows. The two-phase construction of the house, with an original three-bay, side gable log dwelling at the left (west) end and a two-bay, side gable frame addition and ell at the right (east) end, is apparent in the asymmetrical double-entry front (south) elevation. The log section's first story has a centered entry flanked by six-over-six sash windows and the second story has a blank bay above the entry with six-over-six windows to either side. The narrower frame addition has an entry at the west end with an adjacent, six-over-six window while the second story has two windows. A single window is centered on the first and second story of the frame addition's gable end, while the log section's gable end has a single, first-story window to the left of the centered exterior stone chimney. The main block's north (rear) wall has two asymmetrically placed six-over-six windows on the first and second stories.

Another indication of phasing is a seam in the stone foundation between the log and frame sections, although this is now hidden inside the enclosure under the raised one-story front porch. The porch is centered on the south façade, creating an aspect of symmetry for otherwise asymmetrical fenestration. The porch is a much-reworked version of the nineteenth-century

Scott-Hutton Farm  
Name of Property

Rockbridge County, VA  
County and State

(possibly antebellum) porch, which now has a hipped roof with a decorative front gable (predating the late 1930s), round aluminum columns, a wood railing, and two flights of steps that lead down to the yard, which is bordered by a poured concrete retaining wall. The foot of each flight is roughly aligned with a paved walk that leads down to poured concrete steps with concrete gateposts featuring decorative finials and chain link gates. In front of the gates and wall is the old road bed of Turnpike Road, raised above the current road bed by a coursed limestone rubble retaining wall.

The porch remodeling dates to the latest phase in the evolution of the house which began in the 1970s and resulted in the addition of vinyl siding (over earlier weatherboards), new “Dutch” front doors with glazed upper leaves and solid wood panel lower leaves, a one-story kitchen addition with a glassed-in (initially screened) porch on the east side of the story-and-a-half rear ell, and the remodeling of the porch on the west side of the ell to create a bathroom (initially) and a conservatory with a brick and cinder block foundation/planting beds (a later project).

The two parts of the historic foundation are mostly constructed of coursed-rubble limestone, although the foundation under the frame east end has lower courses of sandstone. No foundation seam was observed between the front of the frame addition and its ell, suggesting the two sections were built at the same time. The house has three limestone chimneys. On the west gable end of the log section is a slender chimney with a foundation of different-colored stone, suggesting the chimney above was rebuilt. The foundation steps out and the chimney has sloped shoulders. A chimney with sloped/stepped shoulders rises on the north gable end of the ell. The third chimney is interior between the front log and frame sections. All three chimneys have corbeled caps.

#### *House: Interior*

The house’s log section has a central passage with rooms to either side while the frame addition has a side passage with rooms to its east side. The house has plaster-and-lath walls and ceilings throughout, except where repairs or modifications were made in the late twentieth century, in which case surfaces are gypsum board or (in the upstairs of the ell) paneling. A section of crumbling plaster inside the stairway to the basement reveals sawn laths attached with cut nails. Floors are hardwood and, in the larger of the two upstairs rooms in the log section, include seams that may relate to a former stair location and, possibly, a hearth for a larger interior chimney than now exists (or the chimney-related seams relate to the replacement of floor boards resulting from a fire). All surviving historic-period mantels are Greek Revival in design. Three of the four mantels in the log section have an Asher Benjamin character with boldly symmetrically molded pilasters capped by corner block-like tablets which are either blank or paneled. The Benjaminesque mantel in the downstairs west room also has a molded frieze with the same molding profile (a lancet-section center rib in a coved depression) as in the pilasters. The fourth mantel in the log section may be contemporaneous with the others but its pilasters project more, are not molded, and are tapered. The tablets above them also project and the stack-molded shelf above projects in line with them. The frieze has a recessed panel. The fifth surviving historic

Scott-Hutton Farm  
Name of Property

Rockbridge County, VA  
County and State

mantel in the house, located in the downstairs of the frame addition, is simple in design, with very slightly projecting tablets at the ends of the plain frieze, over plain pilasters.

Most of the historic mantels are accompanied by hearths paved with dark gray flagstones with a pecked finish. The color and luster of the stone and the slick feel of its surface suggest it is soapstone. The fireplace in the downstairs frame room has a terra-cotta tile hearth and a non-historic brick surround. Other fireplaces have stone surrounds of reworked appearance, usually with iron bar lintels. The upstairs frame room has a chimney breast with exposed stonework and a small stone fireplace (the soapstone hearth suggests the fireplace is the same or the same size as the historic one). The downstairs ell room, which may originally have had a relatively wide cooking fireplace (based on the width of the chimney), was reworked in the late twentieth-century remodeling and now has an exposed stone breast, a raised stone hearth, and a wood mantel shelf with carved strut supports.

Doors are generally four-panel with pottery knobs, although the door to the basement stair is two-panel. Door and window trim and baseboards generally vary from room to room but all appear to be antebellum and most have a Benjaminesque appearance in keeping with the mantels. One room has trim and baseboards with an over-scaled cyma-like molding; two rooms have baseboards with faceted or double-beveled moldings; one room has echinus-like moldings in the trim and as a bed molding under the mantel shelf. Some door and window surrounds have blank corner blocks. The downstairs ell room has modern ranch trim.

The house has two staircases. One, in the log section, is located at the end of a narrow passage that connects to the front door. It rises in an enclosure taken from the adjacent west room and has two steps at its base that project into the passage. The other stair is located in the frame section and has a two-run corner form with an open lower run, enclosed upper run, winders at the turning, rectangular balusters, and a square newel of pegged construction at the bottom. The stair passage in the downstairs of the log section preserves vibrant, highly figured, brown and yellow oak graining on the trim, baseboard, doors, and the risers of the lower stair steps. Throughout the house are modern closets and built-in shelves—the closets are most numerous on the second floor—and a bathroom was created at the top of the stairs in the log section. The kitchen in the 1970s addition has knotty pine base and wall cabinets.

