



PRELIMINARY INFORMATION FORM (PIF) for INDIVIDUAL PROPERTIES

Note: PIFs are prepared by applicants and evaluated by DHR staff and the State Review Board based on information known at the time of preparation. Recommendations concerning PIFs are subject to change if new information becomes available.

DHR No. (to be completed by DHR staff) 069-0118

1. General Property Information

Property name: Kauffman's Mill Homestead

Property address: 1059 Kauffman's Mill Road

City or Town: Luray, VA

Zip code: 22835

Name of the Independent City or County where the property is located: Page County

Category of Property (choose only one of the following):

Building Site Structure Object

2. Physical Aspects

Acreage: 15 acres

Setting (choose only one of the following):

Urban Suburban Town Village Hamlet Rural

Briefly describe the property's overall location and setting, including any notable landscape features:

The Kauffman's Mill Homestead occupies a broad river terrace along the South Fork of the Shenandoah River, approximately three miles west of Luray in Page County, Virginia. Framed by the Blue Ridge Mountains to the east and Massanutten Mountain to the west, the property lies within the fertile bottomlands of the historic Massanutten Settlement, one of the first organized communities in the Shenandoah Valley. The site is located on Kauffman's Mill Road, 3/4 mile north of the Massanutten White House (ca. 1760; DHR File 069-0012), two miles west of the historic village of Hamburg and Mill Creek Church/Mauck's Meeting House (ca. 1798; DHR File 069-0006), and two miles northeast of Massanutten Heights (ca. 1820; DHR File 069-0123). The property is bordered by the Shenandoah River to its north, agricultural pastureland to its east, and the White House Farm to its south and west. The closest major roadway is US-211 (Lee Highway), approximately one mile to the south of the homestead property.

The property is bisected by Kauffman's Mill Road, with contributing features on both sides. On the river side lies the stone foundation ruins of the namesake, Kauffman's Mill, one of the earliest and longest operating mills in early Page Valley history. Remnants of both the flour and sawmills remain, as do features of the millrace and the stacked stone milldam that span the width of the Shenandoah River. Opposite the mill site, the 1820 House stands on an elevated, concrete-walled terrace overlooking the river, and is central to the farmstead of early-20th-century outbuildings—a barn, wash house, garage/workshop, smoke house, chicken house, and a brick

well house. A network of original concrete sidewalks connects the outbuildings to the house. Structural and ornamental stonework features prominently throughout the property, as do historical farmstead features, like a dinner bell and boot-scrapers. Approximately 100 feet west of the 1820 House, on a slightly lower terrace, stands the River View Dance Hall and a four-pit, stone fireplace picnic pavilion – features added during the early 20th century when the property transitioned from milling to a community gathering place known as the River View Resort.

Approximately 500 feet from the 1820 House lies Kauffman-Mauck Cemetery, the final resting place of seven generations of the Kauffman family and their relatives, including the homestead’s founder, David Kauffman, who died in 1804. The cemetery is *largely* enclosed by wrought-iron fence that was laid in 1972. One half of the cemetery entrance, which borders Kauffman’s Mill Road, features an expertly dressed limestone wall that was built in 1908 by Philip M. Kauffman.

The Kauffman’s Mill Homestead preserves the defining features of its historic setting—its riverside location, mountain backdrop, agricultural fields, and spatial relationship to nearby historic landmarks—which together convey its enduring rural character and sense of place in the Shenandoah Valley.

3. Architectural Description

Architectural Style(s): Georgian (1820 House)

If the property was designed by an architect, landscape architect, engineer, or other professional, please list here: _____

If the builder is known, please list here: Daniel Strickler

Date of construction (can be approximate): 1820

Narrative Description (Please do not exceed one page in describing the property):

Briefly describe the property’s general characteristics, such as its current use (and historic use if different), as well as the primary building or structure on the property (such as a house, store, mill, factory, depot, bridge, etc.). Include the materials and method(s) of construction, physical appearance and condition (exterior and interior), and any additions or other major alterations.

The Kauffman’s Mill Homestead centers on the 1820 House, a two-story, three-bay, side-gabled, brick, Georgian-style residence. Constructed circa 1820 by Daniel Strickler, the majority stakeholder in the mill at that time, the dwelling rests on a raised stone foundation and is laid in common bond brickwork with neatly tooled mortar joints and lintels above the window openings. The gable roof was originally covered in chestnut shingles but now features a standing-seam metal decking. The house features two interior, end brick chimneys.

