
National Park Service
Cultural Landscapes Inventory

1999



Skyland
Shenandoah National Park

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Inventory Summary

The Cultural Landscapes Inventory Overview:

CLI General Information:

Purpose and Goals of the CLI

The Cultural Landscapes Inventory (CLI), a comprehensive inventory of all cultural landscapes in the national park system, is one of the most ambitious initiatives of the National Park Service (NPS) Park Cultural Landscapes Program. The CLI is an evaluated inventory of all landscapes having historical significance that are listed on or eligible for listing on the National Register of Historic Places, or are otherwise managed as cultural resources through a public planning process and in which the NPS has or plans to acquire any legal interest. The CLI identifies and documents each landscape's location, size, physical development, condition, landscape characteristics, character-defining features, as well as other valuable information useful to park management. Cultural landscapes become approved CLIs when concurrence with the findings is obtained from the park superintendent and all required data fields are entered into a national database. In addition, for landscapes that are not currently listed on the National Register and/or do not have adequate documentation, concurrence is required from the State Historic Preservation Officer or the Keeper of the National Register.

The CLI, like the List of Classified Structures, assists the NPS in its efforts to fulfill the identification and management requirements associated with Section 110(a) of the National Historic Preservation Act, National Park Service Management Policies (2006), and Director's Order #28: Cultural Resource Management. Since launching the CLI nationwide, the NPS, in response to the Government Performance and Results Act (GPRA), is required to report information that respond to NPS strategic plan accomplishments. Two GPRA goals are associated with the CLI: bringing certified cultural landscapes into good condition (Goal 1a7) and increasing the number of CLI records that have complete, accurate, and reliable information (Goal 1b2B).

Scope of the CLI

The information contained within the CLI is gathered from existing secondary sources found in park libraries and archives and at NPS regional offices and centers, as well as through on-site reconnaissance of the existing landscape. The baseline information collected provides a comprehensive look at the historical development and significance of the landscape, placing it in context of the site's overall significance. Documentation and analysis of the existing landscape identifies character-defining characteristics and features, and allows for an evaluation of the landscape's overall integrity and an assessment of the landscape's overall condition. The CLI also provides an illustrative site plan that indicates major features within the inventory unit. Unlike cultural landscape reports, the CLI does not provide management recommendations or

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treatment guidelines for the cultural landscape.

Inventory Unit Description:

Skyland is a National Park Service (NPS) recreational, lodging, and service facility in Shenandoah National Park (NP), located at milepost 41.7 on Skyline Drive in Page County, Virginia. Skyland can also be reached on foot via the Appalachian Trail (AT). The 163.6-acre property sits on the west-facing slope of the Blue Ridge Mountains and is located just west of Stony Man Peak. Skyland's developed areas are concentrated on and adjacent to a small plateau with a mean elevation of 3560 feet and a slightly higher terrace. Both provide spectacular views of the Shenandoah Valley, Hawksbill Valley, Kettle Canyon, Bushy Top, and Massanutten Mountain to the west and southwest. The native deciduous and coniferous vegetation that covers the adjacent mountains and valleys also reaches into Skyland and complements the plantings and gardens installed by former residents, the Civilian Conservation Corps (CCC), and the NPS. Tucked amongst the woodlands and open areas are a mix of historic cabins, contemporary motel-style lodges, and other structures linked together by a network of looping roads, walkways, and hiking and horse trails. Skyland features 177 lodging units, a restaurant, tap room, gift shop, and many recreational opportunities.

Historical Overview:

Skyland was begun in the late 1880s as a private resort camp under the direction of George Pollock, Jr. Taking advantage of the site's stunning vistas and scenic mountain location, Pollock laid out and sold lots around an open field on the plateau. Using materials from a Pollock-owned mill nearby, property owners built cabins that typically featured irregular and multi-pitched rooflines, stone chimneys, open front porches, and chestnut roofing and siding. These characteristics, along with the stone walls, gardens, and decorative fences that surrounded many of the cabins, created a community of highly picturesque cottages. The resort also featured a dining hall, a recreation and dancing hall named "Pastime Hall," employee dormitories, stables, bath houses, swimming pools, and tennis courts, and in time modern conveniences such as plumbing and electricity. Roads, walkways, and trails were developed throughout Skyland and connected to an old mining road that served as the sole access road from the valley below.

In 1926, Congress authorized the creation of Shenandoah NP, which would include the Skyland resort. However, without appropriating funds for land purchases, the park was not formally dedicated until 1936. In the interim, Skyland's isolation as a private resort effectively ended with the construction of the AT beginning in 1928 and Skyline Drive beginning in 1931. By 1937, the park's concessionaire took over operations at Skyland, and in the following years cabins were either removed or remodeled into multi-family lodgings and additional guest-related buildings were constructed. Much of this work, along with other infrastructure and landscape projects, were accomplished by the CCC. In 1952, five cabins originally constructed at Dickey Ridge were relocated to Skyland. That same year, a new dining hall was constructed on the terrace above the plateau, along with a ten-unit motel-style lodge. These two structures marked a change in architectural style at Skyland and shifted the focus of visitor services from the lower plateau area to the upper terrace and closer to Skyline Drive.

Since 1952, sixteen additional motel-style lodges have been built, mostly along the west edge of the lower plateau. Additional dormitories and park housing units have been constructed as well as an amphitheatre, playground, and barbeque. Most roads and some trails have been paved and parking

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pullouts have been added in front of the cabins and lodge buildings. Maintenance facilities and utilities have also been added or upgraded, and lighting installed. In 1988, the section of the AT through Skyland was relocated to the east edge of the resort. More recently, the historic Recreation/Conference Hall has been stabilized and restored, and the current concessionaire, ARAMARK, Inc., has restored the exteriors of the historic cabins. The historic Massanutten Lodge and its stone walls and gardens have also been restored. Although the coverage of woodland vegetation in and around Skyland is more dense than it was historically, views to Stony Man Peak and the Shenandoah Valley are still spectacular.

Statement of Significance:

On April 28, 1997, Skyline Drive was listed in the National Register as part of the Skyline Drive Historic District. On December 5, 2003, Skyland was one of three areas within Shenandoah NP added to the Historic District through a boundary addition. The period of significance for Skyland is from 1890-1952 and includes its development as a private resort and its transformation into a public resort within Shenandoah NP.

Skyland is significant under National Register Criterion A in its association with the establishment of the national park. Specifically, George Pollock used Skyland as a type of promotional tool to impress key decision makers in the park selection process. Skyland is also significant under Criterion A for its association with Depression-era relief programs. After assuming ownership of Skyland, the NPS, with the help of the CCC, transformed the resort into a public destination along Skyline Drive complete with lodging, dining, and recreational facilities (Engle, 1994: 27-28 and National Register Documentation, 2003: 8-102).

Under Criterion C, Skyland is significant for its association with rustic architectural style that demonstrates the evolution of the site from an early mountain mining area and resort to an NPS visitors' area. Skyland's historic buildings and gardens are characteristic of the mid-late-nineteenth-century rustic and picturesque styles. Skyland also demonstrates NPS principles of site planning using natural materials to make buildings as unobtrusive in the natural landscape as possible (Engle, 1994: 30 and National Register Documentation, 2003: 8-102).

Analysis and Evaluation Summary:

Landscape characteristics and associated features that contribute to Skyland's period of significance (1890-1952) include: natural systems (Furnace Spring, Kagey's Spring), land use (field), cultural traditions (use of bark shingle siding), vegetation (CCC plantings, Massanutten and Judd Gardens plantings), circulation (Old Skyland Road, Loop Road and connecting roads, old mining and log roads, horse trails, most hiking trails, walkways, steps), buildings and structures (cabins, dormitories, stone walls, recreation/conference hall, dormitories, pump house), views to the Shenandoah Valley and Stony Man, small-scale features (concrete gate posts, shuffleboard court, concrete trail markers, copper kettle, Skyland sign), and archeological sites (stone foundations, bath house, gas plant, historic road traces, swimming pool, copper mining).

Development at the resort has continued since the end of the historic period. Contemporary motel-style

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lodges, dining and guest services buildings, parking areas, and paved walks have been added, and some historic cabins and other structures have been lost. However, the analysis in this report concludes that Skyland retains the seven aspects of integrity to be considered a contributing property of the Skyline Drive Historic District. The resort's location within the park and its connection to Skyline Drive, as well as its association with the the work of the CCC and the rustic architectural style, are still intact. Historic aspects of design, materials, and workmanship are still evident in the historic buildings, structures, circulation features, and vegetation. The rustic setting and feeling of this mountain resort are also still evident. The condition of the landscape at the time of this report's completion is "good," indicating there has been no major negative disturbance or deterioration, and no immediate corrective action is needed to maintain its current condition.