A basement exists under the log section. It has painted stone walls, a concrete floor, and log ceiling joists hewn down on their top and bottom faces. An exterior entry beside the chimney on the west end is fitted with an apparently reused beaded batten door on wrought strap hinges with spade tips and with a wood and iron lock box. A formerly exterior doorway on the south side leads into the now-enclosed space under the porch, which was fitted up in the first half of the twentieth century as a workshop and possibly also a room for incubating eggs and raising chicks. The mortise-and-tenon and pegged understructure of the porch is visible in the room, as is the aforementioned seam between the foundations of the log and frame sections of the house. The space has a long work table; cabinets on which are glued information on chicken breeds and raising; and evidence of former cardboard insulation on the frame walls.

Scott-Hutton Farm  
Name of Property

Rockbridge County, VA  
County and State

The attic is reached via a modern pull-down stair in the westernmost second-floor room. The rafters are up and down mill-sawn with regular vertical saw marks and are butted and apparently nailed at the ridge. Slender collar beams are cut-nailed to the rafters. The roof boards, several of which are wide, are studded with cut nails from former roof shingles. The tops of the studs that form the partition that defines the westernmost room project a few inches above the ceiling joists. Studs associated with the stair in the frame section of the house also project above the joists. Scraps of reused finish lumber, some with beading and molding, are cut-nailed to the joists to create crawl-ways through the attic.

#### *Other Resources*

The **springhouse** is a two-level building of approximately square plan, built into a bank so that its upper and lower levels are accessible from grade. The coursed limestone construction has joints filled with a white mortar that has acquired a golden hue. The front-gable roof projects on extensions of the hewn plates, which are mortise-and-tenoned and pegged to a plate at the base of the gable. A window looks into the area under the roof projection. The overhanging gable is sheathed with wide beaded weatherboards (nail type not visible from the ground). The uphill-facing gable is stone. The uphill-facing door, which is several feet above grade and would formerly have had steps, has a pegged door frame and a batten door constructed with rosehead nails and spikes. The downhill door, which opens into the spring room, appears similar and is spanned by a stone jack arch. On the side walls are two vent openings, one boarded over, the other with vertical wood bars. The upper room has mud plaster over stone walls with the name "Hutton" scrawled into the mud in cursive letters near the window. The roof is supported by hewn rafters which are lapped and pegged at the ridge. Two hewn beams span from gable to gable. The door hangs on wrought strap hinges with spade tips.

The **shed** is a one-story building of light nailed frame construction with wire-nailed weatherboard siding and a metal-sheathed gable roof. It has batten and board-and-batten doors, window openings with replacement sashes (including six-pane casements), and various sided-over openings. The interior is unfinished.

The **stable** is a two-level frame building with horse stalls on the lower level and a hay mow above. A metal-sheathed gable roof projects as a hay bonnet at the east end, over a hatch through which hay was loaded into the mow with the aid of a hay fork that still hangs inside. The vertical board siding is attached with cut nails with augmented (domed) heads. A modern shed-roofed animal shelter extends along the south side. Various batten doors and louvered vents admit air, light, and entry, and another hay mow hatch with a wooden shutter is located high on the north side. On the inside the structural framing is revealed to be mostly hewn material reused from another building, a dismantled barn or possibly a mill. Evidence for reuse is seen in multiple empty mortises, some fairly complex; peg holes (some still with pegs); and, on one corner post, chamfering. The material also has pegged mortise-and-tenon joints relating to its current structural use. Several lower-level posts have holes of varying diameters bored into their corners, and although most of the holes are empty, at least two have long thick pegs projecting from them, possibly for hanging tack. Also on the lower level is a complicated mechanism with



Scott-Hutton Farm  
Name of Property

Rockbridge County, VA  
County and State

overhead cords and pulleys and a ratcheted iron bar, perhaps an automatic gate closer. The log rafters in the hay mow are hewn down and pegged at the ridge.

The **barn**, which has the bank barn form and is the farm's largest building, has a stone lower level and frame upper level both accessible from grade. The upper level, the hay mow, has vertical board siding attached with wire nails and painted red; large sliding doors of modern wood on the uphill north side; louvered vents in the gable ends; and a metal-sheathed side-gable roof with three gabled and louvered vents along the ridge. The coursed limestone lower level is open along the downhill south side and at the corner of the east gable end. The frame superstructure is supported along the south side by a series of stout posts with poured concrete footers and diagonal upward braces. Some of the posts are the originals, with pegged mortise-and-tenon braces; others are replacements, with nailed or bolted braces.

Inside the barn's lower level are four large limestone piers of battered (tapered) form. They support thick sections of hewn wood which in turn support long hewn beams that extend from one end of the barn to the other, spliced together with complicated joints (similar joints are used for the sills around the perimeter). The beams support hewn-down and half log joists which in turn support the unjointed floor boards. In the space are various stalls and mangers and a probably reused batten door hung on wrought strap hinges with spade tips. The superstructure is of heavy pegged mortise-and-tenon construction.