The symmetrical west façade, oriented toward the South Fork of the Shenandoah River, is defined by a central entry flanked by six-over-six double-hung windows. While the sash units are modern replacements, they replicate the original muntin pattern and proportions, and the original wooden window casings and sills remain intact. A simple molded cornice delineates the roofline, with small attic windows at each gable.

The original interior featured a traditional center-passage Georgian layout. Early 20th century renovations resulted in a transverse-hall, center-passage hybrid first-floor layout. In the current configuration, the first floor features two asymmetric rooms separated by a central staircase, with a hallway running along the front (west) elevation. The second story features four chambers, separated by a central passage hallway. Each chamber retains a mantel and flue opening, indicating the home’s original heating arrangement. Interior finishes include plastered walls, painted wood trim, paneled doors with early hardware, and wood flooring throughout.

The mantels display the restrained, rectilinear moldings characteristic of the Federal period. A mural depicting the Kauffman coat-of-arms, believed to have been painted in the early 20th century, features prominently above a first floor mantel.

A late 19th century expansion provided additional living space and an attached kitchen and pantry. A wrap-around porch and two-story rear balcony were added in 1923. Portions of the residence have undergone limited remodeling for modern use that do not diminish the building's historic integrity. The 1820 House remains in excellent structural condition, retaining many of the characteristics of design, workmanship, and setting of an early 19th-century house.

Surrounding the dwelling is a cohesive collection of early-20th-century agricultural and domestic outbuildings that illustrate the continued use and evolution of the homestead through the 1900s. These include a barn, wash house, smoke house, chicken house, and a garage/workshop, all of frame construction with contemporary, standing-seam metal roofs. Two small masonry structures, a brick well house and a stone fireplace pavilion, are later additions from the 1930s. The interior and exterior of all outbuildings remain in good to fair condition.

East of the road, on a lower terrace near the river, stands the River View Dance Hall, a one-story, rectangular wood-frame structure. The dance hall was erected in 1927 as an open-air pavilion for the River View Resort and as a meeting place for the Massanutton Society, an historical organization formed in 1925 to study and commemorate the early history of the Shenandoah Valley. In the early 1930s, it was enclosed with weatherboard siding and multi-panel windows to serve as a year-round space for community gatherings, dinners, and dances for resort guests and local civic organizations. The interior retains its open-span framing, wood plank flooring, and simple exposed structure. A large stone fireplace and chimney remain, as does the front staircase built of concrete and decorative stone. The interior and exterior of the building are in fair condition.

Together, the 1820 House, outbuildings, mill remnants, dance hall, and cemetery form an exceptionally intact rural complex. Set against the backdrop of Massanutten Mountain and the South Fork of the Shenandoah River, the Kauffman's Mill Homestead retains its historic materials, setting, and spatial organization, clearly conveying its evolution from an 18th-century milling and agricultural enterprise to a 20th-century center of rural recreation and community life.

The Kauffman's Mill Homestead continues to serve as a private residence. The agricultural parcels are leased to a local farmer for livestock pasturing and hay harvesting.

In a bullet list, include any outbuildings or secondary resources or major landscape features (such as barns, sheds, dam and mill pond, storage tanks, scales, railroad spurs, etc.), including their condition and their estimated construction dates.

- Kauffman's Mill ruins
 - *circa* 1775 (1st mill built – burned by Union Cavalry on Oct 2, 1864)
 - 1866 (2nd mill built – destroyed by the Great Flood of 1870)
 - 1871 (3rd mill built – ceased operations after the Flood of 1936; dismantled in 1972)
 - 1938 (Bath house addition to support River View Resort; additional stonework added)
- River View Dance Hall (Interior and exterior in fair condition)
 - 1927 – original open-air pavilion built
 - 1930s –pavilion enclosed and expanded
- Kauffman-Mauck Cemetery – memorials dating back to 1804; good condition
- Barn – built *circa* 1915; good condition
- Wash house - built *circa* 1915; fair condition
- Garage/Workshop - built *circa* 1915; fair condition
- Smoke house - built *circa* 1905; good condition
- Chicken coop - built *circa* 1920; fair condition

- Stone fireplace picnic pavilion – built in 1936; good condition
- Brick well house – built *circa* 1930s; good condition

4. Property's History and Significance (Please do not exceed one page)

Briefly explain the property's historic importance, such as significant events, persons, and/or families associated with the property.

