

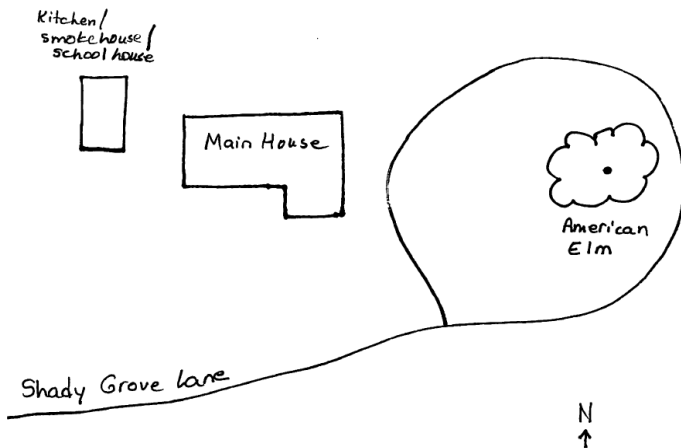


Internal Rating: \_\_\_\_\_

## WEST VIRGINIA HISTORIC PROPERTY INVENTORY FORM

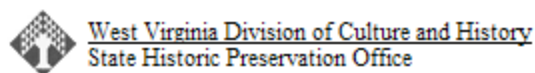
<b>Street Address</b> 615 Shady Grove Lane	<b>Common/Historic Name/Both</b> <input type="radio"/> <input type="radio"/> <input checked="" type="checkbox"/> Shady Grove/Hermitage	<b>Field Survey #</b> JF-0215	<b>Site # (SHPO Only)</b>
<b>Town or Community</b> Rural county, south of Rippon and east of US Route 340	<b>County</b> Jefferson	<b>Negative No.</b>	<b>NR Listed Date</b>
<b>Architect/Builder</b> unidentified	<b>Date of Construction</b> Ca. 1814, 1884	<b>Style</b> Vernacular with a Folk Victorian addition	
<b>Exterior Siding/Materials</b> Wide horizontal wood siding; brick (7-course American bond)	<b>Roofing Material</b> Asphalt shingle	<b>Foundation</b> Brick	
<b>Property Use or Function</b> Residence <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Other <input type="checkbox"/>	<b>UTM#</b> 18/249119/4341694 <b>Long/Lat : 39,188952, -77.904863</b>	<b>Photograph</b> (2" x 3" Contact)	
<b>Survey Organization &amp; Date</b> Maral S. Kalbian, LLC November 2023	<b>Quadrangle Name</b> Berryville <hr/> <b>Part of What Survey/FR#</b> US Route 340 Mitigation		

Sketch Map of Property  
Or Attach Copy of USGS Map



Site No.

<b>Present Owners</b> Shady Grove Holdings II, LLC (Wade Louthan)  Phone #540-550-1826	<b>Owners Mailing Address</b> PO Box 203 Rippon, WV 25441
<b>Describe Setting</b> Shady Grove is located at Shady Grove Lane, off the west side of U.S. 340 south of the village of Rippon in southern Jefferson County, WVA. The 218-acre property includes two historic buildings along with numerous non-historic farm outbuildings dating to the 1970s and later. Therefore, only the main house and the outbuilding behind it, which are sited on a grassy lawn area that is adorned with mature trees. The most notable is a huge tree that, according to the current owner, has been identified by West Virginia Division of Forestry as the largest surviving American Elm in West Virginia. The house, outbuilding and yard encompasses less than an acre. The main house and historic outbuilding are located at the end of Shady Grove Lane. Even though the property is 218 acres, only the house and the historic outbuilding directly adjacent appear to be eligible for listing in the National Register Historic Places. The rest of the acreage is open cultivated fields and a collection of buildings associated with a defunct dairy operation. _____ <b>218</b> _____ <b>Acres</b> _____ <b>Archaeological Artifacts Present</b>	
<b>Description of Building or Site (Original and Present)</b> _____ <b>2</b> _____ <b>Stories</b> _____ <b>3</b> _____ <b>Front Bays</b> <b>See Continuation Sheet</b> <div style="text-align: right;"><i>(Use Continuation Sheets)</i></div>	
<b>Alterations</b> <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b> <b>If yes, describe: New windows and roofing material were installed ca. 2010.</b>	
<b>Additions</b> <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b> <b>If yes, describe: Ca. 1814 original, 1884 large brick addition.</b>	
<b>Describe All Outbuildings</b> <b>See continuation Sheet</b> <div style="text-align: right;"><i>(Use Continuation Sheets)</i></div>	
<b>Statement of Significance</b>  <b>See Continuation Sheet</b> <div style="text-align: right;"><i>(Use Continuation Sheets)</i></div>	
<b>Bibliographical References</b> <b>See Continuation Sheet</b> <div style="text-align: right;"><i>(Use Continuation Sheets)</i></div>	
<b>Form Prepared By:</b> _____ <b>Date:</b> November 2023 Maral S. Kalbian <b>Name/Organization:</b> Maral S. Kalbian, LLC <b>Address:</b> PO Box 468 Berryville VA 22611 <b>Phone #:</b> 540-955-1231	



# WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME \_\_\_\_\_ Shady Grove \_\_\_\_\_ SITE# \_\_\_\_\_ JF-0215 \_\_\_\_\_

---

## Summary Paragraph:

Shady Grove Farm, situated at 615 Shady Grove Lane in southern Jefferson County, lies just north of the state line with Virginia (Clarke County). Encompassing 218 acres, most of the land is dedicated to open farmland. The principal residence and historical outbuildings are situated near the eastern boundary surrounded by a quaint grassy lawn adorned with mature trees, most notably an ancient American Elm. The remaining expanse of Shady Grove Farm, which extends into Clarke County, Virginia, is predominantly comprised of cultivated land.

To the west of the main house stands a collection of outbuildings associated with a former dairy. However, these structures are excluded from the proposed boundary for the National Register listing of Shady Grove. This exclusion is attributed to their non-historic nature and their connection to a farming practice no longer in operation on the property. Additionally, two contemporary tenant houses situated west and south of the main residence are not encompassed within the designated boundary. What is included, however, is the main house itself and the adjacent smokehouse/kitchen/school house situated to the west.

## Narrative Description:

### **Exterior**

This rambling residence was built in several sections, with the oldest portion being the 1 ½-story, one-bay log section to the north. Constructed ca. 1814, it features a brick foundation with 12"-wide wood siding on the east facade, stucco on the north end, an asphalt-shingled gable roof, and a stuccoed, stone exterior chimney on the north end. The single centered openings on the façade have 2/2-sash on each level, the first floor one was originally a door. Adjacent to the chimney, the north end features a four-light attic window and a 2/2-sash window on the first floor. A one-story, three-bay, frame, shed-roofed wing with standing-seam-metal roofing and wooden shingle siding extends off the west (back) of the log section and appears to date to the mid-20<sup>th</sup> century.

In 1884, the house was transformed from a vernacular log building into a sprawling brick residence with Victorian detailing. The two-story, five-bay, T-shaped brick addition off the south end of the original log section is commemorated by a rectangular marble datestone in the brickwork of the façade declaring: "Built by John Kable in 1884." The façade features two exterior doors, with the one adjacent to the log section serving as the main entrance into the side-passage-plan brick house.