The **secondary dwelling** is a long, one-story house built in two phases: an original west end and an added east end. The house has wire-nailed board-and-batten siding and, on the shed rooms that extend across the rear (north) side, plain and novelty weatherboard siding. The metal-sheathed side-gable roof extends over the rear shed rooms and, on the front, over a porch with replacement square posts. The front entry has sidelights and a surround that may be Greek Revival (there are blank corner blocks but they are flush with the rest of the surround). Other exterior features include a painted coursed limestone rubble foundation, replacement two-over-two stack-pane windows, weatherboard siding in the gables, and the brick cap of an interior chimney. The interior is mostly modernized, with paneling on the walls and ranch trim, but some historic-period beveled trim survives and there is a Craftsman brick mantel in the single room of the original section. On the opposite side of the chimney, in the addition, is an exposed limestone chimney breast with a reduced fireplace and brick hearth, traces of whitewash on the stone, and no observed evidence of a former mantel. The chimney becomes brick in the attic where it rises beside the formerly exterior east gable of the original house, sheathed with unpainted cut-nailed weatherboards. Visible attic structure appears to consist of light cut-nailed framing, rafters and gable studs, with the studs possibly mortised into the plates.

The late twentieth century **shelter** is a small open structure at the corner of the driveway near the kitchen addition of the main house. It has pole supports, a corrugated-metal shed roof, and a concrete floor and low retaining wall.

Scott-Hutton Farm  
Name of Property

Rockbridge County, VA  
County and State

---

## 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

Scott-Hutton Farm  
Name of Property

Rockbridge County, VA  
County and State

**Areas of Significance**

(Enter categories from instructions.)

ARCHITECTURE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

Ca. 1800-ca. 1925

\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

N/A

\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

N/A

\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Unknown

\_\_\_\_\_  
\_\_\_\_\_

Scott-Hutton Farm  
Name of Property

Rockbridge County, VA  
County and State

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

The Scott-Hutton Farm nestles in the Sugar Creek valley of western Rockbridge County, Virginia. An early stone springhouse, a timber-frame bank barn, and other buildings cluster around a Greek Revival farmhouse with a log original section. The log house was the home of William and Ann Scott, who owned the property from 1802 to 1830, although it is possible the log house was built by an earlier owner. Major James C. Hutton, a mill owner and millwright, acquired the property in 1843 and enlarged the log house with frame additions. Heavy Greek Revival mantels and vibrant oak graining on doors and trim are among the house's notable interior features. The McCorkles were later owners and more recently the Zimmermann family. The Scott-Hutton Farm is eligible for the National Register under Criterion C in the Architecture area of significance for the quality and diversity of its architectural resources. The period of significance extends from ca. 1800, a date which likely encompasses the construction of the original log section of the house in the early nineteenth century (although it is possible the house is earlier), through ca. 1925, embracing the last phase of historic-period construction in the early twentieth century. The Scott-Hutton Farm is eligible at the local level of significance.

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

#### *Historic Context*

The Scott-Hutton Farm centers on a log house that was the home of William Harrison Scott (ca. 1776-1845) and his wife, Ann Houston Scott. William Scott acquired 253.5 acres on the "waters of Colliers Creek" from Jacob and Elizabeth Deatruck in 1802 for the purchase price of \$2,166.66. Deatruck acquired 223 acres at the same location for 245 pounds from James and Mary Moore in 1797. James and Mary may have acquired the land from Samuel Moore (1757-1849) and his wife, Sarah Scott Moore (1770-1843), who are said to have owned the land on which the Scott-Hutton Farm is situated. Moore family tombstones once marked a small cemetery on the hill by the house, which would suggest the family lived at the location, although members of the Moore family lived in the general vicinity into the nineteenth century. The boldly-flowing spring on the farm also suggests this was a locus of early settlement. It is therefore possible the Moores and Deatrucks began to develop the property before the Scotts acquired it in 1802, however wrought nails have not been found in a construction context that would support such an early date for the surviving buildings.<sup>1</sup>

County land books do not record building values separate from land values before 1820 and therefore are unhelpful in identifying the construction of the original house, however architectural and other documentary evidence support the existence of the log house during the Scott ownership, which extended to 1830, and therefore the Scotts are assumed to have built the house until evidence to the contrary comes to light. The oldest surviving land book at the Rockbridge County Courthouse to list building values for the farm dates to 1827 and notes the

Scott-Hutton Farm  
Name of Property

Rockbridge County, VA  
County and State

existence of \$250 in buildings. Such an amount would be commensurate with a log house and a complement of simple farm buildings. William Scott and Ann Houston married in 1804. Genealogist Angela Ruley writes that they lived for a time in Augusta County, presumably after selling their Rockbridge County farm, before moving on to Rush County, Indiana, where William died in 1845.<sup>2</sup>

Toward the end of the Scotts' ownership an engineer with the state Board of Public Works passed through on a location survey for the Lexington and Covington Turnpike. The first of two visits was made in 1826 and resulted in a sketch plan of the farm which is preserved today in a notebook at the Library of Virginia. "William Scott's" is shown as a cluster of dots on a rise above a creek with a separate dot identified as a barn. The barn in 1826 may have been at the location of the current barn or it may have been on the same side of the road as the house. Also shown are worm fences that loosely define farm lanes through the property. The hill to the south and east of the property is labeled "Scott's Hill" and the engineer noted the existence of "connected sinks" to the west of the house which "seem to communicate—as the water does not stand at any season in their round basins." What the engineer described was a collection of sinkholes starting about a thousand feet west of the house and portrayed on a modern USGS map. The second survey visit to the farm, in 1830, resulted in a sketch that is more schematic (for instance the barn is not shown), although more detailed in the depiction of watercourses. Sugar Creek is shown as a "branch" (it was described as a "run" in 1826) and the watercourse that issues from near the springhouse is labeled "Scott's spring branch."<sup>3</sup>