If the property is important for its architecture, engineering, landscape architecture, or other aspects of design, please include a brief explanation of this aspect.

The Kauffman's Mill Homestead, located along the South Fork of the Shenandoah River west of Luray in Page County, Virginia, is historically significant as one of the earliest settled and continuously occupied tracts in the Shenandoah Valley. The land on which the property stands was originally part of the 1736 deed from Ludwick Stone to Martin Kauffman I (1708-1749), among the first recorded private land grants in the Valley. In 1760, Thomas Fairfax, 6th Lord Fairfax of Cameron, patented an adjoining 240 acres to Martin Kauffman II (1734-1805), expanding the family's holdings to 500 acres. On this 500-acre tract, Martin Kauffman II built the Massanutten White House—a residence and Mennonite meetinghouse that became a landmark of the early Massanutten Settlement.

In 1770, Martin Kauffman II conveyed 270 acres of this land to his younger brother, David Kauffman, who established his homestead downstream and, circa 1775, constructed the first Kauffman's Mill. The mill was among the earliest gristmills in the Shenandoah Valley, serving surrounding farms and, by the early 1820s, shipping flour downriver to Georgetown by means of long, narrow flatboats known as gundalows. The site remained a cornerstone of local commerce and agriculture for more than 150 years, embodying the Valley's early industrial and agricultural development.

Across generations, three successive mills stood on nearly the same foundation. The first, built circa 1775, was burned by Union forces in 1864 during the Civil War. A second mill, rebuilt by Joel Mauck in 1866, was destroyed by the Flood of 1870. A third, completed in 1871, continued in operation until 1936, when the St. Patrick's Day Flood destroyed the turbine and ended milling activity. Through this period, ownership passed from the Kauffman family through the Stricklers, the Maucks, and eventually back to the Kauffman family, illustrating remarkable continuity of family presence and enterprise on the same land for over two centuries.

The 1820 House, a finely built two-story brick dwelling constructed by Daniel Strickler, became the domestic centerpiece of the property and has remained a visible landmark along Kauffman's Mill Road. It survived the Union torch in 1864, when the first mill was burned, only because Rebecca Mauck Kauffman, the owner at that time, was widowed. Three of her sons served in the Confederate Army. One son was killed at the Second Battle of Manassas. The other two were home on October, 2, 1864, the day the mill and Rebecca's barn were burned. They were captured by Union soldiers while hiding in a closet under the stairs in the 1820 House.

Following the decline of small-scale milling in the early 20th century, the Kauffman family adapted the property to new social and economic conditions by developing the River View Resort in the 1920s. The resort, which offered home cooking, fishing, boating, bathing, and dancing, utilized the 1820 House for lodging and built an open-air pavilion in 1927 that served as a multi-purpose gathering space. In addition to hosting resort events and local dances, the pavilion was also the site of the annual meetings of the Massanutten Society, a historical and heritage organization that celebrated the pioneer families of the Valley. The pavilion was enclosed in the early 1930s to serve as the River View Dance Hall and remained a community social center until the 1950s.

Today, the Kauffman's Mill Homestead remains one of the few properties in the Shenandoah Valley that documents the entire continuum of settlement, industry, and community life from the colonial frontier through the 20th century in one family. Its combination of early land-grant history, mill remnants, the 1820 brick house, family cemetery, and resort-era structures together illustrate the resilience and evolution of one family and one place within the enduring landscape of the Shenandoah Valley.

Please list all sources of information used to research the history of the property, such as deeds, census and tax records, and/or published articles and books. (It is not necessary to attach lengthy articles or family genealogies to this form.)

Clarifying Footnote

- The spelling “Massanutton” and “Massanutten” are both used in this nomination. The “ton” spelling is used in many early references to the Settlement and was the one honored by the Massanutton Society. The “ten” spelling is a modern variant that is most used now. The “ton” spelling is used in this nomination for historical accuracy when referring to specific names and places.