The two-story, five-bay, T-shaped brick addition, laid in meticulous seven-course American bond and on a brick foundation, exhibits subtle coursing variations. The gable roof is now clad in asphalt shingle but was probably originally covered in standing-seam metal. The main entry door located on the end adjacent to the log section features a segmental-arched opening with sidelights and a transom, while the door in the second bay from the south only has a transom. A brick interior-end and a central chimney punctuate the side-gabled roof, complemented by overhanging eaves with gable-end returns. A one-story, seven-bay front porch supported by Tuscan columns graces the entire width, uniting the log and brick sections. The standing-seam metal porch roof shelters the wooden ceiling and concrete-floored space, accessible to the basement below through a door beneath the north end of the porch.

All the window and door openings in the brick sections feature elegant segmental brick arches. Modern 2/2-sash wood windows, adorned with vinyl shutters, replaced the originals in the 2010s, but still preserve the historical aesthetic of the house. The south gable end, pierced by two window bays on each level, also features four-light attic windows.

To the rear (west), a two-story, two-bay, gable-roofed, brick wing mirrors the front section's detailing suggesting it was built at the same time (1884). The gabled, asphalt-shingled roof has an interior-end brick chimney, overhanging eaves, gable-end returns, and two six-light attic windows. A two-story, two-bay, shed-roofed porch on the wing's south side, supported by Tuscan columns and modern wrought iron railing on the upper story, provides an inviting space on both levels. Half of the first-floor porch floor is concrete and the other is taken up by a basement bulkhead basement entry. Two doors, one from the front section and the other from the wing, lead out to the porch. The second level has one exterior door from the wing. The brickwork under the porch has been protected from the weather and shows evidence of rare, penciled mortar joints, which were presumably on the rest of the house but have worn off. This detailing hints at the skilled historical craftsmanship that went into constructing this structure.

The west elevation showcases the gable end of the T-wing and introduces a two-story, one-bay, shed-roofed brick wing, along with a one-story, one-bay, shed-roofed, brick extension off its north side. This two-story shed-roofed section seamlessly integrates with the gable roof of the log wing, featuring a door on the first floor leading to a three-bay porch with Tuscan columns. The side single-bay window mirrors the 2/2, segmentally-arched windows found elsewhere. A two-bay, shed-roofed wing, clad in cedar shingles, extends off the north side of the one-story brick wing, offering a glimpse into a bygone era when it might have been an open porch, now enclosed and accessible via a door directly connecting to the log section.

## **Interior**

The original ca. 1814 log section of Shady Grove is comprised of one room on each level, a testament to the architectural simplicity of its genesis. The first-floor room, now transformed into a kitchen, features exposed and chinked log walls and exposed, hewn, ceiling joists with modern drywall in between. The wooden floor, though a replacement, adds a touch of contemporary comfort. Commanding attention along the north end, a large, exposed brick fireplace, housing a wood stove insert, is centered along the north wall. The west wall includes a two-over-two-sash wood window. A door next to it leads out to an enclosed porch.

The stair hall features a single-run staircase along the south wall, with an elaborately turned natural newel and painted turned balusters. The stair ends have no decoration. A door on the north wall leads into the log kitchen section, and another further back in the hall, leads into the side wing. A door on the south wall leads into the dining room and a door at the rear leads into the rear wing. Plastered walls and ceilings, some dressed in wallpaper, frame the space, complemented with plain baseboard and a modest cornice. The doorways and window surrounds feature plain architrave trim, painted to harmonize with the surroundings. The flooring boasts random-width pine boards. The four-paneled front door is adorned with a single transom and two-light sidelights and features original Victorian-era brass hardware.

Transitioning into the dining room south of the stair hall, is flooring of narrow-width oak, suggesting it was replaced. The fireplace commands attention at the south end of the room adorned with a Victorian mantel of chamfered Doric piers on plinths, supporting a projecting chamfered plinth crowned by a plain header with a gothic-arched bottom profile. The fireplace is framed by a brick hearth and surround, adding to its aesthetic appeal. Adjacent, a full-height built-in cupboard features double-leaf, eight-light glass doors on top and two-paneled solid doors below. The plaster ceiling is covered with mid-20<sup>th</sup>-century square tiles, although it still retains its height. A door along the west wall leads into the rear wing.

The living room is accessed through a door on the south wall of the dining room or through the exterior door on its east side. Another door on the west wall leads out to the back porch. The room has many windows and is washed in natural light. The flooring is original random-width pine, and the plain baseboard and crown molding

matches the rest of the house. A fireplace with a simple unpainted mantel is located along the north wall of the room, directly behind the fireplace in the dining room. The fact that this room has two exterior doors suggests it could have originally been used as an office or some other function that required a separate entry for optimal use.

A large den occupies the first-floor space of the rear T and side wing. This room has been remodeled more than any of the others on this level and features side doors that lead to the side porch and outside.

The second floor of Shady Grove has an interesting floor plan. The stair hall has a dropped decorative ceiling, wallpapered walls, and original random-width pine flooring. Positioned along the front east side is a bathroom, while a door on the north wall grants access to the second-floor bedroom in the log section. Two adjacent doorways along the south wall open into the primary bedroom on the east side and a corridor on the west side leading to an additional bedroom at the southern end of the house. The distinct wide trim around these doorways suggests that it may have once been in a different configuration.

The bedroom in the log section descends three steps from the stair hall. It features wide pine flooring, exposed hand-hewn log walls with evidence of original plastering, and a brick fireplace with surround. The low textured ceiling introduces a modern touch.

In the primary bedroom, a brick flue runs along the south wall, complemented by random-width flooring. The south bedroom, bathed in natural light from five windows, includes a built-in cupboard along the south wall, potentially marking the former location of a flue. Original floor grace this room as well. The bedroom in the rear wing has a four-panel door leading to the porch, random-width pine flooring, and simple 4"-wide window and door trim.

The attic was not inspected. The basement is made up of several rooms featuring primarily brick walls, with some constructed of stone. The brick floor, batten doors, and a mix of exposed joists, some whitewashed and likely originally exposed and sash sawn, contribute to the basement's character. Any exposed lath is sawn, and the bottom of the first-floor flooring is visible, exhibiting a circular sawn texture.

It is worth noting that the property has been under the ownership of the current residents since 1960. They have demonstrated impeccable care in maintaining the house, skillfully blending modern updates with a steadfast commitment to preserving its historical essence.

## **Outbuildings**

There is only one contributing historic building on the property and it occupies a prominent position directly adjacent to the northwest corner of the main house. This elongated one-story vernacular building comprises multiple components including a meat house, kitchen, and school. The central main section, a one-story, one-bay, gable-roofed brick structure, is laid in five-course American bond, and houses a central batten door and a rectangular attic vent in the southern gable end. Sharing a gabled corrugated metal roof with this brick meat house is a lengthy frame section extending northward. This segment encompasses a petite one-bay frame portion, believed to have served as a school and later converted into a garage with an open north end, flanked by side lean-tos on its eastern and western facades. These sections boast board-and-batten siding and metal vertical siding. Positioned atop this frame section is an open, hip-roofed belfry housing a bell, purportedly utilized as a school bell. While historical evidence is elusive, there is speculation about this building's potential use as a school for past owners' children before the advent of public education. South of the main brick section stands a shorter and narrower one-bay brick wing, similarly laid in five-course American bond. This gable-roofed structure features doors on the west and south sides, along with indications of an interior brick flue in the southwest corner, suggesting its original function as a summer kitchen.

## **Integrity**

Shady Grove retains high architectural integrity that conveys its significance as an evolved early-19<sup>th</sup>-century vernacular log dwelling with 1884 Victorian-era brick additions that transformed it into the sprawling house it is today. The house retains its floor plan, its exterior walls (some with surviving brick wash and penciling of the joints), trim, wooden flooring, and plaster walls. The roofing material has been replaced as have the original 2/2-sash wood windows. The replacement windows are of the same pattern and wood yet are insulated glass. Shady Grove's unique side-passage plan with a rear T conveys along with so much of its historic fabric conveys its appearance in the late-19<sup>th</sup> century. The surviving historic brick outbuilding with wings retains architectural integrity and parts of it should be further investigated for its original use.