In 1830 William and Ann Scott sold 366 acres to Robert Willson for \$2,928. Robert Willson (ca. 1783-1851) lived in the National Register-listed Willson House beside the Lexington and Covington Turnpike three miles east of the Scott-Hutton Farm. He owned extensive acreage and as his daughters married off he made a practice of presenting them and their husbands with small farms. In 1836 Willson sold the 366-acre farm to his daughter, Sarah Willson Hamilton, and her husband, Samuel Hamilton, for \$1 and the "natural love and affection which he bears to his said daughter Sarah Hamilton." In 1838 or 1839 the Hamiltons moved to Monroe County in present-day West Virginia and in April 1841 they sold the 366 acres to Shanklin McClintic. McClintic was married to another Willson daughter, Hannah M. Willson McClintic, and he and Hannah had also acquired a farm from Willson which they sold the same month to the Hamiltons (a deed in 1844 referred to the parties as "having made an exchange of lands"). It seems likely that enslaved African Americans lived on the property at this time as their forced labor often was the underpinning for the prosperity enjoyed by white farmers during the antebellum era. Historic records show that Robert Willson was a slave owner and Shanklin McClintic owned six slaves in 1840. McClintic described himself as a farmer in the 1850 census.<sup>4</sup>

In 1843 Shanklin McClintic and Margaret his wife (either an alternate name for Hannah or another wife) sold 366 acres to James Cunningham Hutton (1808-1888). Hutton, whose occupation was listed as millwright in the census, was married at the time to his first wife, Nancy Montgomery (1809-1849), with whom he had five children. Nancy was the daughter of Captain James Montgomery who owned an interest in a mill on nearby Colliers Creek. According to a 1902 reminiscence by James and Nancy's son Gardner Hutton, "Montgomery & Hutton's

Scott-Hutton Farm  
Name of Property

Rockbridge County, VA  
County and State

merchant mill and sawmill . . . were built by Captain Philip Hull for Captain James Montgomery and William Zollman, the former mill having been burnt. Mr. Zollman a few days before his death sold his interest to Montgomery. Montgomery sold one-half to J. C. Hutton, who had married his daughter and was a millwright.” The 1844 land book shows Hutton as the owner of sixty-five acres on Colliers Creek on which stood a building or buildings valued at \$2,000, probably the Montgomery and Hutton Mill. This property evolved in size, value, and ownership arrangement over the years but Hutton appears to have retained an ownership share.<sup>5</sup>

The 1850 census records an interesting aspect of Hutton’s household in the year following his wife Nancy’s death in 1849. Living with Hutton were two of his five children: William G. (age 17), who was listed as a farmer, and Gardner (14). With the Huttons lived four unrelated millwrights: William P. Marks (20), John F. Fuller (18), John Hall (19), and Madison G. Ayres (25). The suggestion is that the four young men were Hutton’s millwright crew, possibly apprentices. Earlier, in 1840, the census listed James Hutton’s household as including four teenaged or adult males all of whom were engaged in manufacturing and none in agriculture. This occupational breakdown suggests a millwright crew lived with Hutton in 1840 as well. Hutton is known to have worked on Wade’s Mill in the Brownsburg vicinity of the county. The diary of mill owner Henry B. Jones has the September 1848 entry: “Major Hutton is with us who has been repairing the mill.” The repairs cost Jones \$196.<sup>6</sup>

In 1851 Hutton remarried, to Martha Baker Davidson (d. 1889). The marriage coincides with a \$300 increase in the value of buildings on Hutton’s 366-acre tract, from \$200 in 1850 to \$500 in 1851 (the value dropped from \$250 to \$200 in the 1830s-1840s period). The jump probably indicates construction of the large frame addition to the house. The Greek Revival remodeling of the log house to match the new construction probably dates to the same period. Architectural upgrades of existing houses often accompanied courtship and marriage, and this appears to have been the case for James and Martha Hutton’s house. The property appears on an 1863 Confederate Engineers map of the county with the main house portrayed and “Tolleys Shop,” probably a blacksmith shop, beside Sugar Creek.<sup>7</sup>

Hutton had the military title of major, perhaps a militia commission, although a 1936 Virginia Historical Inventory report states that he “was a Major in the War Between the States.” Hutton was instrumental in the construction of Collierstown Presbyterian Church. When the congregation determined to build its current church building in the heart of the village of Collierstown in 1854, Hutton was appointed to the building committee. He served as clerk of session from 1858 to 1886. The county land books record a thousand-dollar increase in the value of buildings on Hutton’s 366-acre tract in 1871, from \$500 to \$1,500, followed by a decrease to \$1,200 in 1872. This pattern suggests the erection of a new building or buildings and the demolition of older structures, and may indicate the construction of the current bank barn. Hutton was listed as a principal farmer of the Collierstown area in an 1880 business directory, in which he is recorded as owning 509 acres. His 1888 obituary in a local paper lauded him as “a man of industry, thrift and intelligence.”<sup>8</sup>

Scott-Hutton Farm  
Name of Property

Rockbridge County, VA  
County and State

The 1883 Cunningham map of Rockingham County shows two Huttons living on the property. “Maj. Hutton” is shown living on the west side of Sugar Creek in the main house, and “Hutton” is shown living on the east side of the creek. The second Hutton was likely James C. Hutton’s son Gardner Paxton Hutton (1836-1903), a Civil War veteran who married Mary Elizabeth Potter (1839-1898) and with her had eleven children, all of whom lived to adulthood. Given the apparent late 1860s or 1870s age of the second house it may have been purpose built as Gardner and Mary Hutton’s residence. Gardner was an undertaker and cabinetmaker who worked out of a shop near Collierstown.<sup>9</sup>

In his will, James C. Hutton bequeathed to his wife Martha \$600 and “my rockaway and harness.” To his son Gardner and his grandson Charles G. McCorkle he gave “my farm where I live” composed of approximately 295 acres. According to the 1936 Virginia Historical Inventory report on the property, the farm went to Charles G. McCorkle (d. 1918), from whom it passed to his son, Alfred C. McCorkle (d. 1970). Alfred and his wife, Grace M. McCorkle (d. 1969), had a daughter, Virginia McCorkle Tyree, who with her husband, W. Bradley Tyree, sold the property to Paul Zimmermann in 1970. Zimmermann afterwards owned it with his wife, Anne Kimmerle Zimmermann, and the property is now in the stewardship of their son, Peter F. Zimmermann.<sup>10</sup>