Site Plan

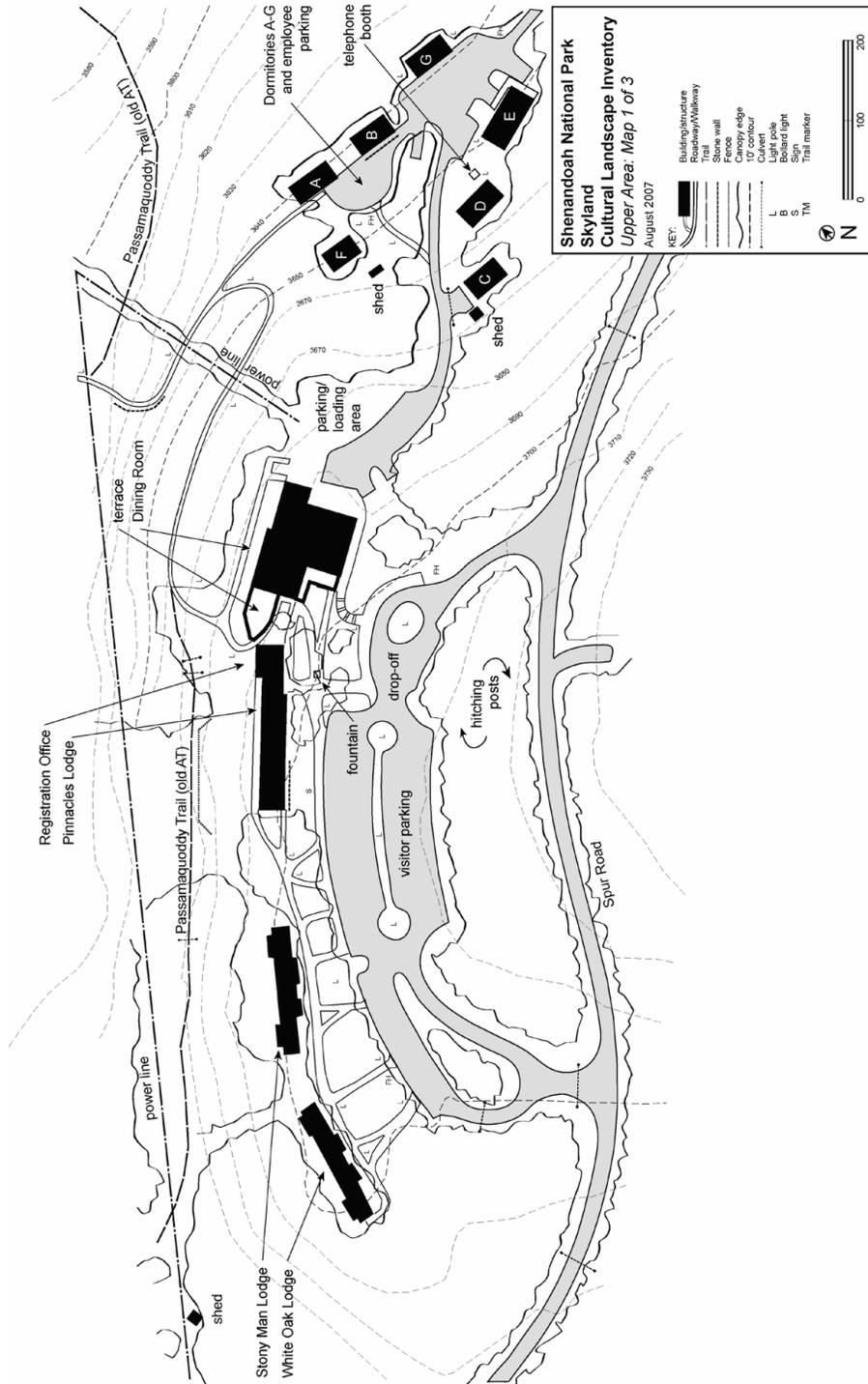


Figure 2: Site plan of Upper Area, Map 1 of 3 (OCLP, 2007).

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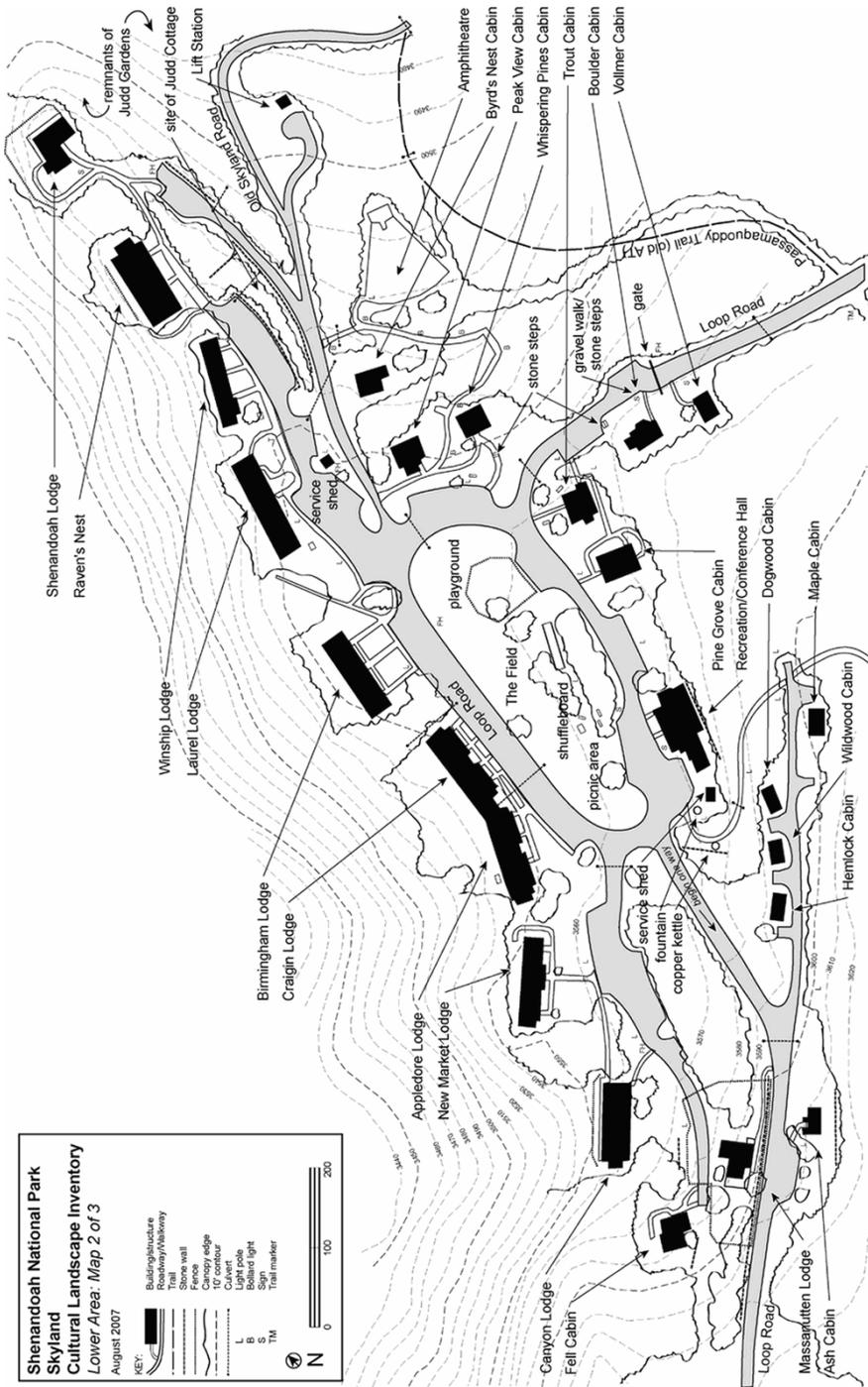


Figure 3: Site plan of Lower Area, Map 2 of 3 (OCLP, 2007).

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Property Level and CLI Numbers

Inventory Unit Name:	Skyland
Property Level:	Component Landscape
CLI Identification Number:	300116
Parent Landscape:	300115

Park Information

Park Name and Alpha Code:	Shenandoah National Park -SHEN
Park Organization Code:	4840
Park Administrative Unit:	Shenandoah National Park

CLI Hierarchy Description

Shenandoah NP includes the following landscapes and component landscapes:

- Rapidan Camp landscape
- Headquarters landscape
- Mt. Vernon Iron Furnace landscape
- Appalachian Trail landscape with component landscapes: Appalachian Trail North District, Appalachian Trail Central District, and Appalachian Trail South District
- Skyline Drive landscape with component landscapes: Big Meadows, Dickey Ridge, Elkwallow, Lewis Mountain, Piney River, Pinnacles, Skyland, Simmons Gap, South River Picnic Grounds

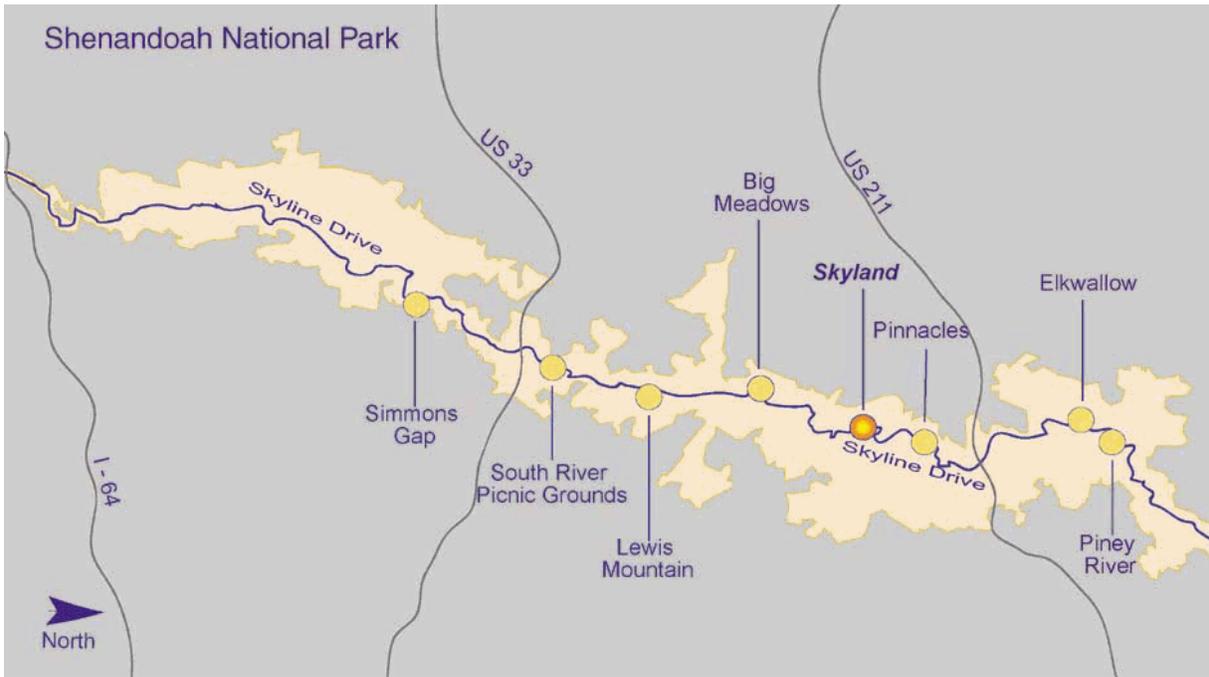


Figure 5: The nine component landscapes of the Skyline Drive landscape (National Park Service, Philadelphia Support Office, 2001).

Concurrence Status

Inventory Status: Complete

Completion Status Explanatory Narrative:

In the summer of 1999, student interns Adriane Fowler and Veronica Ong under the direction of Nancy J. Brown did the field survey work, mapping, and Analysis and Evaluation section for Level 0 and I. Brown later completed Level I, with Sams and Witters assisting with the maps. The CLI was updated in 2007 by Jeff Killion, Historical Landscape Architect, Olmsted Center for Landscape Preservation.

The park contact for the Cultural Landscape Inventory is Gordon Olson, Chief, Division of Natural and Cultural Resources. He can be reached at (540) 999-3497.