Notable workmanship remains exhibited in the brickwork, exterior window trim, front door surround, and interior trim, flooring, mantels, and doors. The house's setting is surrounded by open farmland. Modern farm buildings and secondary dwellings are located west of the house and fall outside the period of significance and are therefore not included in the proposed nomination.

### **Statement of Significance:**

~~Locust~~ Shady Grove was evaluated in the 1990s under the Criteria for Evaluation for the National Register of Historic Places. It is eligible at the local level of significance under Criterion C for its illustration of a house from the late 19<sup>th</sup> century with a possible earlier section. Nestled at the southernmost tip of Jefferson County, adjacent to the Clarke County state line and situated off the eastern expanse of Route 340, Shady Grove stands as a prime example of an evolved early-19<sup>th</sup>-century log house within the county. The initial structure, a modest two-story log building dating back to approximately 1814, forms the earliest section of the property. Notably, in 1884, under the ownership of John Kable, who had acquired the estate in 1853, a significant transformation unfolded. Kable orchestrated a substantial enlargement, introducing a large brick addition that reshaped the original vernacular log structure into a grandiose and refined dwelling. This extensive modification seamlessly incorporated late-19<sup>th</sup>-century Victorian design elements, contributing to Shady Grove's present-day elegance. The property's period of historic significance spans from its inception in 1814 to the transformative year of 1884.

Research has not indicated a clear, significant association with the life of a person significant in our past (Criterion B). While associated with the Cromwell, Kable, and Myers families, none of these contain individuals whose activities are demonstrably important within a local, state, or national historic context, as prescribed by the National Register. Shady Grove also does not individually appear to meet the criteria for eligibility under Criterion A for association with a historic event or a broad historical trend such as agriculture or African American history. Although previous owners of Shady Grove owned slaves and their labor worked the fields, there are no surviving buildings associated with the enslaved. No historic outbuildings associated with agricultural practices survive on the property. Located west of the main house are later buildings, silos, and sheds associated with a now defunct dairy operation and two modern tenant houses. None of these are included within the proposed National Register boundary. However, the property, and surrounding fields are included in the boundaries of the proposed Kabletown Rural Historic District, which was determined eligible in 1999.

### **Historical Narrative:**

#### **Cromwell Ownership**

In February 1814, Oliver Cromwell of Frederick, Maryland purchased a plot of land from sisters Jane and Sidney Alexander of Prince William County, Virginia for \$4,000 upfront, followed by three annual payments of \$2,266.67. The deed notes that the land was "lately occupied by William Castleman and Jacob Shively," likely as either tenants or as extra farmland.<sup>1</sup> Cromwell possibly built a small log cabin on the property within the year, evidenced by the fact that in February 1815 Cromwell declared his slaves to the state of Virginia.<sup>2</sup> The statement reads:

---

<sup>1</sup> JCDB 8:216.

<sup>2</sup> JCDB 8:532.

Statement of negro slaves removed from the State of Maryland and imported into the commonwealth of Virginia by Oliver Cromwell who removed from the State of Maryland with to [added space] with a bonafied [sic] entention [sic] of become a citizen. One Negro man named seth aged about thirty years thick set and black about five feet six or seven inches he was brought into Virginia from Frederick County Maryland on the tenth day of February 1815 one Negro girl aged about fourteen years named Darby, bright Mulatto woolly head near sighted and one other negro girl named Sharlot aged six years not very black rather yellow those two girls were brought into the Commonwealth of Virginia from Frederick County state of on the ninth day of March one thousand eight hundred and fifteen, All the foregoing slaves were born in the State of Maryland have been own by the subscriber for many years in Frederick County State of Maryland. They were all owned by him in the year 1810 and they were imported into the commonwealth of Virginia for his own use and not for sale or with any intent to evade the Virginia Laws on that subject. Given under my hand I seal this 26<sup>th</sup> day of March 1815.

Oliver Cromwell<sup>3</sup>

Henrietta, Cromwell's first wife, died 24 September 1819, and was buried at the Sacred Heart Cemetery in Winchester, Virginia.<sup>4</sup> It is unknown how early she joined her husband in Jefferson County, but she may have come over with their enslaved persons. The 1820 census records that Cromwell owned six enslaved persons, doubling the number he brought into Virginia a few years prior.<sup>5</sup> Around 1822, Cromwell moved to a neighboring tract of land but retained ownership of the initial tract. He married his second wife Jane McPherson, of the neighboring McPherson mill and farm, that year, and land tax records indicate the small cabin did not increase in size, suggesting the couple probably lived on the second tract of land. Between the years 1820-1839, the land tax consistently records the 185-acre tract contained \$150 worth of buildings, and the value for the entire plot was \$3,700.<sup>6</sup> By 1830, Cromwell owned 11 enslaved persons, although they were likely also on the second tract of land, where he and his family lived.<sup>7</sup> On 31 August 1831, Cromwell advertises for the sale of the land in the *Virginia Free Press*, noting "the improvements are plain but comfortable."<sup>8</sup> The land never sold and it is unknown if a tenant occupied it. The ad appears again in June 1837.<sup>9</sup> The land did not sell, and again it is unknown if there was a tenant or not. The land tax records for 1840 are missing, but it is possible the log cabin may have been expanded that year, as the value of buildings in 1841 was \$700. Total value for land and buildings jumped to \$7,200. The acreage remained 185.<sup>10</sup> Oliver Cromwell died 20 Dec 1841 on his other tract of land leaving behind his wife Jane and eight children.<sup>11</sup>

### Hall Ownership

Edward Hall had already made at least one payment toward the tract of land when Oliver Cromwell died in 1841, although the deed for the sale cannot be found.<sup>12</sup> The 1842 land tax notes that the 182.25 acres had \$700 worth of buildings on it, and the total property was valued at \$7,108. A note in the margin mentions the land was transferred from Oliver Cromwell.<sup>13</sup> Little else is known about the Hall ownership. Personal Property Tax Records for 1850 list him owning five horses, one wagon valued at \$150, one clock, four enslaved persons over

---

<sup>3</sup> JCDB 8:532.

<sup>4</sup> Henrietta Cromwell, FindAGrave.com. It appears she was moved here at a later date, as this cemetery did not exist at the time of her death.

<sup>5</sup> 1820 Census.

<sup>6</sup> Jefferson County land tax books 1820-1839.

<sup>7</sup> 1830 Census.

<sup>8</sup> *Virginia Free Press* 31 August 1831.

<sup>9</sup> *Virginia Free Press* 8 June 1837.

<sup>10</sup> Jefferson County land books 1840-1841.

<sup>11</sup> 1840 Census.

<sup>12</sup> Will of Oliver Cromwell.