### *Architectural Discussion*

The Scott-Hutton House followed a common sequence of evolution for the middling farmhouses of its place and time. The original log house, which probably had a hall-parlor plan, appears to date after 1810 as indicated by the observed absence of wrought nails. Wrought nails, which mostly passed out of use in the 1810s, were used on the property but in specific, limited applications that do not support pre-1810 construction. It should be noted, however, that the log section has a replacement roof and antebellum remodeling that conceal earlier construction features including, potentially, nails, which would have been few to start with in a log house; therefore the observed absence of wrought nails may not be a true indicator of the age of the house. To the original log house was added a large frame addition and ell. Land book tax records suggest the addition was made in 1851, which is in keeping with the Asher Benjamin-influenced Greek Revival style of the addition and remodeling. New England architect Asher Benjamin (1773-1845) published a series of architectural pattern books beginning in 1806, although it is the Greek Revival designs in his later books (and revised editions of earlier books) that popularized the Greek Revival style in Rockbridge County in the 1840s and 1850s.<sup>11</sup>

A post-1800 evolution is supported by the visible fabric of the house, however researcher James W. McClung proposed a different scenario in his 1936 Virginia Historical Inventory report on the property. McClung wrote, “The first house to be erected on this site, supposedly by John Summers, about the year 1775, was a two-story log structure, with a basement or cellar, with a clapboard roof. It has a large stone chimney in the center of the building, eight feet wide and four feet thick, and two other stone chimneys, one at each end of the building, six by three feet. It has a porch in the front of the entire house. Some years later, the date now [un]known, a frame addition was added to the rear, and the house now has ten rooms.” McClung switches from past

Scott-Hutton Farm  
Name of Property

Rockbridge County, VA  
County and State

tense to present tense partway through his description, but he appears to be describing the current house (the date for the house at the top of the report is “about 1775”). McClung lists property owner Alfred C. McCorkle as his informant, so some of his account may come from McCorkle. McClung also made a mistake in the chain of title which may have skewed his perception of the property’s early history. He describes mantels and other interior elements in the house as “plain,” although the vivid graining that still survives suggests the former presence of other decorative finishes.<sup>12</sup>

The smaller house on the property is rumored to date to the eighteenth century, however investigation did not reveal wrought nails or other features that would support such an early date. The house is not portrayed on the 1826 and 1830 turnpike survey sketch maps or on the 1863 Confederate Engineers map, and aspects of its construction have an early postbellum quality. The springhouse, on the other hand, likely dates to the early years of the property’s development. The rosehead nails used in the construction of its upper-level door may indicate pre-1810 construction, although door construction appears to be one of the applications where wrought nails were used into the era of cut nails.

### *Endnotes*

---

<sup>1</sup> Peter Zimmermann personal communication; Rockbridge County Deed Book C, p. 384, and Deed Book D, p. 530; Sterrett, “Andrew Moore/Isabel Baxter,” 290. A number of people assisted with the preparation of the report, foremost among them nomination sponsor Peter F. Zimmermann whose family has owned the property since 1970. Assistance was also provided by longtime tenant Darrell Vencil, Washington and Lee University Leyburn Library Special Collections librarian Lisa McCown, and Michael Pulice and Lena Sweeten McDonald at the Virginia Department of Historic Resources.

<sup>2</sup> Rockbridge County land books; Morton, *History of Rockbridge County*, 527; Ruley, “Scott Family Tragedies,” 28; Ruley, “Thomas Scott,” 338.

<sup>3</sup> “Lexington and Covington Turnpike Field Notes. 1826; 1830.”

<sup>4</sup> Rockbridge County Deed Book R, p. 22; Deed Book T, p. 382; US census; Pezzoni, “Willson House,” 10. Willson’s name is spelled Wilson in the 1830 deed record but the name was generally spelled with two Ls and that spelling is used here. The 1830 and 1836 deeds refer to Sugar Creek as “Brown’s Creek.”

<sup>5</sup> Rockbridge County land books and Deed Book X, p. 430; Clark, *Collierstown Presbyterian Church*, 5, 50-51; *Rockbridge County News*, March 20, 1902; Anderson, “Gardner and Mary Hutton,” 238; US census. The Montgomery and Hutton Mill may survive today as the building known as Clemmer’s Store near Effinger.



Scott-Hutton Farm  
Name of Property

Rockbridge County, VA  
County and State

---

<sup>6</sup> US census; Turner, *Diary of Henry Boswell Jones*, 40; Frazier et al, “Kennedy-Wade Mill Historic District,” 8.2. No enslaved persons were listed in Hutton’s household in 1840.

<sup>7</sup> Clark, *Collierstown Presbyterian Church*, 50; Rockbridge County land books; “Rockbridge Co., Va. Section no. 1.” Sugar Creek is labeled “Coopers Run” on the 1863 map.

<sup>8</sup> McClung, “Home of Charles G. McCorkle;” Rockbridge County land books; Clark, *Collierstown Presbyterian Church*, 11, 48, 51, 57; Chataigne, *Chataigne’s Virginia Business Directory and Gazetteer, 1880-81*, 448.

<sup>9</sup> Carmichael, “County of Rockbridge;” Clark, *Collierstown Presbyterian Church*, 57, 62; Anderson, “Gardner and Mary Hutton,” 238; Diehl, *Old Oxford and her Families*, 184.