Concurrence Status:

Park Superintendent Concurrence: Yes

Park Superintendent Date of Concurrence: 08/14/2007

Date of Concurrence Determination: 12/05/2003

National Register Concurrence Narrative:

Concurrence was requested for two additional features - the Shuffleboard Court and the "Faux bois" Concrete Posts at Old Skyland Road - identified in this CLI and associated with countable resources previously listed in the National Register of Historic Places. Concurrence for these two features was received on 9/20/2007 from the Virginia Department of Historic Resources, Office of Review and Compliance.

Concurrence Graphic Information:

CULTURAL LANDSCAPE INVENTORY
CONCURRENCE FORM

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Shenandoah National Park concurs with the findings of the Cultural Landscape Inventory (CLI) for Skyland including the following specific components:

MANAGEMENT CATEGORY: Must Be Preserved and Maintained

CONDITION ASSESSMENT: Good

Good: indicates the inventory unit shows no clear evidence of major negative disturbance and deterioration by natural and/or human forces. The inventory unit's cultural and natural values are as well preserved as can be expected under the given environmental conditions. No immediate corrective action is required to maintain its current condition.

Fair: indicates the inventory unit shows clear evidence of minor disturbances and deterioration by natural and/or human forces, and some degree of corrective action is needed within 3-5 years to prevent further harm to its cultural and/or natural values. If left to continue without the appropriate corrective action, the cumulative effect of the deterioration of many of the character defining elements, will cause the inventory unit to degrade to a poor condition.

Poor: indicates the inventory unit shows clear evidence of major disturbance and rapid deterioration by natural and/or human forces. Immediate corrective action is required to protect and preserve the remaining historical and natural values.

The Cultural Landscape Inventory for Skyland is hereby approved and accepted.

Chas Cartwright 8-14-2007
Superintendent, Shenandoah National Park Date

Concurrence Form from Shenandoah National Park.

Geographic Information & Location Map

Inventory Unit Boundary Description:

The 2003 boundary increase to the Skyline Drive Historic District includes three areas – Skyland, Big Meadows, and Lewis Mountain – located adjacent to, or near, Skyline Drive within Shenandoah National Park (NP). The boundary increase includes the buildings, structures, and landscape features that have historically been part of these areas and that maintain historic integrity.

The irregular boundaries selected for this cultural landscape inventory (CLI) generally correspond to the physical extent of Skyland's existing features on and around the lower plateau and upper terrace. The northern boundary of this core area begins at the northern edge of Judd Gardens and follows Furnace Spring Trail to its junction with the parking lot at the head of Stony Man Nature Trail. To the east and south, Skyline Drive forms the boundary, and to the southwest, the furthest edge of the stable/park

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housing/sewage treatment facility complex. The western boundary extends to include a portion of the Millers Head Trail and to the northwest it extends to the drop-off of the hillside just beyond the row of motel-style lodges stretching from Winchester Lodge to Shenandoah Lodge.

The portions of Old Skyland Road and Millers Head Trail within the boundaries described above are discussed and evaluated in the text and mapped, but the entirety of these features are not mapped. CCC Camp NP-1, which operated from 1933-1942, is briefly discussed but is not evaluated as part of this CLI because it was located over a mile south of Skyland.

State and County:

State: VA

County: Page County

Size (Acres): 163.60

Boundary UTMS:

Source: USGS Map 1:24,000

Type of Point: Point

Datum: NAD 27

UTM Zone: 17

UTM Easting: 727,994

UTM Northing: 4,274,722

Location Map:

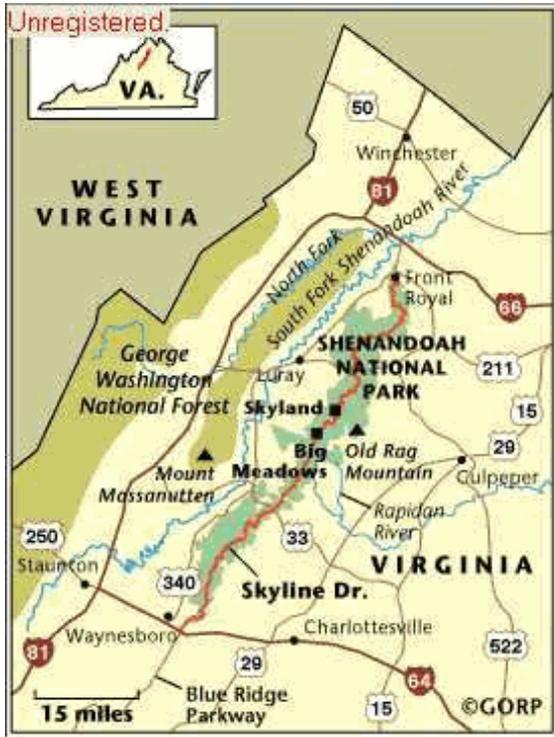


Figure 6: Shenandoah National Park is located in Virginia (Map courtesy Great Outdoor Recreation Pages).

Regional Context:

Type of Context: Cultural

Description:

Skyland is part of Shenandoah NP, where recreation is the primary cultural use. In the surrounding region, tourism is a significant industry. Agriculture, particularly poultry production, is the main industry to the west, with convenient north-south access via Interstate 81 and Route 340. Suburban development in the Washington D.C.-Baltimore metropolitan area dominates the east, with east-west access via Interstate 66 and Routes 7, 50, and 211.

Type of Context: Physiographic

Description:

Skyland is located in the Blue Ridge Mountains at elevations ranging between 3400-3700 feet. The resort is perched on the upper west slopes which afford panoramic views to the Shenandoah Valley to the west.

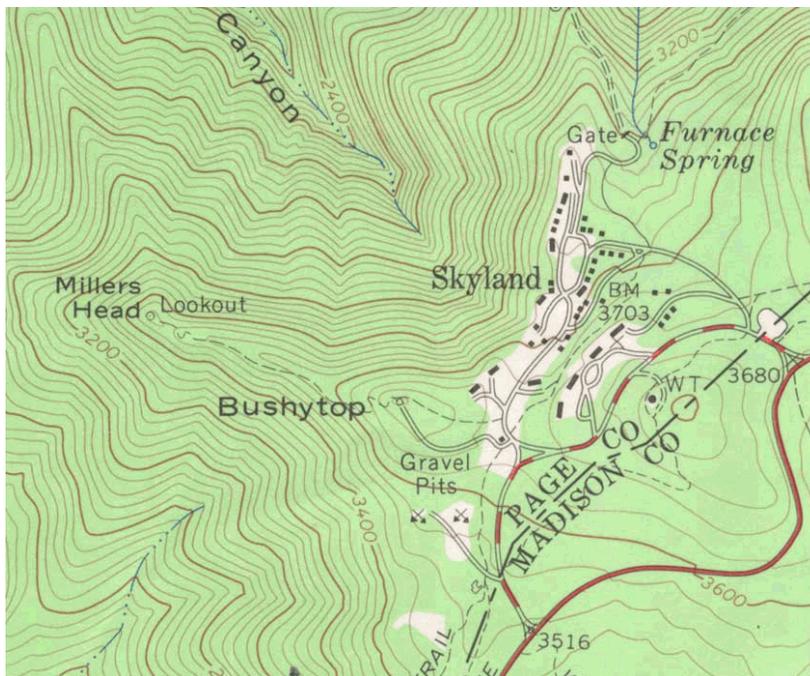


Figure 7: USGS map of Skyland (United States Geological Survey 1965, Big Meadows VA. Quadrant).

Management Information

General Management Information

Management Category: Must be Preserved and Maintained

Management Category Date: 07/01/2007

Management Category Explanatory Narrative:

On December 5, 2003, Skyland was one of three distinct areas along Skyline Drive added to the Skyline Drive Historic District through a second boundary addition. According to the National Register, Skyland is nationally significant under Criterion A for its association with Shenandoah National Park (NP) and its distinction as the first major southeastern national park, and for its association with federal Depression-era economic relief programs and specifically the Civilian Conservation Corps (CCC). Skyland is also nationally significant under Criterion C for its association with rustic architecture and its close relationship to the vernacular architectural style of the region.

According to the management category definitions, Skyland meets several criteria listed for “Must Be Preserved and Maintained”: the inventory unit is related to the park’s legislative significance; and the inventory unit is nationally significant as defined by National Historic Landmark criteria or serves as the setting for a nationally significant structure or object.

Agreements, Legal Interest, and Access

Management Agreement:

Type of Agreement: Special Use Permit

Management Agreement Explanatory Narrative:

40 long-term special use permits in park with varying expiration dates for pipelines, gas and other utilities, mainly to support park operations, and approx. 40 for road access to private property that existed before the park.

Type of Agreement: Special Use Permit

Management Agreement Explanatory Narrative:

Permits with varying expiration dates for filming, such as by TV stations, news photographers, and other commercial film producers including travel and major motion pictures (duration 1 day); for documentaries (1-2 days), and commercials (1-2 days).

Type of Agreement: Special Use Permit

Management Agreement Explanatory Narrative:

Weddings, religious services, amateur radio, First Amendment Right exercises, car events, 100-mile endurance ride (6 mi. in Shenandoah NP), military training/testing of optical equipment, hang gliding – each activity has own expiration date.

Type of Agreement: Concession Contract/Permit

Expiration Date: 12/2007

Management Agreement Explanatory Narrative:

Contract held by ARAMARK, Inc. includes lodging, restaurants, gift shops, stables, and gas stations. The contract continues to be with ARAMARK and was a 20 year contract initiated in 1985. The contract is extended on an annual basis. A new contract is being developed and should be out for bid sometime in late 2008 (SHEN001).

Type of Agreement: Memorandum of Understanding

Expiration Date: 10/2004

Management Agreement Explanatory Narrative:

Appalachian Trail Park Office (ATPO-NPS), Appalachian Trail Conservancy (ATC), Potomac Appalachian Trail Club (PATC), and Shenandoah National Park “4-way” (#MU-2490-99-008). Under revision by ATPO,

Type of Agreement: Cooperative Agreement

Expiration Date: 3/2011

Management Agreement Explanatory Narrative:

“Cooperative Agreement Between Shenandoah National Park and Potomac Appalachian Trail

Club: Interpretive Demonstration Way Station, Primitive Cabins at Shenandoah NP” (#4840060004).

Type of Agreement: Other Agreement

Expiration Date: 2/2012

Management Agreement Explanatory Narrative:

“General Agreement Between Shenandoah National Park and Potomac Appalachian Trail Club for Maintaining Certain Trails, Huts, and Maintenance Buildings” (#G4840070001).