<sup>13</sup> Jefferson County land book, 1842.

the age of 16, and one enslaved person between the ages of 12 and 16.<sup>14</sup> However, it is unclear if he resided on the property. On 1 April 1850, Hall sold the 182-acre tract to Asaph Wilson for \$9,106.56.<sup>15</sup>

### **Wilson Ownership**

Asaph Wilson appears in the 1850 census with his wife, five children, and three enslaved persons.<sup>16</sup> Personal Property Tax Records note that he also owned two watches, one gold, a wagon valued at \$100, and one enslaved person above the age of 12.<sup>17</sup> It is again unclear if the Wilsons resided on the property, but it seems likely that they did not. Land tax records for 1850 note the 182.25-acre tract contained \$600 worth of buildings, and the entire property was worth \$8,748.<sup>18</sup> The fact that the value of the property does not fluctuate very much suggests that it was not used as a main residence; the log cabin likely has remained unaltered despite various owners. The land tax records from 1852-1854 show that the acreage, building value, and overall value remained the same from 1850.<sup>19</sup> Asaph Wilson appears on the 1852 Howell Brown Map. In 1853, Wilson sells the tract of land to John Kable, Jr. for \$10,018.93.<sup>20</sup>

### **Kable Ownership**

John Kable, Jr. was the most significant owner of this property, as evidenced by the fact that multiple sources refer to this land as the “Kable tract.” He and his family lived on the property from around 1853 when he purchased it from Asaph Wilson until his death in 1889. It is uncertain precisely when the Kables moved onto the property, as the 1855 land tax records show the acreage had decreased to 142.25 and the buildings were only worth \$600, meaning the log cabin likely remained unaltered. The total value of the property that year was \$6,828. A note in the margin says 40 acres was sold to LaRue.<sup>21</sup> The land tax records for 1857-1861 show that the value of buildings went down to \$500, but nothing else about the property changed.<sup>22</sup> According to the 1860 census, Kable and his wife Elizabeth were finally living on the property with a white shoemaker, Milton Clond. They also owned eight enslaved persons and two slave dwellings.<sup>23</sup> A decade later in 1870, the census records John and Elizabeth living on the farm together with many of their formerly enslaved working as laborers: Charles Reed (2 months), David McGill (57), Harriet Reed (28), Jeffery Reed (12), Fanny Reed (13), John Reed (9), Charles Reed (8), Augustus Chandler (22), and Rebecca Chandler (86). The Kable’s personal property was valued at \$3,000 and their real estate was valued at \$12,000.<sup>24</sup> The Agricultural census from that year lists Kable owning 128 acres of improved land and 14 acres of woodland. The value of the farm is \$12,000, and his farming equipment is worth \$400. He paid \$2,000 in wages during the year. He owned 6 horses, 7 milch cows, 2 working oxen, 5 other cattle, 13 sheep, 23 swine, and the total value of livestock was \$852. Kable harvested 1,261 bushels of winter wheat, 300 bushels of Indian corn, 30 bushels of oats, 20 tons of hay, 30 bushels of Irish potatoes, 24 and dollars’ worth of orchard products. His sheep produced 52 lbs of wool, and his bees produced 100 lbs of honey and 6 lbs of wax. He made 200 lbs of butter and 16 gallons of wine. Additionally, he slaughtered \$300 worth of livestock, and the estimated value of all farm production was \$4,500.<sup>25</sup> However, despite the apparent success of his farm, the house remained valued at \$500 in 1873.

Things finally change in 1874. The value of buildings suddenly jumps to \$1,500 with no explanation given by the assessor.<sup>26</sup> It is assumed that this is when the current brick structure was built. However, a prominent date stone on the building is inscribed 1884, an entire decade after this sudden jump. Land tax records for 1884 show

---

<sup>14</sup> 1850 Personal Property Tax.

<sup>15</sup> JCDB 31:113.

<sup>16</sup> 1850 Census.

<sup>17</sup> 1850 Personal Property Tax.

<sup>18</sup> Jefferson county land book 1850.

<sup>19</sup> Jefferson County land books 1852-1854.

<sup>20</sup> JCDB 34:167.

<sup>21</sup> Jefferson County land book 1855.

<sup>22</sup> Jefferson County land books 1857-1861.

<sup>23</sup> 1860 Census.

<sup>24</sup> 1870 Census.

<sup>25</sup> 1870 Agricultural Census.

<sup>26</sup> Jefferson County land book 1874.



that the value of buildings was still \$1,500, indicating there was no expansion that year.<sup>27</sup> No answers have been found to explain this date discrepancy; it could be an error on the part of the assessor as the date stone is integral to the construction of the house, or perhaps construction began in 1874 and lasted a number of years, and the datestone represents the completion date. Land tax records from 1883-1886 note that the 142.5 acres of land had \$1,500 worth of buildings, and the entire property was worth \$4,560.<sup>28</sup> Those valuations remain the same through to 1900.<sup>29</sup>

By 1880, Kable's farm is known as the "Hermitage," although it is likely the name existed much earlier. It appears with John Kable's name and the label Hermitage on the 1883 Howell S. Brown map of Jefferson County, West Virginia. A letter to the editor of the *Spirit of Jefferson*, printed 20 September 1887 by an unknown "Jeffersonian" explains that "Mrs. Kable named her home the "Hermitage," in honor of President Andrew Jackson's home in Tennessee, Mr. K. being a great admirer of Mr. Jackson."<sup>30</sup> The following year, both John and Elizabeth Kable died at "The Hermitage;" she in May and he in December. John's obituary appeared in the *Virginia Free Press* on 24 January 1889. According to it, he had "lived to a ripe old age, having just passed the 70<sup>th</sup> mile post."<sup>31</sup> The following year, on 4 February 1890 an ad appeared in the *Spirit of Jefferson* announcing that "The Hermitage" was for sale. It contained "142 acres, more or less" and "the soil is the best quality of Limestone, free from surface rock, in good state of cultivation, well fenced and watered, sufficient timber for farm purposes, improved with a New Large Brick Dwelling-House, a Brick Barn 46x86 feet, also two Tenant Houses, Brick Dairy, Smoke-house, Fruit Rooms, Ice-house and other Out-buildings—There is also a Fine Orchard."<sup>32</sup> The characterization of the house as "New" also suggests the house was completed in the 1884 rather than the early 1870s.

### **Stouffer Ownership**

Eight days after the sale ad was posted, Henry Stouffer purchased the property for \$60 per acre, a total of \$8,500.<sup>33</sup> The deed for the sale was officially recorded on 21 March 1892.<sup>34</sup> It is unknown if Stouffer ever resided on the property. He was, however, a "well-known figure at all the horse shows" in the county, having judged numerous shows until his health forced him to stop.<sup>35</sup> In 1898, Stouffer sells the 142-acre tract of land to A. D. Myers for \$9,000.<sup>36</sup>

### **Myers Ownership**

In the 1900 census, A. D. Myers and his wife Sara are listed as living on "The Hermitage" farm with their nine-year-old daughter and two African American servants, Fannie Renner and George Carr.<sup>37</sup> Five years later, Myers dies, and in his will, he requests that the property go to his wife for the remainder of her life, then to their daughter Nina.<sup>38</sup> Nina later marries Herman Fleming in 1910, and the couple move back in with Nina's mother Sarah Myers at "The Hermitage." That year there is also a White hired hand living with the family: John C. Canals.<sup>39</sup> An ad in the *Clarke Courier* in 1939 advertises a public sale of horses and other livestock at the "Hermitage Stock Farm," indicating the farm is still operating.<sup>40</sup> The following year, in 1914, Margaret Catherine Fleming is born, likely in the house. She is the daughter Nina and Herman Fleming. The 1920 census shows Sarah Myers living on the farm with her daughter and son-in-law and six-year-old granddaughter.<sup>41</sup> The

---

<sup>27</sup> Jefferson County land book 1884.

<sup>28</sup> Jefferson County land books 1883-1886.

<sup>29</sup> Jefferson County land books 1887-1900.

<sup>30</sup> *Spirit of Jefferson* 20 sept 1887, "Jeffersonian" refers to a resident of Jefferson County, not to the political ideology.

<sup>31</sup> *Virginia Free Press* 24 January 1889.

<sup>32</sup> *Spirit of Jefferson* 4 February 1890.