<sup>10</sup> Rockbridge County Will Book 26, p. 241; Deed Book 263, p. 530; and Deed Book 316, p. 230; Peter Zimmermann personal communication; McClung, “Home of Charles G. McCorkle.”

<sup>11</sup> Morgan, “Introduction,” vi-vii; Pezzoni, *Architecture of Historic Rockbridge*, 35.

<sup>12</sup> McClung, “Home of Charles G. McCorkle.”

Scott-Hutton Farm  
Name of Property

Rockbridge County, VA  
County and State

---

## 9. Major Bibliographical References

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

Anderson, Clinton L. "Gardner and Mary Hutton." In *Rockbridge County, Virginia, Heritage Book, 1778-1997*. Rockbridge County, Va.: Rockbridge Area Genealogical Society, 1997.

Carmichael, John. "The County of Rockbridge, Virginia." Map, 1883.

Chataigne, J. H., comp. *Chataigne's Virginia Business Directory and Gazetteer, 1880-81*. Richmond, Va.: Baughman Brothers, 1880.

Clark, Carmen E. *Collierstown Presbyterian Church, 1842-1992*. Lexington, Va.: 1991.

Diehl, George West. *Old Oxford and her Families*. Verona, Va. McClure Press, 1970.

Frazier, William, et al. "Kennedy-Wade Mill Historic District." National Register of Historic Places Registration Form, 1993.

"Lexington and Covington Turnpike Field Notes. 1826; 1830." Board of Public Works Papers, Library of Virginia, Richmond.

McClung, James W. "Home of Charles G. McCorkle." Virginia Historical Inventory Report, November 6, 1936.

Morgan, William. "Introduction." In Benjamin, Asher. *The American Builder's Companion*. Boston: R. P. & C. Williams, 1827 (1969 Dover reprint).

Morton, Oren F. *A History of Rockbridge County, Virginia*. Baltimore: Regional Publishing Company, 1980 (reprint).

Pezzoni, J. Daniel. *The Architecture of Historic Rockbridge*. Lexington, Va.: Historic Lexington Foundation, 2015.

\_\_\_\_\_. "Lexington and Covington Turnpike Toll House." National Register of Historic Places Registration Form, 2004.

\_\_\_\_\_. "Willson House." National Register of Historic Places Registration Form, 2009.

Pulice, Michael. "Zimmerman Farm (formerly Leech-McCorkle Farm)." Virginia Department of Historic Resources PIF Resource Information Sheet, 2016.

Scott-Hutton Farm  
Name of Property

Rockbridge County, VA  
County and State

“Rockbridge Co., Va. Section no. 1.” Map (1863), Library of Congress.

Rockbridge County death, deed, land book, marriage, and will records. Rockbridge County Courthouse, Lexington, Va.

*Rockbridge County News* (Lexington, Va.).

*Rockbridge County, Virginia, Heritage Book, 1778-1997*. Rockbridge County, Va.: Rockbridge Area Genealogical Society, 1997.

Ruley, Angela M. “Scott Family Tragedies.” In *Rockbridge County, Virginia, Heritage Book, 1778-1997*. Rockbridge County, Va.: Rockbridge Area Genealogical Society, 1997.

\_\_\_\_\_. “Thomas Scott.” In *Rockbridge County, Virginia, Heritage Book, 1778-1997*. Rockbridge County, Va.: Rockbridge Area Genealogical Society, 1997.

Sterrett, Lula Moore. “Andrew Moore/Isabel Baxter.” In *Rockbridge County, Virginia, Heritage Book, 1778-1997*. Rockbridge County, Va.: Rockbridge Area Genealogical Society, 1997.

Turner, Charles W., ed. *The Diary of Henry Boswell Jones of Brownsburg (1842-1871)*. Verona, Va.: McClure Press, 1979.

United States Census.

Zimmermann, Peter F., personal communication with the author, December 2016 and March 2017.

- 
- 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

Scott-Hutton Farm  
Name of Property

Rockbridge County, VA  
County and State

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

**Historic Resources Survey Number (if assigned):** DHR ID# 081-0282

---

### 10. Geographical Data

**Acreage of Property** 21.52 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: 37.786380 | Longitude: -79.552200 |
| 2. Latitude: 37.786210 | Longitude: -79.550060 |
| 3. Latitude: 37.785830 | Longitude: -79.549560 |
| 4. Latitude: 37.782910 | Longitude: -79.551360 |
| 5. Latitude: 37.782930 | Longitude: -79.554530 |

**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.)

The boundary encompasses three contiguous parcels on which historic resources associated with the farm stand; the parcels are recorded by Rockbridge County as tax parcels 72-4-1,

Scott-Hutton Farm  
Name of Property

Rockbridge County, VA  
County and State

72-A-59A, and 72-A-59B. 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 encompasses the key standing historic resources associated with the property, the farm's historic setting, and associated agricultural acreage. A twentieth-century cistern that formerly provided water to the house and is now overgrown and disused is located on an adjacent parcel but is excluded from the nominated area owing to the presence of multiple non-historic resources on the adjacent parcel (a historically associated family cemetery may be located on the same parcel but its location has not been ascertained).

---

**11. Form Prepared By**

name/title: J. Daniel Pezzoni  
organization: Landmark Preservation Associates  
street & number: 6 Houston St.  
city or town: Lexington state: Virginia zip code: 24450  
e-mail: gilespezzoni@rockbridge.net  
telephone: (540) 464-5315  
date: March 8, 2017

---

**Additional Documentation**

Submit the following items with the completed form:

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

**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.

Scott-Hutton Farm  
Name of Property

Rockbridge County, VA  
County and State

## Photo Log

Name of Property: Scott-Hutton Farm  
City or Vicinity: Lexington vicinity, Rockbridge County, Virginia  
Photographer: J. Daniel Pezzoni  
Date Photographed: December 2016

Photo 1 of 15: VA\_RockbridgeCounty\_Scott-HuttonFarm\_0001  
View: Scott-Hutton House front (south) elevation, view facing northwest.