Type of Agreement: Other Agreement

Expiration Date: 8/2012

Management Agreement Explanatory Narrative:

“General Agreement Between Shenandoah National Park and Potomac Appalachian Trail Club for Trail Patrol and Ridgerunner Programs” (#G4840070002).

NPS Legal Interest:

Type of Interest: Fee Simple

Explanatory Narrative:

The park owns in fee simple Boulder, Vollmer, Whispering Pines, Peak View, Trout, Boulder, and Pine Grove cabins as well as Massanutten Lodge. The other cabins are assigned to the concessionaire as part of the concession contract, but remain government property.

Type of Interest: Less than Fee Simple

Explanatory Narrative:

The legal interest on the remaining lodge buildings is less than fee simple as they were constructed by and are the property of the concessionaire.

Public Access:

Type of Access: Unrestricted

Adjacent Lands Information

Do Adjacent Lands Contribute? Yes

Adjacent Lands Description:

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Skyland is contained within the Shenandoah NP, a small pocket of development within a vast, forested area of the Blue Ridge Mountains. Along the mountainous spine of the park runs Skyline Drive, providing the only public vehicular access to the resort. Skyland is located at the highest point on the drive. The Appalachian Trail (AT) tracks along the eastern portion of Skyland on its route from Georgia to Maine, creating an important pedestrian/hiker link used by many visitors to travel through the area.

Views from Skyland, Skyline Drive, and the AT to the west and north encompass the sweep of the Shenandoah Valley below. Largely farmland, this immense adjacent area also has several small towns such as Ida and Luray, which are expanding. Increasing development of industry, housing and roadways in the valley negatively impacts what visitors see. The secondary effects of development – increased air pollution from industry and additional vehicles – also impact the ability to enjoy the views that draw visitors to this mountain site. Light pollution from the valley is already noticeable in the mountains at night. Other development issues in the valley or on distant Massanutten Mountain, such as the installation of tall cell towers, could become a major issue as Skyland's viewshed is so extensive.

National Register Information

Existing NRIS Information:

Name in National Register:	Skyline Drive Historic District
NRIS Number:	97000375
Primary Certification Date:	04/28/1997
Name in National Register:	Skyline Drive Historic District (Boundary Increase)
NRIS Number:	97001112
Primary Certification Date:	09/19/1997
Name in National Register:	Skyline Drive Historic District (Boundary Increase)
NRIS Number:	03001251
Primary Certification Date:	12/05/2003

Significance Criteria:	A - Associated with events significant to broad patterns of our history
Significance Criteria:	C - Embodies distinctive construction, work of master, or high artistic values

Period of Significance:

Time Period:	AD 1890 - 1952
Historic Context Theme:	Creating Social Institutions and Movements
Subtheme:	Recreation
Facet:	General Recreation
Other Facet:	None
Time Period:	AD 1890 - 1952
Historic Context Theme:	Expressing Cultural Values
Subtheme:	Architecture
Facet:	Rustic Architecture
Other Facet:	None
Time Period:	AD 1890 - 1952
Historic Context Theme:	Shaping the Political Landscape
Subtheme:	Political and Military Affairs 1865-1939
Facet:	The Great Depression And The New Deal, 1929-1941
Other Facet:	None

Area of Significance:

Area of Significance Category:	Politics - Government
Area of Significance Subcategory:	None
Area of Significance Category:	Architecture
Area of Significance Subcategory:	None
Area of Significance Category:	Entertainment - Recreation
Area of Significance Subcategory:	None

Statement of Significance:

Shenandoah NP was the first national park established in the southeastern portion of the United States, and raised national and regional awareness of the importance of the government's role in preserving

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large portions of the environment for public recreation and enjoyment. From the park's early history, a key feature has been Skyline Drive, built from 1931-1939, which traces the mountaintop ridges and offers panoramic views of the Piedmont Plain to the east and the Shenandoah Valley to the west. Skyline Drive is nationally significant under Criterion A for its association with the establishment of Shenandoah NP and its role in the development of federal Depression-era relief programs, and under Criteria C for landscape architecture and the parkway movement in eastern national parks. The period of significance for Skyline Drive is 1931-1952, which begins with the construction of the road and ends with the relocation of contributing buildings designed in the rustic style (National Register Documentation, 1997: 7-1). Skyline Drive connects to Skyland, an early private mountain resort which was subsequently managed and updated by the National Park Service (NPS) to accommodate its expanded use as a lodging, recreation, and service area along the Drive. Skyland is significant under Criteria A and C for the same associations as Skyline Drive, but expands the original period of significance to 1890-1952, embracing the construction of cabins at the private resort and the early park period when facilities were altered and added for public use. Skyland retains integrity of location, design, setting, materials, workmanship, feeling, and association sufficient to convey its sixty-two year period of significance.

Skyland is nationally significant under Criterion A for its association with the Shenandoah NP, which was the result of efforts by the United States government and the Commonwealth of Virginia to conserve the characteristic scenic and natural resources of the Blue Ridge Mountains. Skyland is also associated with the efforts of the Federal government to provide economic relief during the Depression-era in the form of the Civilian Conservation Corps (CCC). Both skilled and unskilled workers contributed to the improvement of built resources for NPS use and also to infrastructure improvements to surrounding areas. In addition to providing work relief and promoting economic stability, the CCC illustrated the social and humanitarian purposes of the President Roosevelt's "New Deal" by advancing the conservation of natural areas while expanding the recreational resources—trails, roads, picnic areas, campgrounds, etc.—at Shenandoah NP and throughout the United States. The NPS and the CCC transformed Skyland from a private resort to a public destination. Most cabins were converted to multi-family use and new dining, lodging, and recreational facilities and infrastructure was built (National Register Documentation, 2003: 8-108-109).

Skyland is nationally significant under Criterion C for its association with rustic architecture, a style which echoes early regional vernacular buildings of the Blue Ridge Mountains and conveys the nineteenth-century rusticity of the region. Early cabins imitated the rustic architectural style, which incorporated local materials and methods of construction, with attempts to sensitively site the buildings in the landscape. As the resort grew, architects and eventually the NPS began to elaborate upon the vernacular example. Although many of the cabins were remodeled and resided in the 1930s, they essentially retained their character throughout the historic period. Rustic cabins originally constructed at the Dickey Ridge developed area were later moved to Skyland in 1952 when Dickey Ridge was closed. Other landscape features, such as circulation patterns, gardens, stone walls and steps, and vistas and viewsheds are also significant under Criterion C. These elements generally harmonize with the surrounding landscape and are indicative of the early recreational uses and scenic opportunities provided at Skyland (National Register Documentation, 2003: 8-108-109).

State Register Information

Identification Number: Virginia Landmarks Register, 069-0234
Date Listed: 06/18/2003
Name: Skyline Drive Historic District (Multiple Counties)
(Boundary Increase)

Chronology & Physical History

Cultural Landscape Type and Use

Cultural Landscape Type: Designed
Vernacular

Current and Historic Use/Function:

Primary Historic Function: Lodge (Inn, Cabin)
Primary Current Use: Lodge (Inn, Cabin)

Other Use/Function	Other Type of Use or Function
Agricultural Field	Historic
Assembly Area	Both Current And Historic
Automobile	Both Current And Historic
Camp	Historic
Campground/Picnic Area	Both Current And Historic
Clubhouse (Social/Garden)	Historic
Concession	Both Current And Historic
Dormitory (Bunkhouse)	Both Current And Historic
Equipment/Vehicle Storage	Current
Exhibit	Current
Garden	Both Current And Historic
Hiking Trail	Both Current And Historic
Horse/Bridle Trail	Both Current And Historic
Horticulture Facility	Historic
Livestock	Both Current And Historic
Leisure-Passive (Park)	Both Current And Historic
Ornamental Garden	Both Current And Historic
Overlook	Both Current And Historic
Parkway (Landscape)	Both Current And Historic
Playground	Current
Recreation Hall	Both Current And Historic
Restaurant (Bar, Lounge)	Both Current And Historic
Waste Water Treatment Facility	Current
Water Storage Facility	Both Current And Historic

Current and Historic Names:

Name	Type of Name
Skyland	Both Current And Historic
Stony Man Camp	Historic

Ethnographic Study Conducted: No Survey Conducted

Ethnographic Significance Description:

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As with most areas of Shenandoah National Park (NP), it is quite possible that Native American tribes used this site at one time. The Manocan and Manahoac tribes used the general park area, but no other information was found on their use of the area currently known as Skyland.

Comparatively little is known about the mountain culture that permeated the area when Skyland was developed as a resort. The vernacular construction styles that are evident in some of the historic structures were influenced by the local traditions. These include the use of bark shingles to cover the exterior walls of cabins. (See Analysis and Evaluation: Cultural Traditions)

There were also African Americans living and working in the area as Stony Man Camp developed into a resort. In his biography, Pollock refers to African-Americans who worked there from the earliest days of the resort as the cook, general handyman, headwaiter, teamster and stableman (Pollock, 1960: 25, 34, 77, 82, 93-94). Photographs from the pre-1933 period illustrate this fact (Pollock, 1960: 76, 102, and 166). Pollock's references to some place names, such as "Nigger Run Falls," indicate the existence of African-Americans in the area from perhaps an even earlier period (Pollock, 1960: 75). The African-American presence continued after the park was created. A 1930s National Park Service (NPS) map shows "Colored Employees Quarters" in the location of the current seasonal employees' dormitories (NPS Branch of Plans and Design map ND, signed 1938). Further research is needed on all aspects of the ethnographic influences on the Skyland area.

Chronology:

Year	Event	Annotation
AD 8000 - 1600	Settled	First human habitation in Blue Ridge Mountains as seasonal encampments.
AD 1000	Farmed/Harvested	Farming develops in the valleys.
AD 1669	Explored	Dr. John Lederer, first European to record exploration in this area of Blue Ridge Mountains, describes a forest full of game and a large open area believed to be Big Meadows.
AD 1700 - 1799	Settled	Immigrants from Tidewater area come to Piedmont region and from Pennsylvania to Shenandoah Valley, leading to disappearance or departure of Native Americans from the area.
AD 1750 - 1830	Settled	Settlers move from lower elevations into mountain hollows, where they pursue farming, grazing, timbering, and hunting game.