<sup>33</sup> *Virginia Free Press* 12 February 1890.

<sup>34</sup> JCDB Y:483.

<sup>35</sup> *Clarke Courier* 13 May 1914.

<sup>36</sup> JCDB 84:197.

<sup>37</sup> 1900 Census .

<sup>38</sup> A.D. Myers Will.

<sup>39</sup> 1910 Census

<sup>40</sup> *Clarke Courier* 19 February 1913.

<sup>41</sup> 1920 Census.

1930 census shows the same, although Margaret Catherine is now 17.<sup>42</sup> By 1940, Margaret Catherine has moved out of her parent's home, but Sarah still resides with her daughter.<sup>43</sup> Sarah Myers dies 24 Feb 1941, and the property passes to her daughter Nina, who subsequently dies 23 May 1942. The property then passes to Margaret Catherine. In 1945, Margaret Catherine sells the "Hermitage Farm," by then 238.60 acres, to Henry and Olive Boyd of Chicago.<sup>44</sup>

### **Boyd Ownership**

Olive Boyd died in 1946 before the couple moved from Chicago to Jefferson County, West Virginia. Henry died a few years later in 1951 after living in Berryville with a nurse for an unknown amount of time.<sup>45</sup> The property passed to his children, Henry, Jr., and Florence Boyd Beaham. At the time of sale, it was 238.6 acres; Myers had purchased the 142-acre tract from Henry Stouffer in 1898, and another 70 acres was purchased from James T. Merchant, et al in 1895.<sup>46</sup>

### **Louthan Ownership**

The heirs of Henry Boyd sold the property, still 238.6 acres, to James and Dorothy Louthan in 1960.<sup>47</sup> In 2012, Wade D. Louthan, trustee of James Louthan, sold the property, which was decreased in size to Shady Grove Holdings II, LLC, who are the current owners.<sup>48</sup> The LLC is comprised Louthan family members.

### **Architectural Significance**

Shady Grove stands as an exceptionally well-preserved testament to the architectural evolution of the 19<sup>th</sup> century. Originally a modest 1 ½-story log house from the early 1800s, it underwent a remarkable transformation in the late 19<sup>th</sup> century, emerging as an expansive Folk Victorian brick dwelling. What sets this residence apart is not only its refined appearance but also the ingenuity with which the expansion occurred – the log core was not concealed but seamlessly integrated as a side wing.

The façade of the original log section still proudly showcases its 12" wide weatherboards. The 1884 brickwork, skillfully laid, bears witness to meticulous craftsmanship, evident in the hand-painted penciled joints that have been preserved beneath the side porches. Adding to its distinctive character, the marble datestone from 1884 with the owner's name at the time, occupies a prominent position above the main doorway, defying convention by being placed halfway between the first and second floors.

Situated at the Virginia state line in Jefferson County, Shady Grove, with its early-19th-century core, stands among the oldest houses in the area. Beyond its historical significance, it provides a captivating glimpse into the adaptive nature of architecture, demonstrating how homes of that era could evolve while preserving their architectural integrity.

Shady Grove's interior reveals a treasure trove of original features. Most of the woodwork, mantels, flooring, and plaster, date back to their original construction. The decorative detailing, a reflection of Victorian-era aesthetics, includes a wooden staircase with a turned newel and balusters that echo Italianate design influences. The dining room mantel, in particular, pays homage to the era's stylistic nuances.

In the mid-19th century, brick emerged as a prevalent building material for both residences and outbuildings. Shady Grove harbors a distinctive structure comprising three parts: a central brick portion, likely serving as a smokehouse; a side brick wing, possibly a summer kitchen; and a frame wing with claims of being a former

---

<sup>42</sup> 1930 Census.

<sup>43</sup> 1940 Census.

<sup>44</sup> JCDB 163:287.

<sup>45</sup> 1950 Census.

<sup>46</sup> JCDB 84:197 and JCDB 79:319, respectively.

<sup>47</sup> JCDB 240:241-245.

<sup>48</sup> JCDB 1111:382.

schoolhouse. This architectural ensemble adds another layer of intrigue to the rich tapestry of Shady Grove's history.

### **Archaeological Potential**

No official archeological investigations have been conducted on the current Shady Grove property. There is potential for archaeological investigation to yield information related to outbuildings that are no longer standing on the property. There is the potential for yielding information related to agriculture and the material culture and lifeways of former residents and African Americans who once resided here. Although there were no large Civil War battles on the property, there is also potential to yield Civil War artifacts related to the frequent troop movements in the area.

### **Recommended National Register Boundary and Justification:**

The recommended boundaries for Shady Grove only include the main house and its immediate outbuildings that make up the curtilage of the domestic site. More remote open farmland and modern farm-related outbuildings and secondary dwellings are not included.

### **Major Bibliographic References:**

Jefferson County, West Virginia

Birth Register Books, Marriage Register Books,  
Deed Books, Land Tax Books, Personal Property, and Will Books

Brown, S. Howell. *A Map of Jefferson County, Virginia*. 1852. Library of Congress.

Brown, S. Howell. *A Map of Jefferson County, West Virginia*. 1883. Library of Congress.

U.S. Census Records, Population, Agriculture and Slave Schedules. Jefferson County, Virginia and Jefferson County, West Virginia 1800-1900.

O'Dell, Cecil. *Pioneers of Old Frederick County, Virginia*. Marcelline, MI: Walsworth Publishing Company, 1995.

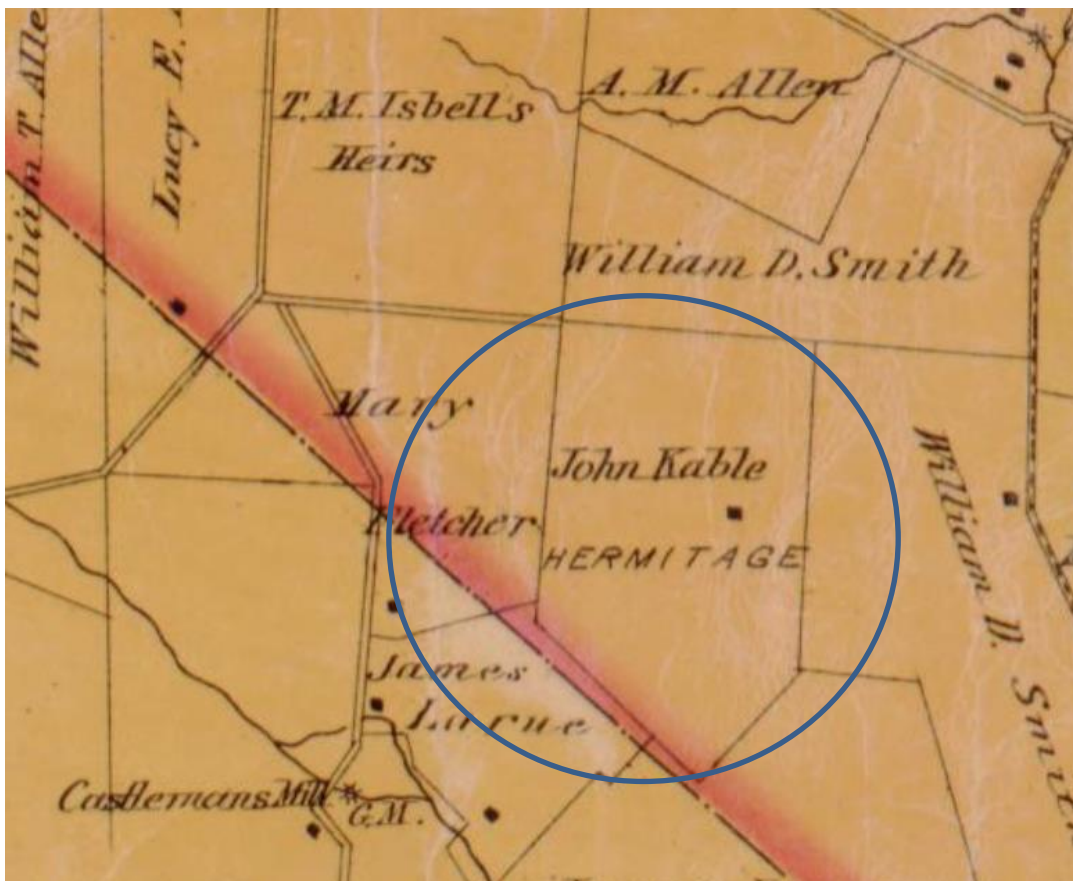
*Clarke Courier* (Berryville, Virginia), newspaper. Images online, Chronicling America, Library of Congress.