Archival and Primary Sources

- Virginia Historical Inventory. “*Kauffman’s Mill.*” Works Progress Administration, 1937. Library of Virginia. <https://image.lva.virginia.gov/VHI/html/20/0686.html>.
- Virginia Department of Historic Resources. *Page County Historic Resources Survey Report*. Richmond: VDHR, 1998.
- Orange County Deed Books. Clerk’s Office, Orange, Virginia.
- Frederick County Deed Books. Clerk’s Office, Winchester, Virginia.
- Augusta County Deed and Will Books. Clerk’s Office, Staunton, Virginia.
- Shenandoah County Deed Books. Clerk’s Office, Woodstock, Virginia.
- Page County Deed Books. Clerk’s Office, Luray, Virginia.
- Shenandoah County Chancery Court Records. *Abraham Coffman vs. David Coffman Heirs*, Case No. 18.20.011. Library of Virginia Chancery Records Index (CRI), Richmond, Va.
- U.S. Bureau of the Census. *United States Federal Census, 1820–1950*. Records for Page County, Virginia. Digital images. FamilySearch. <https://www.familysearch.org> (accessed August 2025).
- Page County GIS Records. Parcels 39-A-10 and 39-A-10A.
- “Kauffman’s Mill”, *Page News and Courier* articles (various dates)
- “Massanutton Society”, *Page News and Courier* articles (1925–1932)
- “River View Resort” *Page News and Courier* articles (1920–1955)
- Kauffman Family Collection. Family Papers and Oral Histories. Private collection.

Books & Published Histories

- Strickler, H. M. *Massanutten: A History of the Massanutten Settlement in the Shenandoah Valley*. Harrisonburg, Va.: C. J. Carrier Company, 1924.
- Strickler, Harry M. *Forerunners: A History or Genealogy of the Strickler Family*. Harrisonburg, Va.: Privately printed, 1925.
- Wayland, John W. *A History of Shenandoah County, Virginia*. Strasburg, Va.: Shenandoah Publishing House, 1927.
- Strickler, Harry M. *A Short History of Page County, Virginia*. Richmond, Va.: The Dietz Press, 1952.
- Wayland, John W. *The German Element of the Shenandoah Valley of Virginia*. Harrisonburg, Va.: Ruebush-Kieffer Company, 1907.
- Kauffman, Charles Fahs. *A Genealogy and History of the Kauffman-Coffman Families of North America, 1584–1937*. York, Pa.: C. F. Kauffman, 1940.

- Brubaker, Mary Stover. *Mauck–Brubaker Families of the Page Valley of Virginia: A History and Genealogy*. Harrisonburg, Va.: Shenandoah Publishing House, 1953.
- Green, Paula F. *The Great Virginia Flood of 1870*. Lynchburg, Va.: H. E. Howard, 1993.
- Heatwole, John L. *The Burning: Sheridan in the Shenandoah Valley*. Bridgewater, Va.: Mountain and Valley Publishing, 1998.
- Lathrop, J. M., and B. N. Griffing. *An Atlas of Shenandoah and Page Counties, Virginia*. Philadelphia: Griffing, Gordon & Company, 1878.
- O’Dell, Cecil. *Pioneers of Old Frederick County, Virginia*. Marceline, Mo.: Walsworth Publishing Company, 1995.
- *Page, Virginia: The County of Plenty*. Luray, Va.: Page County Bicentennial Committee, 1976.
- *Pictorial Heritage of Page County, Virginia*. Luray, Va.: Page County Heritage Association, 2008.

5. Property Ownership (Check as many categories as apply):

Private: X Public\Local Public\State Public\Federal

Current Legal Owner(s) of the Property (If the property has more than one owner, please list each below or on an additional sheet.)

name/title: Gregory W. Kauffman

organization: _____

street & number: 1059 Kauffman’s Mill Road

city or town: Luray state: VA zip code: 22835

e-mail: gwkauffman@gmail.com telephone: 860-912-8244

Legal Owner’s Signature: Gregory W Kauffman

Date: November 23, 2025

• • Signature required for processing all applications. • •

In the event of corporate ownership you must provide the name and title of the appropriate contact person.

Contact person: _____

Daytime Telephone: _____

Applicant Information (Individual completing form if other than legal owner of property)

name/title: _____

organization: _____

street & number: _____

city or town: _____ state: _____ zip code: _____

e-mail: _____ telephone: _____

Date: _____

PLEASE DO NOT ATTACH CONTINUATION SHEETS TO THIS FORM. THANK YOU!