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AD 1830	Built	Recreational use of the mountains begins around 1830 with the opening of Black Rock Springs Hotel, south of current Route 33.
AD 1845 - 1920	Mined	Corporation, which includes stockholder George Pollock Sr., mines copper at Stony Man Mountain Tract and timber land for production of charcoal. Charcoal made on nearby plateau and wagon road built to Stony Man.
AD 1888 - 1889	Explored	George F. Pollock Jr. leads groups of prospective buyers to Stony Man Mountain area to promote potential resort.
AD 1889	Built	“Kearney, English, and Pollock, Millowners, Builders, and Contractors” build lumber mill below Furnace Spring to supply materials for construction of cabins at Skyland.
AD 1890 - 1910	Built	First cottages built on plateau at Skyland, with focus of development on lots along west edge of plateau.
AD 1893	Destroyed	Most buildings deliberately burned at Stony Man Camp.
AD 1894	Developed	After the fire, Pollock organizes summer camp for 14 people by using sleeping and bathing tents.
AD 1894 - 1900	Planted	Pollock plants a 50 x 50’ vegetable garden for guests. Eventually expanded to over five acres. More than fifty acres are cleared to pasture cattle and horses.
AD 1902	Established	Name of resort changed to Skyland.
	Platted	Skyland survey indicates approximately fifty lots, Dining Hall, Pastime Hall, and other structures.
AD 1910	Built	Focus of development shifts to lots north and east of the field.
	Platted	Skyland survey indicates 111 lots.
AD 1920 - 1924	Built	Electricity and plumbing installed.
AD 1926	Established	Congress establishes Shenandoah National Park (NP), but without funds for land purchase.

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AD 1927	Built	Potomac Appalachian Trail Club (PATC) organized, and construction of Appalachian Trail (AT) in Shenandoah NP begins.
AD 1928	Built	PATC starts building AT from Thornton Gap to Skyland resort.
AD 1930 - 1939	Built	Pollock constructs Dormitories A and B.
AD 1931 - 1942	Engineered	Contractors hired by the Bureau of Public Roads begin construction of Skyline Drive. CCC provides assistance after May 1933. (McClelland, 1998: 181-182)
AD 1931	Moved	Skyline Drive project causes the PATC to begin relocating portions of the AT from Thornton Gap to Skyland.
AD 1932	Engineered	Advance opening of the unpaved Skyline Drive from Route 211 to Skyland held from October 22 to November 30.
AD 1933	Engineered	A broad loop road incorporating Skyland's camp road on the plateau is built to connect the resort at two entrances on Skyline Drive.
	Established	CCC Camp NP-1, the first in the NPS, established at a clearing just south of Skyland near Timber Hollow Overlook.
AD 1933 - 1942	Developed	CCC contributes to transformation of Skyland from a private resort to a public destination by remodeling cabins, updating utilities and new infrastructure, and installing new plantings.
AD 1935	Established	On December 26, Secretary of the Interior accepts deeds for park lands from the Commonwealth of Virginia.
AD 1936	Established	President Franklin D. Roosevelt dedicates Shenandoah NP on July 3 in ceremony at Big Meadows.
AD 1937	Established	Overall park concessionaire contract granted to Virginia Sky-Line Company, Inc., replacing contracts to Pollock and others (Lambert 1979, 262).

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AD 1939	Built	Virginia Sky-Line Company, Inc. constructs the Recreation/Conference Hall, new stables, and Dormitory C at Skyland, and five cabins at Dickey Ridge that are later moved to Skyland.
AD 1942	Removed	CCC Camp NP-1 closed at Skyland in June 1942.
AD 1949	Destroyed	Skyland's dining hall destroyed in a fire.
AD 1952	Built	Virginia Sky-Line Company, Inc. builds new Dining Hall and Stony Man Lodge, a ten unit motel-style building, on upper terrace. Parking lot and spur road connecting to Loop Road also constructed.
	Moved	Five cabins at Dickey Ridge relocated to Skyland.
AD 1954 - 1988	Built	Thirteen additional motel-style lodgings constructed at Skyland, with most arranged along the western edge of the plateau.
AD 1956	Built	Virginia Sky-Line Company, Inc. constructs Registration Office and patio south of dining room.
AD 1960 - 1966	Built	NPS Mission 66 adds additional outdoor lighting. Other projects include construction of sewage treatment facility, lift station, water tower, and barbeque at the field.
AD 1964 - 1970	Built	Virginia Sky-Line Company, Inc. builds Dormitory D in 1964, E and F in 1966, and G in 1970.
AD 1970	Established	Virginia Sky-Line Company, Inc. concession taken over by ARA, later known as ARAMARK, Inc.
AD 1970 - 1979	Built	ARA/ARAMARK, Inc. builds dining hall's second phase, adding lobby and bar. They also install asphalt pads for trailers near stables.
AD 1980	Built	NPS constructs amphitheater north of Byrd's Nest cottage.

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AD 1980 - 1989	Altered	In 1980s, ARA/ ARAMARK, Inc. widens road in front of Massanutten Lodge by about 8 feet and road from Fell Cabin to loop behind Massanutten by 8-10 feet. They also add parking lot where part of Addie Pollock's garden once stood.
AD 1983	Altered	NPS removes original Whispering Pines interior room partitions to create conference center (Engle 1994, 19).
AD 1988	Moved	NPS relocates Appalachian Trail away from the hillside below dining hall east to near the water tower.
AD 1989	Built	NPS constructs three pre-fabricated structures for use as residences (SHPO Determination of Significance 1995).
AD 1990	Built	NPS adds shed along road trace/utility corridor above CCC pump house.
AD 1990 - 1995	Built	NPS adds playground equipment to the field in the early 1990s.
AD 1990 - 1999	Restored	ARAMARK, Inc. restores exteriors of historic cabins.
AD 1996	Rehabilitated	Boulder Cabin stabilized and rehabilitated for NPS use as staff offices.
AD 1997	Reconstructed	Patio next to Dining Room is rebuilt.
AD 1997 - 1998	Rehabilitated	Recreation Hall, renamed Recreation/Conference Hall, rehabilitated by ARAMARK, Inc.
AD 2001	Reconstructed	Narrowing of road above Massanutten Lodge to historic width (and conversion of road to one-way traffic) allows for restoration of stone walls and gardens around the building.
AD 2005	Rehabilitated	Whispering Pines, Vollmer, and Peak View cabins rehabilitated and restored to single-family cabins plan similar to historic configurations. Exteriors also restored.

Physical History:

8000-9000 YEARS AGO to 17TH CENTURY: NATIVE AMERICAN USE

This area of the Blue Ridge Mountains was known and used by Paleo-Indians for many centuries, with the first human habitation beginning about 8000-9000 years ago, sometime after the last Ice-Age. The Paleo-Indians were hunters and gatherers who used the mountains for seasonal camps. With the development of farming in the valleys by 1000 AD, Native American use of the mountains focused on game hunting (Resource Management Plan-hereafter called RMP, 1998: 23). The Manocan and Manahoac tribes used the area.

1669 to 1886: EUROPEAN SETTLEMENT

The first recorded European exploration of this area of the Blue Ridge Mountains took place in 1669. Dr. John Lederer, who led the party, described the woods as wild and full of game. In 1716 Alexander Spotswood, Governor of Virginia, led an expedition across the Blue Ridge to encourage settlement in the area, likely crossing at Swift Run Gap or Big Meadows (Lambert, 1989: 32-33). English, Scots-Irish, and Germans then immigrated to the area from the Tidewater to the Piedmont, and from Pennsylvania to the Shenandoah Valley (Maddux et al., 1992: 7-2). Throughout this time, the local Native Americans were being reduced by introduced diseases, and by 1800 they had disappeared completely or had moved away (Lambert, 1989: 21-22 and RMP, 1998: 23).

As the better farm lands were taken, the new settlers moved into the mountain hollows where they developed a life reliant on hunting, farming, grazing, and timbering that led to extensive clearing of the land (RMP, 1998: 23). This clearing was later advanced by the introduction of chestnut blight in the early part of the 1900s, which killed the chestnut trees local people had previously relied upon for rot-resistant wood that was suitable for construction (Engle, 1999: 67).

Recreational use of the mountains began around 1830 with the opening of Black Rock Springs Hotel, south of current Route 33. Industrial uses also developed in the 1800s, and one of the most important sites was developed beginning in 1845 at Stony Man Mountain, where a corporation that included George H. Pollock, Sr. purchased 5,371 acres to mine copper. Operations on the Stony Man Tract, as it was called, were centered around Furnace Spring and a broad plateau to the south. Many of the surrounding trees were cut to manufacture the charcoal needed for copper smelting. A wagon road was constructed from Hawksbill Valley to the spring to serve logging and furnace operations, as were several other roads. Mining activity slowed after 1850 and in the decades that followed did not provide adequate dividends for the stockholders. Nevertheless, mining as well as harvesting and grazing activities continued on the Stony Man Tract until the 1920s (Engle, 2007: June 28).

1886 to 1935: DEVELOPMENT AS A PRIVATE RESORT

In 1886, Pollock's son, George Jr., inspired by the area's scenic beauty, conceived of the idea of a resort. With the resort concept in mind, Pollock Sr., another stockholder named Stephen M. Allen, and a real estate developer named Colonel Bowles bought out the remaining mining

company stockholders and the corporation was reformed to sell off property as a resort. In 1888 and 1889, Pollock, Jr. led groups of prospective owners to Stony Man Mountain, and started a company to run a lumber mill and sell the materials needed to build cottages at Stony Man Camp, as the resort was then called. The mill was situated several hundred yards below Furnace Spring (Engle, 1994: 2).

Construction of the first cottages on the plateau began in 1890, and Pollock built his own cottage as well as a stable for the resort. His fencing of 125 acres in 1891 may have angered neighbors who had long been using the land for grazing and timbering, and in 1893 most of the buildings were deliberately burned down. That same year, Pollock, Sr. and Allen died, leaving long-standing questions about the legal status and financing of Stony Man Camp. Pollock, Jr. not to be deterred, organized a group to lodge in tents on the plateau in the summer of 1894 (Engle, 1994: 3). That same year, the first vegetable garden measuring 50x50 feet was developed for guests and over the next several decades was expanded to over five acres to also include rare varieties of berries, fruit, and flowers. From 1894-1900, additional land was cleared for gardens, and eventually over fifty acres was cleared for cow and horse pastures.