*Spirit of Jefferson* (Charles Town, Jefferson County, West Virginia), newspaper. Images online, Chronicling America, Library of Congress.

*Virginia Free Press* (Charles Town, Jefferson County, West Virginia), newspaper. Images online, Chronicling America, Library of Congress.

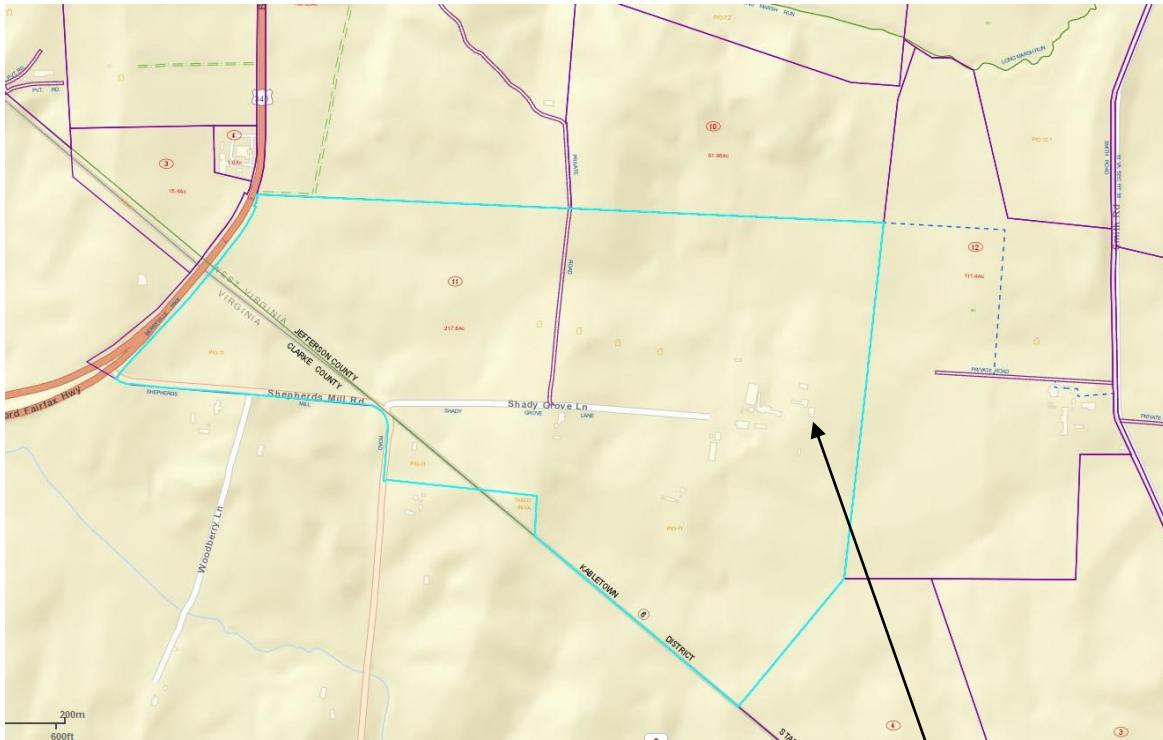


**Fig 1: Howell S. Brown's 1852 Map of Jefferson County, West Virginia, showing a house on the property then owned by Asaph Wilson.**

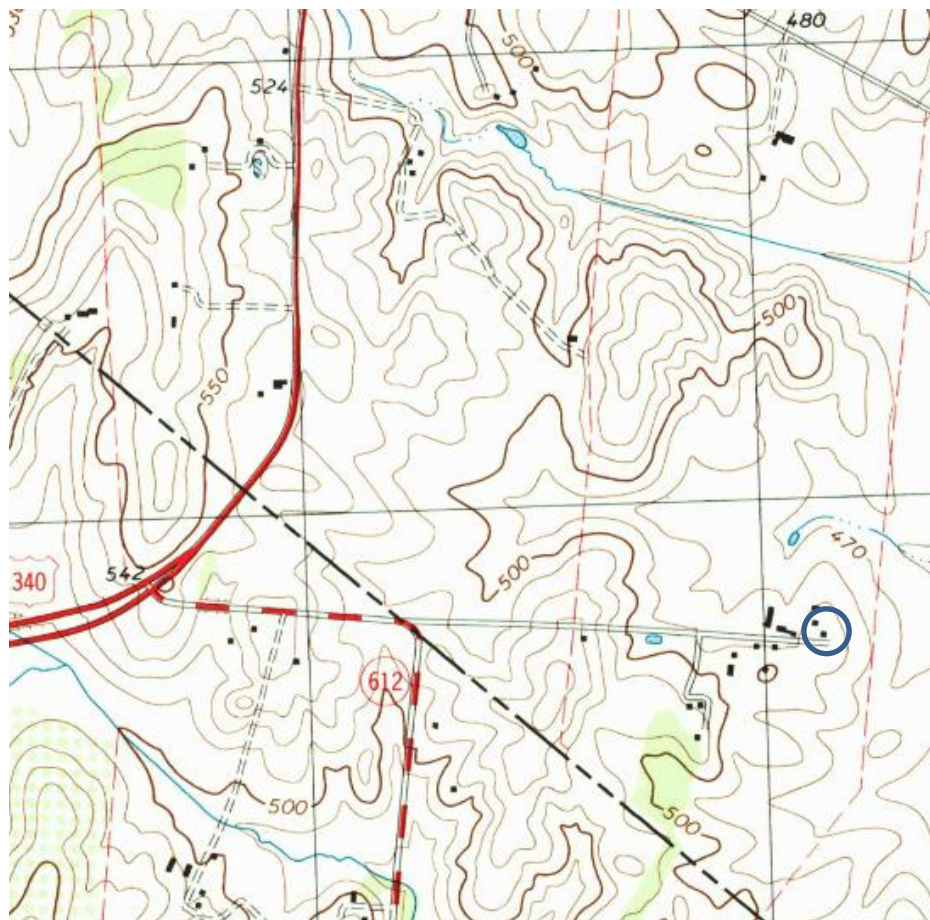


**Fig. 2: Howell S. Brown's 1883 Map of Jefferson County, West Virginia. This shows John Kable's landholding, as well as the location of the house, known as "Hermitage" at the time.**





**Fig. 3: The light blue line delineates the entire property although only the house and historic outbuilding behind it is to be included in the National Register boundary. County Tax Parcel ID: 06 2900110000000.**