PIF BOUNDARY MAP

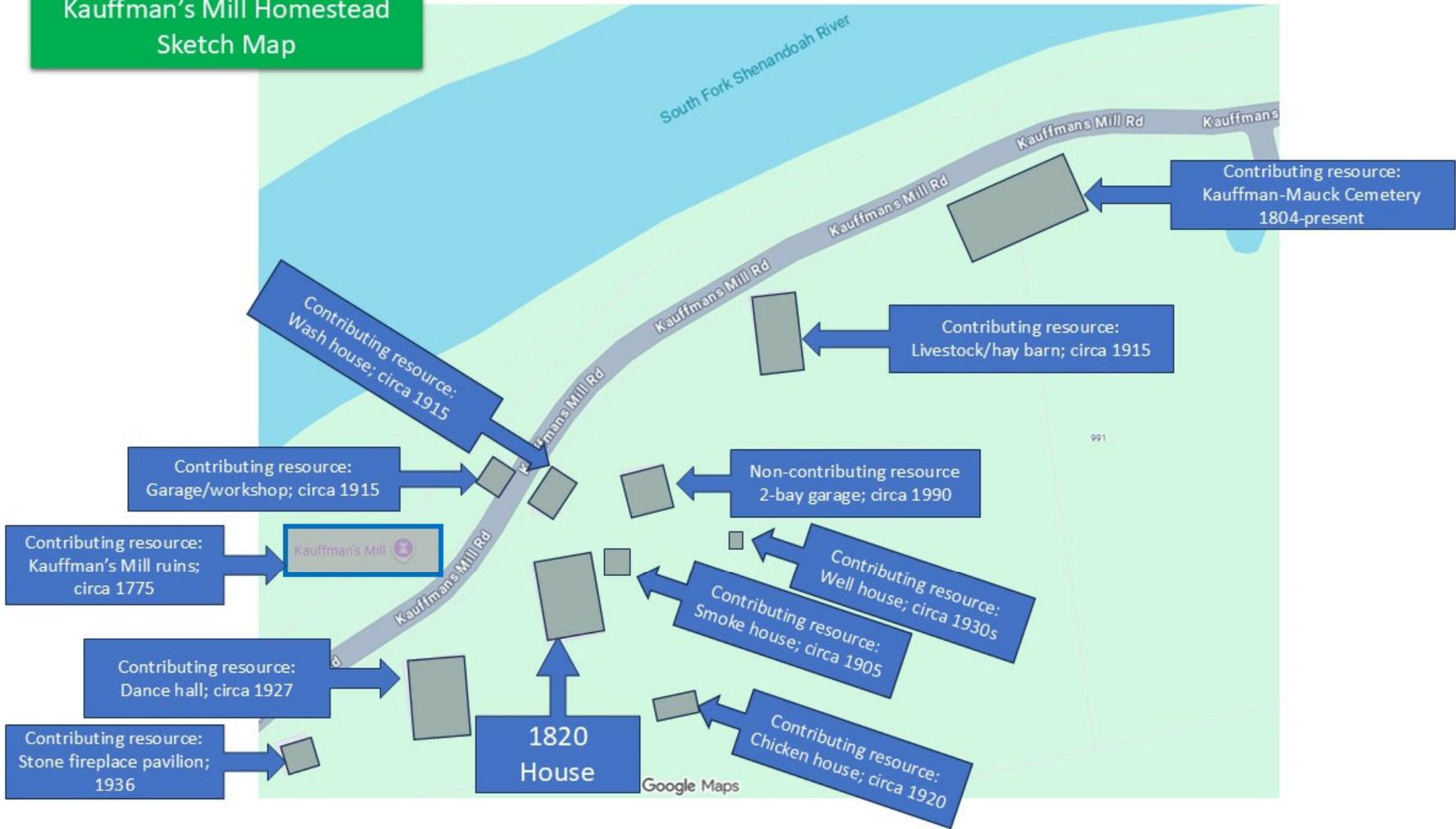
Kauffman's Mill Homestead
Page County, VA
DHR ID# 068-0118

 Proposed Boundary

0  300
Feet



Kauffman's Mill Homestead Sketch Map

























LURAY, VA
EST. 1812





































































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July 14, 1804

1804