In 1902, the name of the resort was changed to "Skyland," and by this time many of the building sites along the western edge of the plateau had been sold (Engle, 1994: 1-10). According to plans documenting the property in 1902 and 1910, this was the location of the largest lots, which took advantage of the panoramic views of Kettle Canyon and the Shenandoah Valley. Other slightly smaller lots were set out on the east and north sides of the plateau's central open field, where grass tennis courts were located (Figs. 8-11). The lots east of the field were in a dense grove of mature trees paralleling the face of a cliff, while another group of lots north of the field was laid out above Furnace Spring. These lots were oriented to woodland views rather than valley views. On the south side of the field were the resort's common facilities: the dining hall, the field cabin, and recreation building/dance hall called "Pastime Hall." Two natural springs, Furnace Spring and Kagey's Spring, provided drinking water, supplied the bathhouses, and filled several of the natural swimming pools. Owners who choose to do so could install indoor plumbing and lighting because of the presence of a waterworks and an acetylene gas plant (Engle, 1994: 4, 6-7 and Engle, 2003: 4, 63-64, 81).

The old gravel road leading from Hawksbill Valley up past the lumber mill and Furnace Spring served as the primary entrance to the resort. Here, Pollock constructed a gate, the formal entrance to the resort. The road continued south and up to the plateau and to the field cabin, Pastime Hall, and the dining hall. This road served as the primary circulation artery and by 1910 connected to other secondary roads accessing the lots to the east and north of the field. Other roads lead to Stony Man Peak (Engle, 1994: 20).

After 1910 the focus of cabin construction shifted to the lots north and east of the field, while some of the older cabins were enlarged or removed. Additional lots were planned to the south in an area called Bushytop, increasing the total number of lots to 132, but these were never developed (Engle, 2003: 66). In 1920, the gas plant was closed and electricity was introduced, and by 1924 modern plumbing was installed. Pollock also constructed Dormitories A and B for his staff, all of whom were African-Americans, except for the local mountain people who

returned to their homes elsewhere at night.

Initially, property owners at Skyland were required by deeds to build their cabins (or have them built) the with either exposed logs or wood frames covered with chestnut bark siding and roofs with wood shingles or standing seam metal. This requirement was later relaxed to allow more influential owners to build with novelty siding and/or wood shingle exteriors (Engle, 2007: June 28). Cabins also featured wood casement windows, stone chimneys, and porches (Figs. 12-15). The resulting rustic architectural style was in keeping with the vernacular building traditions (Engle, 1994: 9, 12). Hillside cabins were approached by steps or paths bounded by stone walls, and many of the cabins were surrounded by flower beds, shrubs, and fence enclosures. The most prominent garden were the Judd Gardens, defined by a series stone walls and terraces that covered twelve acres of the hillside below the Judd cabins (Fig. 16).

Beyond the boundaries of Skyland, significant plans were taking shape for the area. In 1926 Congress authorized the Shenandoah National Park (NP) in Virginia's Blue Ridge area to provide a large, western-type park accessible from the population centers of the East Coast. However, the Act did not provide federal appropriations to fund land purchases, and proposed park lands were acquired through a combination of private donations, and condemnation and purchase arrangements administered by the Commonwealth of Virginia. The Pollocks had their land condemned by the Commonwealth of Virginia, but Pollock retained life tenancy and the right to operate Skyland on a year-to-year basis. The removal of homesteads, farms, and previous uses from other lands was a slow process, and it was not until late 1935 that the Commonwealth was able to transfer all land to the federal government (Engle, 1994: 10 and McClelland, 1998: 290). President Franklin Roosevelt officially dedicated the park on July 3, 1936.

During the interval between 1926 and 1935, many projects were planned and completed at Shenandoah NP. In 1927, the Potomac Appalachian Trail Club (PATC) was organized and began construction of the Appalachian Trail (AT) along the ridgeline the following year. Pollock and several of his guests were among the founders of the PATC and several annual meetings were held at Skyland, which most certainly influenced building a portion of the trail directly through the resort east of the field (memo from Reed Engle, 6-29-07). In March 1931, the National Park Service (NPS) announced intentions to build Skyline Drive, also along the ridgeline, which forcing the relocation of segments of the AT. Much of the planning for Skyline Drive and the AT relocation took place at Skyland (memo from Reed Engle, 6-29-07). In October 1932, the road was opened to Skyland for a brief period and by 1934, a 34-mile stretch between Thornton Gap and Swift Run Gap was completed. Around this time a broad loop road incorporating the camp road on the plateau was built to connect the resort at two entrances on Skyline Drive.

Post-design work on Skyline Drive and the relocation of the AT was accomplished primarily by the Civilian Conservation Corps (CCC), a program created as an economic stimulus during the Depression aimed at, among other goals, improving and supporting national parks and forests (Engle, 1999: 24). CCC projects at Shenandoah included the construction of fire roads, trails, and comfort stations, removal of dead chestnut trees, and cultivation of native vegetation for



Figure 9: Revised Skyland plan from 1910 (Engle, 2003).



Figure 10: View north from the tennis courts in the open field, in 1920 (Engle, 2003).



Figure 11: View looking east from the open field, with Trout Cabin in the background, 1920 (Engle, 2003).



Figure 12: Fell Cabin in 1936 (Engle, 2003).



Figure 13: Pine Grove Cabin in 1936 (Engle, 2003).



Figure 14: Byrd's Nest Cottage in 1936 (Engle, 2003).



Figure 15: Vollmer Cabin in 1936 (Engle, 2003).



Figure 16: Postcard view of the Judd cabin and a portion of the terraced gardens, c.1930 (Engle, 2003).



Figure 17: View of CCC Camp NP-1 at Skyland, from 1934 (Engle, 2003).

1936 to 1952: DEVELOPMENT OF A PUBLIC SKYLAND AND SHENANDOAH NATIONAL PARK

After Skyland was turned over to the federal government in 1935, George Pollock Jr. was granted a concession contract in 1936 to operate the resort. The following year, however, a new permanent concession contract was awarded to the Virginia Sky-Line Company, Inc. He and his wife Addie were allowed a special use permit to rent the Massanutten Lodge.

Much of the transformation of Skyland from a private resort to a public recreational destination was accomplished by the park's concessionaire and the CCC. One of the first CCC projects was to build a 50,000 gallon underground reservoir, completed in 1936, and a new sewage system, built in 1940 (Engle 2003: 106). By July of that year the NPS and the concessionaire had subdivided, renovated, and "modernized" many of the existing cabins. Those clad in chestnut bark were re-sided with rough-sawn boards or chestnut shingle siding, and reroofed with chestnut shingles. Labor and materials for this work was provided by the CCC and their sawmill near the camp (Fig. 18) (Engle, 1994: 11-12; Engle, 1999: 72; Engle, 2003: 106).

The park's 1938 Master Plan called for the removal of five cabins along the west edge of the plateau in order to open panoramic views. The plan retained and rehabilitated thirty-one Pollock-period cabins, but also proposed development of 150 new cabins and guest rooms, dining facilities, and parking lots. By 1939, a new Recreation/Conference Hall was constructed as a replacement for Pastime Hall just east of the field, and new stables and Dormitory C were built (Fig. 19). However, little else from the plan was implemented due to a combination of funding shortages, changes in development philosophies in the NPS, and the looming threat of World War II (Engle, 2003: 107-108). Soon thereafter, CCC camps gradually emptied, and by June of 1942, Camp NP-1 at Skyland was closed.

Public and private development in the park essentially ceased until the late 1940s when the Virginia Sky-Line Company, Inc. made plans to build a ten-unit motel and new restaurant to replace Pollock's dining hall that had burned in 1949. Both buildings were completed in 1952

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and were located off the loop road on the upper terrace. Construction of these buildings marked a new style of development at Skyland. By this time attitudes about design had changed since the end of the CCC period in Shenandoah NP, as throughout the NPS. Now “the Craftsman ethic and attention to detail which had guided the design of structures gave way to a functionalism in design which advocated modern materials, streamlined forms, and mechanized technology” (McClelland, 1998: 452). That same year, five duplex cabins built in 1939 were relocated to Skyland from the recently-closed lodge area at Dickey Ridge. These were situated near the site of the old dining hall and the grove (Engle, 2003: 109).



Figure 18: Renovations of many of the cabins at Skyland were undertaken by the Civilian Conservation Corps. This view is from 1937 (Engle, 2003).

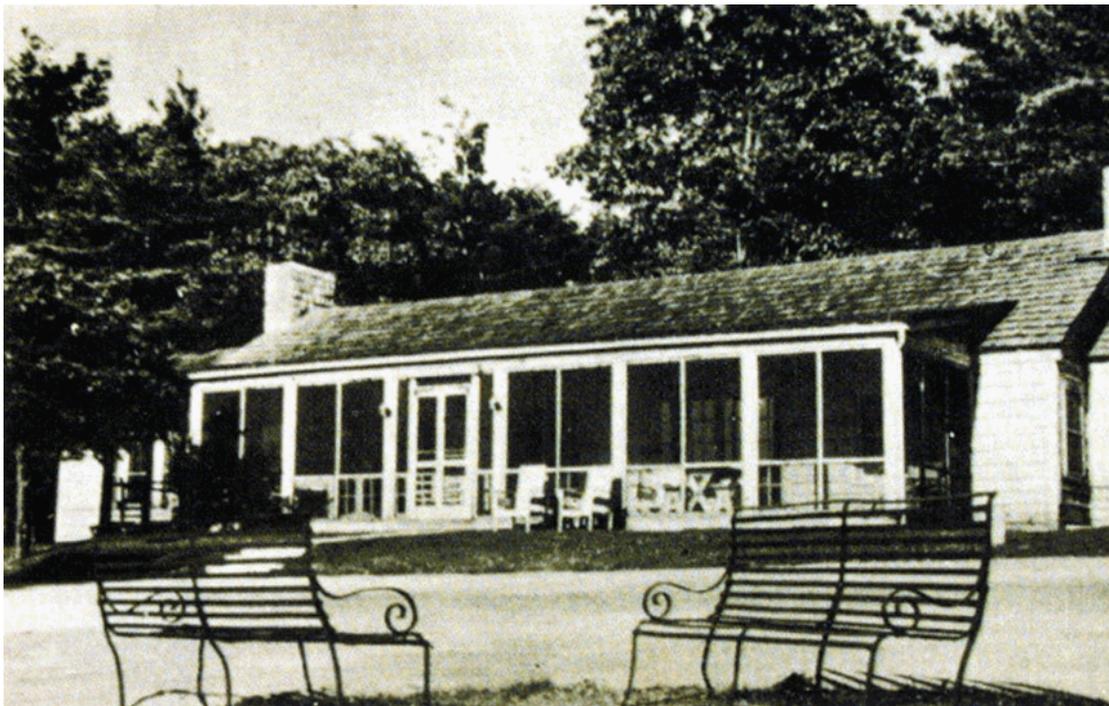


Figure 19: View of new Recreation Hall , c.1940 (Engle, 2003).