Photo 2 of 15: VA\_RockbridgeCounty\_Scott-HuttonFarm\_0002  
View: Scott-Hutton House north and west elevations, view facing east/northeast.

Photo 3 of 15: VA\_RockbridgeCounty\_Scott-HuttonFarm\_0003  
View: Scott-Hutton House first-floor spaces in log section of house.

Photo 4 of 15: VA\_RockbridgeCounty\_Scott-HuttonFarm\_0004  
View: Scott-Hutton House graining detail.

Photo 5 of 15: VA\_RockbridgeCounty\_Scott-HuttonFarm\_0005  
View: Scott-Hutton House first-floor middle room mantel.

Photo 6 of 15: VA\_RockbridgeCounty\_Scott-HuttonFarm\_0006  
View: Scott-Hutton House second-floor west room mantel.

Photo 7 of 15: VA\_RockbridgeCounty\_Scott-HuttonFarm\_0007  
View: Barn with Scott-Hutton House beyond and Big and Little House mountain in distance, view facing north/northeast.

Photo 8 of 15: VA\_RockbridgeCounty\_Scott-HuttonFarm\_0008  
View: Barn south and east elevations, view facing southwest.

Photo 9 of 15: VA\_RockbridgeCounty\_Scott-HuttonFarm\_0009  
View: Barn sill detail on west elevation.

Photo 10 of 15: VA\_RockbridgeCounty\_Scott-HuttonFarm\_0010  
View: Barn lower level.

Photo 11 of 15: VA\_RockbridgeCounty\_Scott-HuttonFarm\_0011  
View: Springhouse (left), stable (center, beyond), and shed (right), view facing east.

Photo 12 of 15: VA\_RockbridgeCounty\_Scott-HuttonFarm\_0012

Scott-Hutton Farm  
Name of Property

Rockbridge County, VA  
County and State

View: Springhouse, view facing northeast.

Photo 13 of 15: VA\_RockbridgeCounty\_Scott-HuttonFarm\_0013

View: Stable north elevation, view facing east.

Photo 14 of 15: VA\_RockbridgeCounty\_Scott-HuttonFarm\_0014

View: Secondary dwelling in middle distance with stable, barn, and Scott-Hutton House in distance, view facing west/southwest.

Photo 15 of 15: VA\_RockbridgeCounty\_Scott-HuttonFarm\_0015

View: Shelter (right) with east elevation of Scott-Hutton House, view facing southwest.

**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**

**Scott-Hutton Farm**

**Rockbridge County, VA**

**DHR No. 081-0282**

**Latitude/Longitude Coordinates**

- 1. Latitude: 37.786380  
Longitude: -79.552200
- 2. Latitude: 37.786210  
Longitude: -79.550060
- 3. Latitude: 37.785830  
Longitude: -79.549560
- 4. Latitude: 37.782910  
Longitude: -79.551360
- 5. Latitude: 37.782930  
Longitude: -79.554530