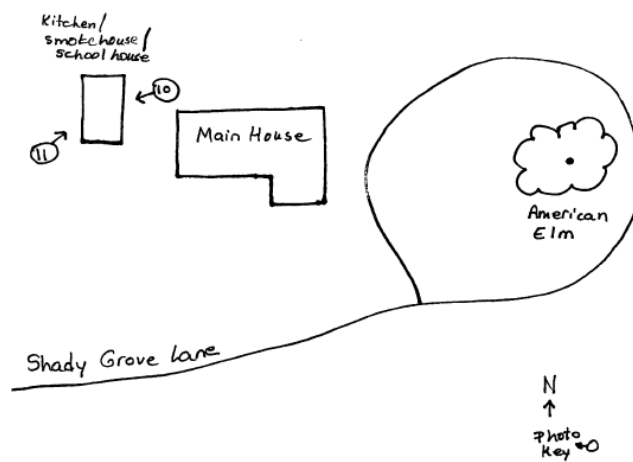


**Fig. 4: 1997 USGS map showing location of main house and historic outbuilding on the Locust Grove property. The angled dotted line delineates the West Virginia-Virginia state boundary.**



**Fig. 5: Aerial showing house, huge American Elm in front yard, and historic outbuilding in rear yard.**

Shady Grove  
 615 Shady Grove Lane  
 (not to scale)



**Fig. 6: Site Plan and photo views.**

Shady Grove  
First Floor  
(not to scale)

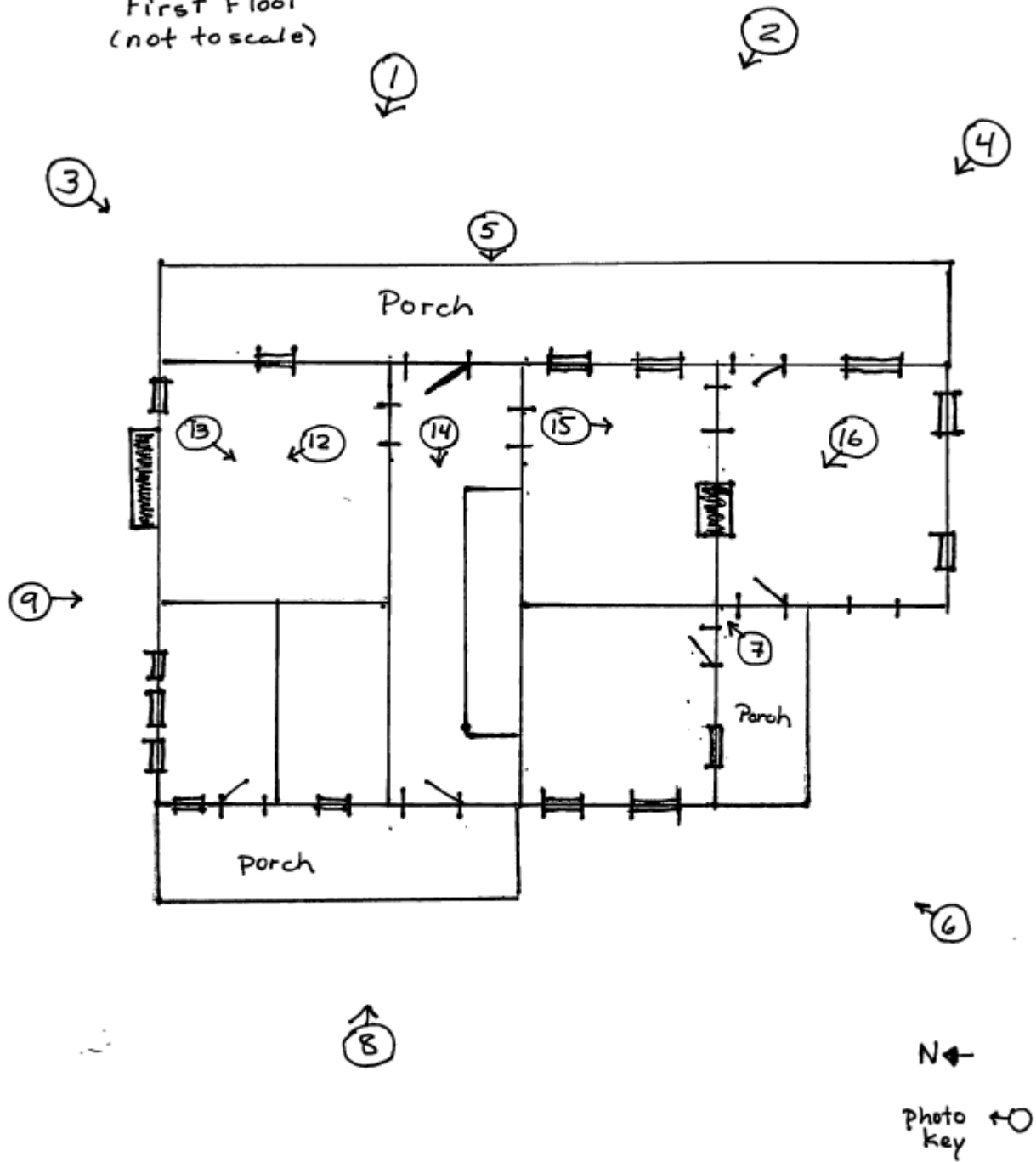
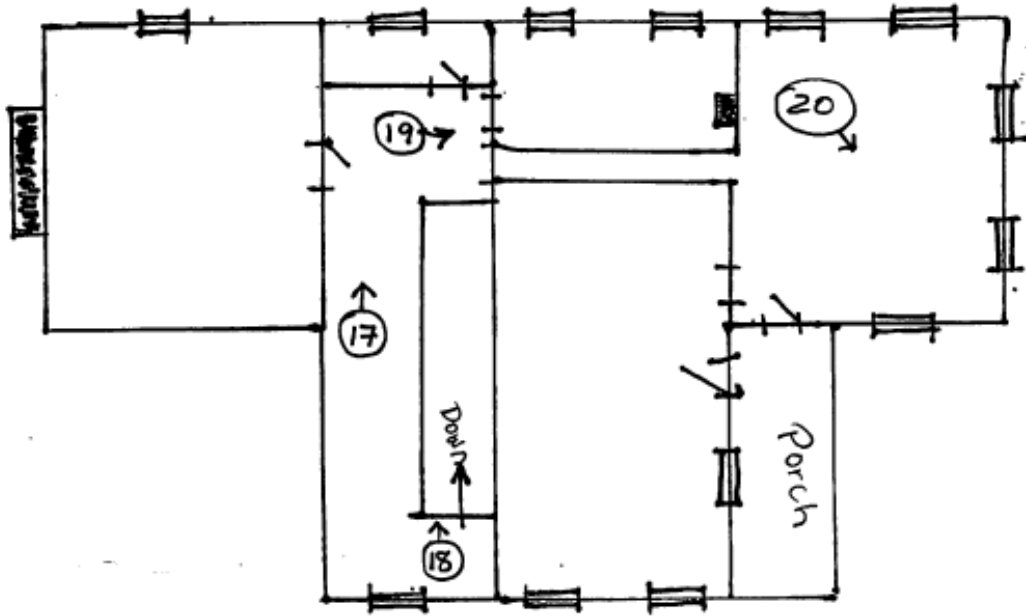


Fig. 7: First-floor plan and photo views.

Shady Grove  
Second Floor  
(not to scale)



N ←  
Photo  
Key →

Fig. 8: Second-floor plan and photo views.





Photo 1: East view of house.



Photo 2: Façade of house with yard and large American Elm tree.





Photo 3: Northeast view of house- white section is the original log portion.



Photo 4: Southeast view of house.