1953 to PRESENT: LATER CONCESSIONAIRE AND NATIONAL PARK SERVICE DEVELOPMENT

Visitation to national parks climbed dramatically in the early 1950s, and the NPS responded by implementing a ten year program called “Mission 66” that would help parks deal with the massive influx of visitors and address maintenance that had been deferred during World War II. Mission 66 projects at Skyland included construction of a sewage treatment facility, lift station, and water tower, the addition of new outdoor lighting, and the construction of a barbeque at the field.

A new park Master Plan in 1955 recommended the removal of all Pollock-era structures, but ultimately ten cabins were spared. However, from the mid-1950s through the 1980s, the Skyland landscape changed considerably with the construction of numerous motel-style lodge units by the Virginia Sky-Line Company, Inc. and their successor, Automatic Retailers of America (ARA). In the 1950s, three such buildings as well as a registration office and patio were built on the upper terrace area south of the dining hall, and four units were built from 1954-c.1970 on the hill south of the field. By far the most post-war development was along the western cliff edge of the plateau, where all of the remaining cabins from the Pollock era were removed. From 1957-1987, nine of the motel-style buildings were constructed, and some were named after the old cabins. The concessionaire also built four buildings next to the existing dormitories between 1964-1970, which housed additional employee dormitories, laundry facilities, and storage.

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In the early 1970s, the concession contract at Skyland was acquired by ARA, which later became ARAMARK, Inc. The new concessionaire continued the construction by building out the second phase of the restaurant plan, adding the lobby and bar. In the 1980s, the roads in front of and below the Massanutten Lodge were widened and a parking lot was constructed where part of Addie Pollock's garden once stood. In 1997 the patio next to the dining hall was rebuilt.

The NPS has continued to develop new facilities and make improvements to existing sites in the years since Mission 66. The maintenance building/firehouse across the road from the stables was added in the 1970s. The shed with cell towers on Bushytop Trail was likely added about this time. In 1980, the NPS built an amphitheater on the hillside north of Byrd's Nest cottage, and renovated the original Whispering Pines interior to create a conference center, but this has since been remodeled as lodgings. The NPS relocated the Appalachian Trail away from the hillside below the dining hall in 1988, routing it farther east past the water tower and down to the stables. It should be noted that the original AT path is still used by guests to walk between the upper terrace and the lower plateau. In 1989, the NPS constructed additional employee housing in the form of three pre-fabricated buildings on concrete or block foundations north of the stable and maintenance area. Playground equipment was added to the open field on the plateau. Utility work took place in the late 1980s and through the 1990s, including the addition of a shed to a site Pollock had once used for a pump and the replacement of many underground utility lines.

Skyland currently features 177 lodging units, ranging from rooms in Pollock-era cabins to suites in modern motel buildings (Engle, 2003: 110). The Recreation/Conference Hall had been restored and is now used regularly for conferences, receptions, and musical events. The Massanutten Lodge is currently used a house museum, the first in the park. The building and its associated stone walls and gardens have also been restored. The portion of the Loop Road adjacent to it has been narrowed to its historic width and is now restricted to one-way traffic.

Analysis & Evaluation of Integrity

Analysis and Evaluation of Integrity Narrative Summary:

The physical integrity of a landscape is evaluated by comparing landscape characteristics and features present during the period of significance (1890-1952) with current conditions. Significant landscape characteristics identified for Skyland include Natural Systems, Spatial Organization, Land Use, Cultural Traditions, Vegetation, Circulation, Buildings and Structures, Views and Vistas, Small-Scale Features, and Archeology. Many of these characteristics have associated with them features contributing to the site's overall historic significance as well as non-contributing features.

The analysis in this report concludes that consistent with National Register guidance, Skyland retains sufficient physical integrity that is required in order to be considered a contributing property within the Skyline Drive Historic District. Historic integrity, as defined in National Register Bulletin 15, is the ability of a property to convey its significance, evidenced by the survival of physical characteristics and features that existed during the site's historic period. At Skyland, many of the physical characteristics and features essential to conveying its historic identity are still present. The historic arrangement of buildings, circulation features, and open spaces within the wooded natural setting is still intact and includes numerous historic cabins, the Recreation/Conference Hall, several dormitories, the pump house, Furnace Spring, the field, Old Skyland Road, the Loop Road and connecting roads, old mining and log roads, horse and hiking trails, walkways, stone walls and steps, the Civilian Conservation Corps (CCC)-era plantings and the Massanutten and Judd gardens plantings, and numerous small-scale features. Views of the Shenandoah Valley and Stony Man Mountain, stone foundations of former cabins, and archeological sites such as the bath house, gas plant, historic road traces, swimming pool, and the copper mine also reflect Skyland's historical character.

After 1952, many motel-style lodging units were constructed, additional spur roads and parking areas were added, some historic walkways were paved, and several historic cabins and other structures were removed. These changes are not ideal and do detract from the historic character, but collectively they do not diminish Skyland's overall integrity.

ASPECTS OF INTEGRITY

Location:

The location of Skyland is unchanged, making it possible to understand why the private resort community originally developed on the broad plateau overlooking the scenic Shenandoah Valley. Skyland's location influenced the physical arrangement of buildings and structures in the early years of the resort, and was relevant to the development of Shenandoah National Park (NP) and the connection to Skyline Drive.

Design:

The physical factors that influenced where land uses, roads and walkways, and buildings and structures were located in response to natural features and to each other are still evident. The historic cabins were designed in a rustic architectural style based on local vernacular traditions. Many have

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long since been removed, but those that remain still convey this style of design style even though most interiors have undergone renovations to accommodate current National Park Service (NPS) lodging uses. In general, new construction by the NPS and the concessionaires after 1952 has respected the Pollock-era buildings by employing similar building materials and siting the buildings in relatively unobtrusive locations, although the scale and massing of these structures is larger than the historic structures were. Other visitor and service-related structures have been added over the years, generally with the same considerations.

Setting:

The relationship of the historic buildings, and to a lesser degree the contemporary buildings, to each other and to the adjacent forests, open spaces, topography, and viewsheds is still intact. Historically, this setting created a rustic character that is generally still present today. The setting of Skyland as a major NPS lodging and service area along Skyline Drive continues to thrive.

Materials:

Portions of Byrd's Nest Cottage still features original bark shingles. During the historic period, many of Skyland's other buildings and structures were updated with rough-sawn slab siding installed by the CCC. Vollmer Cabin and Boulder Cabin still retain portions of the original CCC-installed chestnut shingle siding, and in the last fifteen years most of these historic building exteriors have been restored. The historic Massanutten Lodge features replacement vertical bark siding made of tulip poplar. Skyland's non-historic buildings are clad in similar materials to harmonize with the historic structures and the surrounding landscape. Original stone walls and steps are found throughout the resort, but few original materials remain on the roads and walkways and most have been repeatedly paved with asphalt. Historic vegetation also remains, from early resort and CCC-period plantings to larger trees that have matured since the historic period.

Workmanship:

Workmanship is most evident in the remaining historic cabins that dot the grounds and in which the vernacular methods of construction are still evident. While many interior features have been changed, the exteriors are essentially intact and have been restored by the concessionaire. In particular, the workmanship of the original siding techniques can still be viewed at Byrd's Nest, Vollmer, and Boulder cabins as well as Massanutten Lodge. The remaining historic dry-laid and mortared stone walls and steps also highlight the aspect of workmanship. In recent years, several retaining walls have been rehabilitated.

Feeling:

The presence of historic cabins, buildings, roads, trails, paths, stone walls, and steps perched along hillsides and tucked within woodlands combine to convey the historic character. The rustic feeling is somewhat diminished by the non-historic lodging, dining, and support buildings, paved walkways, roads, and parking areas, and contemporary light fixtures, but overall the feeling of Skyland as a rustic resort is still intact. The fact that Skyland continues to serve as a lodging and dining destination also contributes to this feeling.

Association:

Enough of Skyland's historic buildings and structures, circulation features, and small-scale features are still present and intact to directly link the site to the creation of Shenandoah NP, the work of the CCC and the rustic architectural style.

Landscape Characteristic:

Natural Systems and Features

Historic and Existing Conditions:

The natural features most apparent at Skyland are geological. The underlying Blue Ridge Mountains are part of the larger chain of the Appalachians; these ancient mountains are composed of three types of rock: billion-year-old gneiss and granite, 570-million-year-old volcanic basalt, and 530-million-year-old sandstones and quartzites (Badger, 1999: 1). Stony Man Mountain and the area surrounding it, including Skyland, is part of the Catoctin Formation, made up of a series of layers of volcanic basalt. These layers, as seen in the profile of the Stony Man, were uplifted and tilted by the seismic action, which formed the mountain range (Badger, 1999: 1). The soil at Skyland appears to be rich in organic material but thin and rocky, with rock outcroppings and boulders visible throughout the area.

Skyland is situated on a western slope of the Blue Ridge Mountains, overlooking the Shenandoah Valley from two distinct level areas just southwest of the Stony Man Mountain peak (elevation 4011 feet). The upper level of Skyland is at approximately 3700 feet, rising up to a gently rounded knoll at 3800 feet to the east. The west edge of the upper level is marked by a steep and rocky hill that slopes down 100-120 feet to a lower level at about 3560 feet. This lower level is essentially a broad plateau roughly 1200 feet wide and 1800 feet long, with a north-south orientation (Engle, 1994: 6).

Beginning in the mid-nineteenth century, the plateau was the site of a copper furnace as well as the where charcoal was made and stored for furnace use. This area was then used by mountain people for livestock grazing, and then as the hub of development for the Skyland resort.

Skyland ends at the western edge of the plateau, as the land slopes away very steeply down Kettle Canyon to the valley floor more than 2000 feet below. To the north, the plateau meets the edge of Kettle Canyon at Judd Gardens, forming a less steep side ridge that allowed passage from the valley up to Skyland on what became the Old Skyland Road. To the south of the plateau, the land rises again slightly towards the Bushytop (3680 feet) and Millers Head (3600 feet) promontories (USGS, 1965: Big Meadows Va. quadrant).