Feet



1:9,028 / 1"=752 Feet

**Title:**

**Date: 6/22/2017**

*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.*

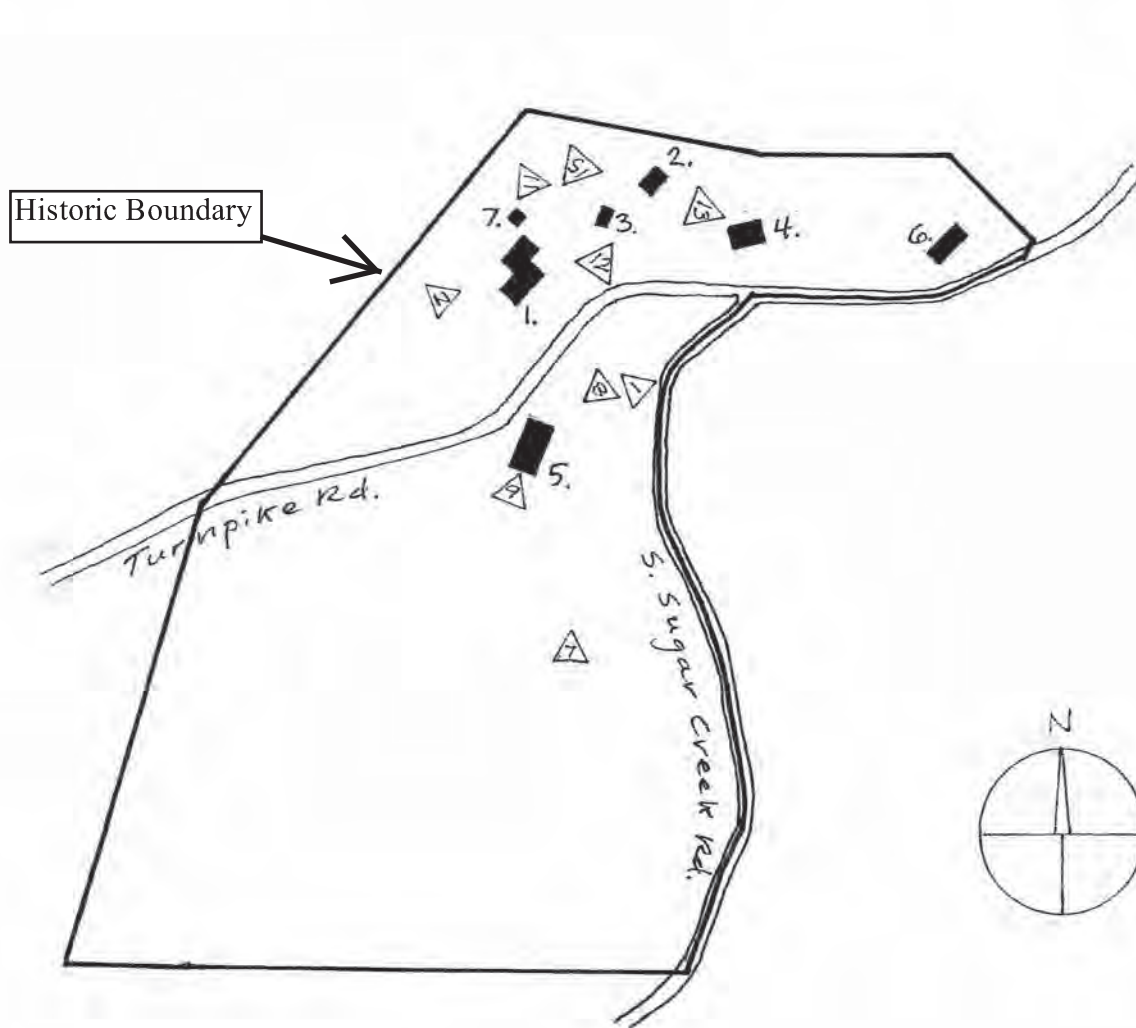


# SKETCH MAP/ PHOTO KEY

## Scott-Hutton Farm

Rockbridge County, Virginia

DHR No. 081-0282

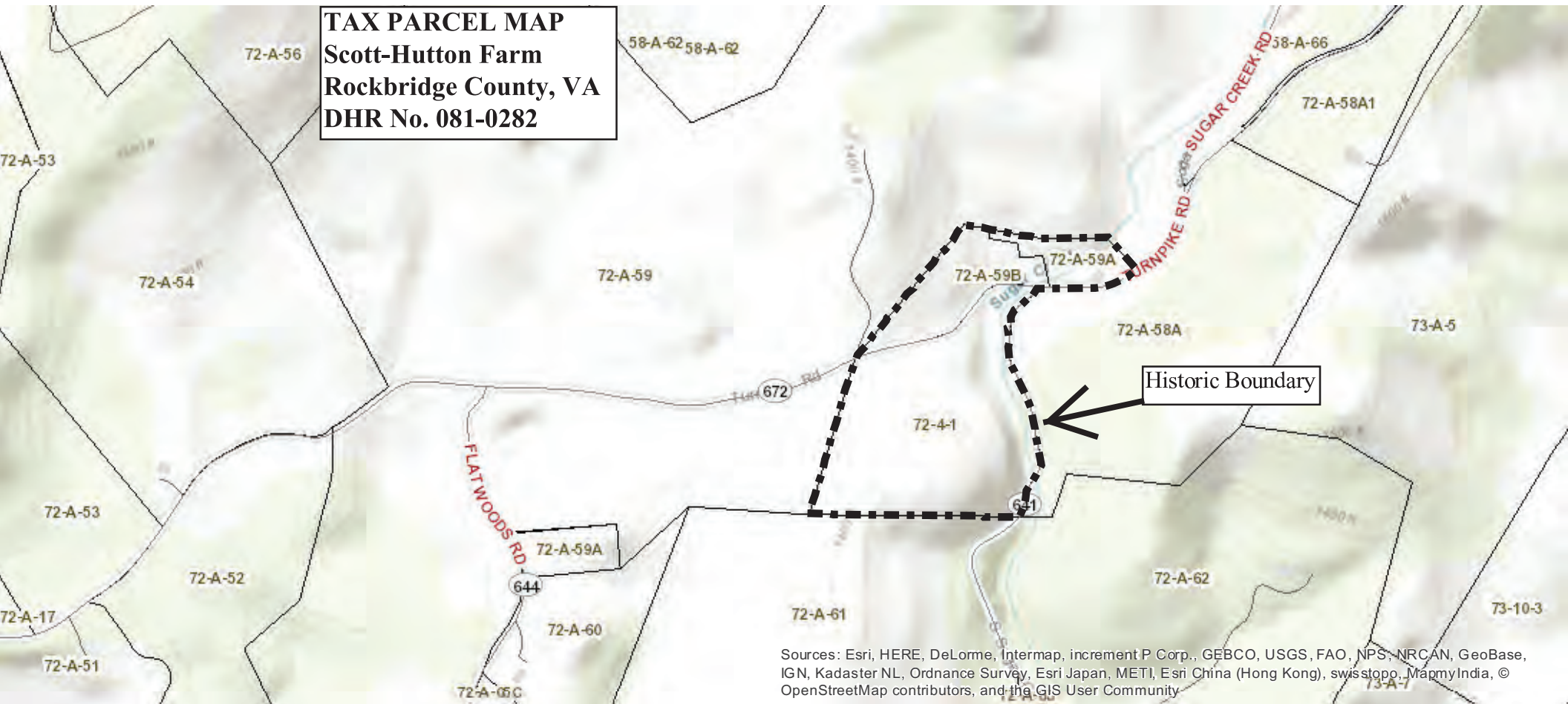


Map not to scale; resource locations approximate. Number and direction of view of nomination photos indicated by triangular markers. Resources keyed to nomination inventory.

### *Inventory*

1. Scott-Hutton House. Contributing building.
2. Springhouse. Contributing building.
3. Shed. Contributing building.
4. Stable. Contributing building.
5. Barn. Contributing building.
6. Secondary dwelling. Contributing building.
7. Shelter. Non-contributing structure.

**TAX PARCEL MAP**  
**Scott-Hutton Farm**  
**Rockbridge County, VA**  
**DHR No. 081-0282**



Historic Boundary

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community