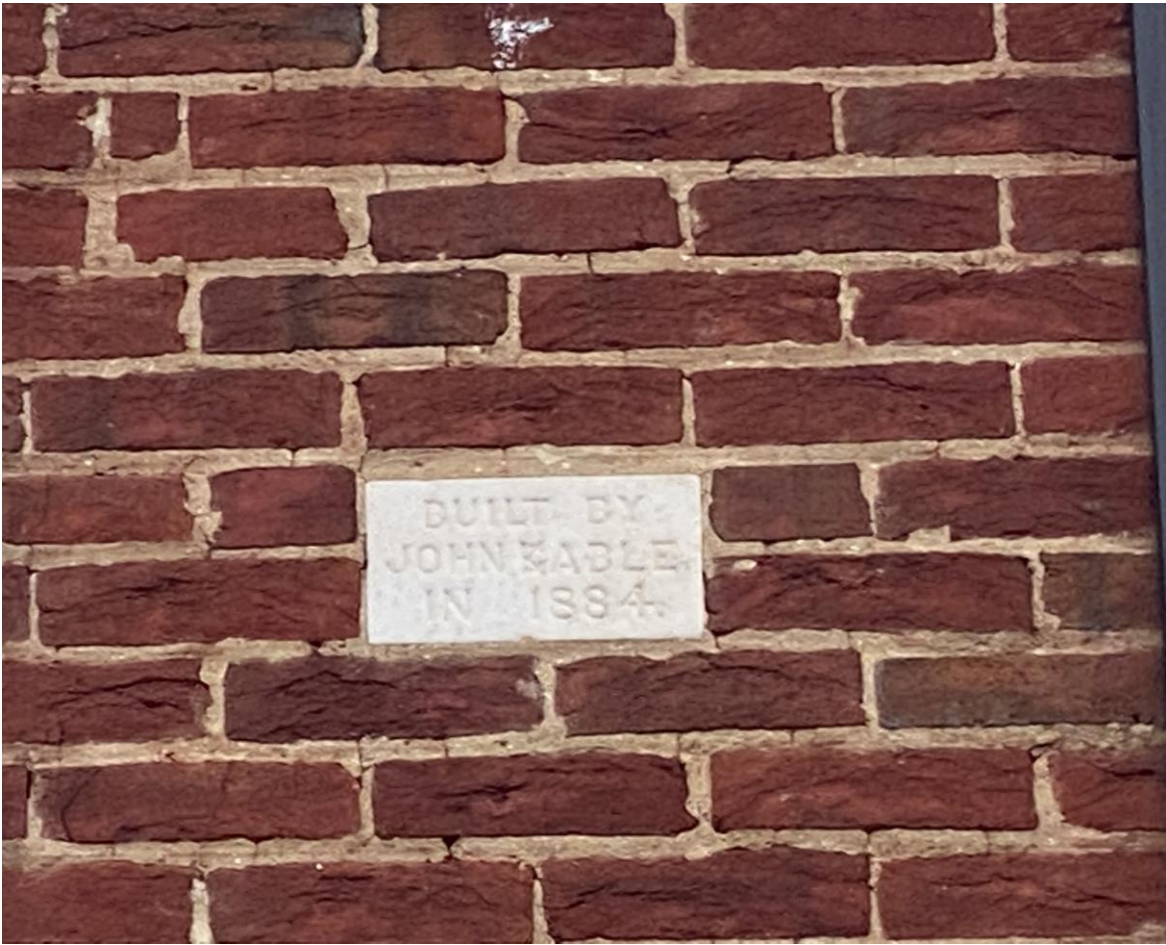


Photo 5: Detail of datestone.



Photo 6: Southwest view of house.





Photo 7: Preserved penciling of joints on brickwork under side porch.



Photo 8: West view of house.





Photo 9: Northwest view of house.



Photo 10: East view of smokehouse, kitchen, school, and garage addition.





Photo 11: Southwest view of summer kitchen and smokehouse.



Photo 12: First floor log section kitchen, looking northwest.





Photo 13: First floor log section, looking southwest.



Photo 14: Main stair hall, looking west.





Photo 15: Dining room, looking south.



Photo 16: South parlor, looking north toward dining room.





Photo 17: Second-floor stair hall, looking east.



Photo 18: Looking down the main stairs from the second floor.



Photo 19: Second-floor, looking south from stair hall.



Photo 20: Second floor, south bedroom, looking southwest.



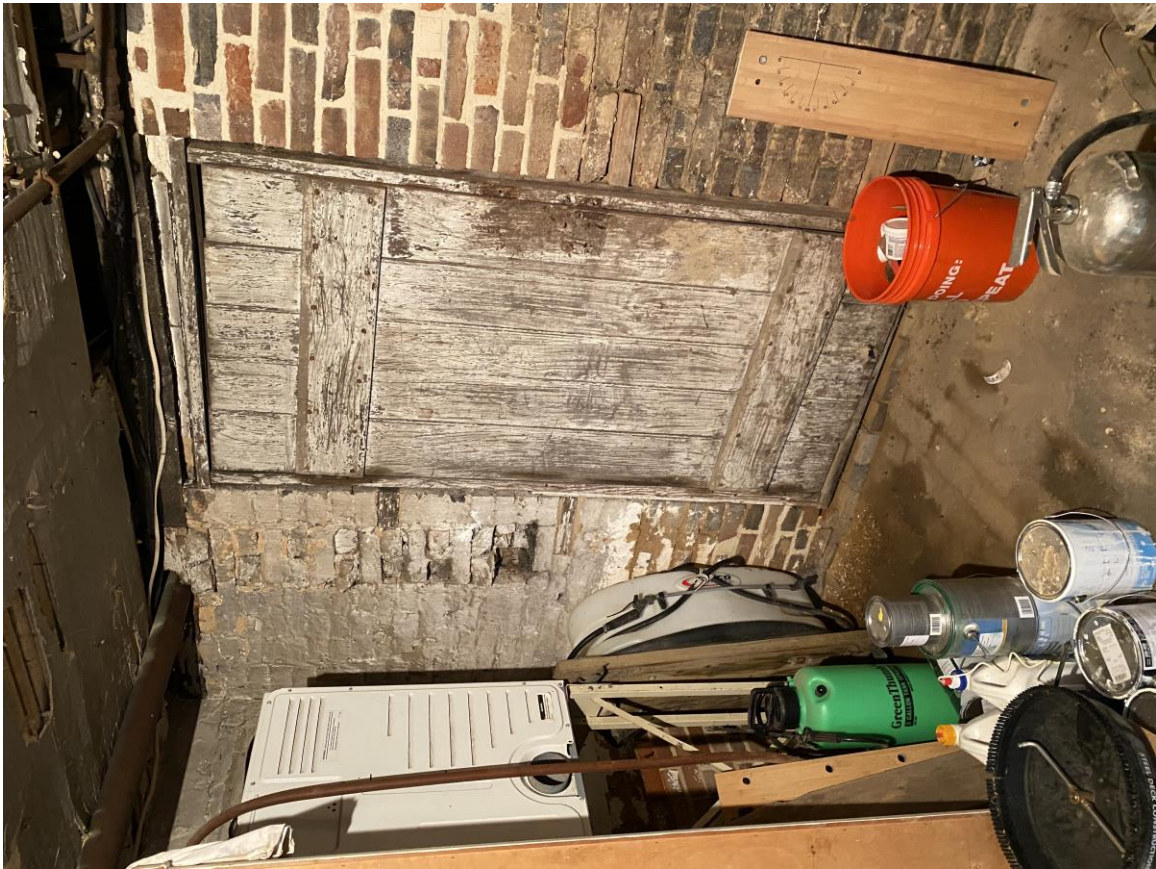


Photo 21: View of basement.



Photo 22: View looking west at parts of property that are not included in the boundary.