The mountains in which Skyland is located are at the top of the regional Chesapeake Bay watershed system. Numerous springs and seasonal creeks flowing from the park around and below Skyland contribute at times to the eastern Shenandoah Valley's water supply. Furnace Spring, a long-time source of Skyland's water supply, is still in use today. In Skyland's early years, guests ventured down to the bath houses and swimming pools at the spring. The spring

has since been physically altered by the introduction of a pump system operated via a “lift building” located near Judd Gardens. Nearby is a stream that flows down the canyon. A second spring, Kagey’s Spring, appears on a 1910 map uphill from Furnace Spring. It was not evident on later maps, but apparently fed the resort’s swimming pool (Engle, 2003: 82). At the time of this survey there were many small pools of standing water in the vicinity of the spring as shown on the 1910 map. In the summer, however, it is often dry.

Shenandoah NP and thus Skyland are located within the Chesapeake Bay airshed. The park is recognized as among those parks most impaired by human-caused air pollution, and air pollution continues to be a major issue faced by the park (Resource Management Plan, 1998: 21-22 and Olson, 2007). At times, such pollution diminishes the spectacular views west to the Shenandoah Valley.

Skyland is within a mature second-growth forest ecosystem that extends throughout much of the surrounding Shenandoah NP. The forest is home to abundant and rare wildlife and plant species, such as black bear and wild orchids. Racoons and many deer were noted during field work.

Character-defining Features:

- Feature: Furnace Spring
- Feature Identification Number: 91878
- Type of Feature Contribution: Contributing

- Feature: Kagey's Spring
- Feature Identification Number: 121694
- Type of Feature Contribution: Contributing

Spatial Organization

Historic Condition:

Development at Skyland was centered around the open field on the plateau southwest of Stony Man Mountain. The first map of Skyland, from 1902, illustrated previously sold lots and lots still available for purchase. The largest number of lots, named the “Cliff lots,” were sensitively arranged along the west edge of the plateau and overlooked Kettle Canyon and the Shenandoah Valley. Another row, called the “Field lots” was situated on east and north sides of the field, and north of here was another grouping, the “North View lots.” A fourth group of lots, the “Crescent lots,” was located on higher ground paralleling the face of a cliff and overlooking the Field lots. This plan gestured to the picturesque designs promoted by the nineteenth-century landscape designer, Andrew Jackson Downing (Engle, 1994: 30-33 and Engle, 2003: 63-67).

The 1902 map was revised in 1910, and most of the 68 lots had been sold and an additional 33 lots were set out in a rigid geometric pattern. For Pollock, these lots maximized density and

economic return, but for many Skyland owners they potentially decreased the views and natural experience of the resort (Engle, 2003: 63-65). The various lots at Skyland were linked together by a network of paths, trails, and roads that weaved between the cabins and through the forested and open areas.

Access to Skyland was from Kettle Canyon until the 1930s when Skyline Drive was built along the ridgeline to the east. The resort's circulation system was expanded into a broad loop that connected the plateau area to two entrances off Skyline Drive. At the same time, the transformation of Skyland from a private resort to a public destination was underway. Cabins were remodeled or removed and new public facilities were developed, and part of the field was converted to parking. Smaller clusters of development emerged off the north leg of the loop road, for employee dormitories, and off the south leg, for new stables. Despite these changes, the core of Skyland's development remained focused on the plateau until the early 1950s when a new dining hall, a modern motel-style lodge building, parking lot, and spur road were built on the upper terrace.

Existing Conditions:

In the 1950s, a Registration Office and additional motel-style lodges were built south of the dining hall. Together, these buildings formed a single line along the west edge of the terrace and were spaced relatively close together. On the plateau, development is still centered around the field but is comprised of several different sub-clusters showing change over time. From 1954-1988, the old cabins along the west edge of the plateau and on the hillside south of the field were gradually replaced by thirteen elongated motel-style lodge buildings. These structures contrast with the older, finer texture of the small cabins and cottages that remain clustered to the north, east, and south of the field. The newer lodgings are in rows oriented parallel to the topography of the western slope and provide views from each room. Like the lodges on the upper terrace, several of these buildings are also spaced close together. The historic cabins that do remain are oriented along Pollock's partial grid plan and have little relation to the site's topography. Portions of the path system at Skyland has changed in response to the new lodging units, and the Appalachian Trail (AT) no longer passes through the resort. However, most of the other trails and roads remain from the historic period.

The dormitory cluster northeast of the dining hall has expanded since the end of the historic period and now consists of seven one-story buildings. They are situated within the forest, which generally keeps them entirely out of sight from the public areas. A cluster of service buildings is located just north of the stable and includes a sewage treatment facility, firehouse, park housing, and maintenance buildings. They are arranged loosely, in a linear fashion along curving and forked service road. Woodlands partly screen the structures from each other and from the historic stable area.

Today, Skyland is surrounded by tall, dense, mature forest that contrasts with the the low, rectilinear fields of the intensively farmed valley below. The tree canopy typically becomes denser and higher in the hollows and canyons, while on the less protected slopes it is lower with

a dense understory. Within the resort area, the tree canopy is also generally younger and lower. The major open areas are the field, the hillside south of the field, and the parking lot on the terrace, and to a lesser extent along the roads and utility corridors.

Land Use

Historic Condition:

Early industrial activity on the Skyland site was dominated by copper mining, which began in 1845. A smelting furnace was located on the plateau close to Furnace Spring, giving the spring its name. The plateau is also where charcoal was made and stored for use in the furnace. Logging for charcoal resulted in large-scale clearing of the surrounding forest, and after 1850 there was little timber left on the plateau as it was the first to be used. The field on the plateau dates to around this time.

Although industrial activity in the field area eventually diminished as recreational resort uses developed, smelting continued elsewhere on the Stony Man Tract until c.1920 and was often observed by Skyland's early guests. Many acres of the surrounding forest stands were also harvested for lumber and tan bark. As a result of these practices, the Skyland area was less forested in the early part of the twentieth century, with more open land, such as on the field on the plateau.

Skyland's recreational uses began in the 1880s when George Pollock Jr. traveled to Stony Man Mountain and decided to devote his energies to developing a mountain retreat for his father's corporation. Originally called "Stony Man Camp," the name of the resort was changed to Skyland in 1902. The resort was constructed gradually over many years, with the first lots sold in 1888 (Engle, 1994: 2,4). At its peak, Skyland was a seasonal community made up of privately owned lots with cabins and cottages built around an open field on the plateau. Other recreational land uses from this period include hiking trails, riding stables, tennis, and swimming.

In 1933, the CCC's first camp was established just south of Skyland. The CCC provided labor for many projects at Skyland from 1933-1942, including improvements to Old Skyland Road, modifying or demolishing cabins, building retaining walls and other infrastructure features, and installing plantings. By 1934, Skyline Drive was permanently opened to Skyland, and set in motion events that transformed the resort from a private retreat to a public destination. In 1937, the NPS contracted with concessionaire Virginia Sky-Line Company, Inc. to take over resort operations, and thus began Skyland's era as a public, hotel-style resort, used by park visitors. In the early 1950s, development of new and larger dining, lodging, and parking facilities shifted the focus of development from the original plateau area to the broad terrace above it.

Existing Conditions:

Development of the upper terrace continued in the 1950s with the addition of a Registration Office and addition lodge buildings. In the 1970s, a bar and gift shop were added to the Dining Hall, enhancing this part of the resort as the main public and reception area, a role which continues today. Beginning in the 1960s, the concessionaire began removing the remaining historic cabins along the western edge of the plateau, and replaced them with larger motel-style lodgings, the last of which was completed in 1988. The NPS currently uses Massanutten

Lodge as a museum and Boulder Cabin as offices, but all of the other cabins are used for lodgings.

The field still remains as the largest open space at Skyland and continues to serve as a recreational area. In addition to the historic shuffleboard court, there is also a children's playground, a picnic area and barbeque, and ample lawn space for other activities. In 1988, the route of the AT within the resort was shifted to just east but the original route is still used as a visitor path. Other nature trails and horse trails lead to scenic viewpoints at Stony Man Mountain and Bushytop.

Character-defining Features:

Feature: Field
Feature Identification Number: 91875
Type of Feature Contribution: Contributing

Cultural Traditions

Historic Condition:

The design of Skyland's cabins reflected the local vernacular style. Roofing and siding were naturally rough and made use of chestnut, white oak, and tulip poplar logs and bark, and sawn and hand-split shingles. Roofs were either wood shingle or standing seam metal and windows were typically small, as was the local tradition. In Skyland's early years, many materials for the cabins were obtained from Pollock's saw mill. However, Pollock's owners were free to buy products from local mills, and after the Pollock's mill closed in 1894, all products were purchased from local mills that manufactured in the vernacular style. Most of the exterior materials were replaced in the 1930s with rough-sawn slab siding on the recommendation of Charles M. Peterson, NPS architect (Engle, 1994: 11-12 and Engle, 2007: June 28).

Existing Conditions:

The marks of mountain residents can still be seen on a few of Skyland's historic buildings. Bark shingles remain on the north façade of Byrd's Nest Cottage and Massanutten Lodge. Park Cultural Resource Specialist Engle reports that the park has found a local craftsman that can make the bark for siding and park maintenance staff have learned to apply it.

Character-defining Features:

Feature: Bark shingles
Feature Identification Number: 97571
Type of Feature Contribution: Contributing

Vegetation

Historic Condition:

Vegetation around the plateau area was altered significantly beginning in 1845 when hardwoods such as chestnut, black oak, and hickory were cut to make charcoal for the copper smelting

operation at Furnace Spring. By 1850, there was little timber left on the plateau. Mining activity slowed after that time, and species resprouted quickly in dense thickets that grew amongst the conifers that were not cut. By the time George Pollock Jr. arrived in the mid-1880s, the site featured occasional stands of mature conifers and large areas of immature second-growth hardwoods. Interspersed amongst the trees were open areas where years of grazing occurred or where the soil had been sterilized or deciduous roots killed by charcoal production. In the latter case, younger conifers would likely have existed (Engle, 1994: 6-7). Harvesting and mining ceased on the plateau as Pollock's resort was developed, but continued on other parts of the Stony Man Tract until the 1920s.

One of the larger open areas on the plateau became the "field" around which Skyland was developed, while one of the conifer stands east of the field was the "grove" where George Pollock constructed cabins for himself and his mother. A historic photograph from 1888 shows an open area on the plateau surrounded by white pines likely between 20-25 years old, and another view from 1913 shows a portion of the field bordered by mature chestnut, oak, elm, ash, and white pine (Engle, 1994: 6-7). Photographs after 1915 show the plateau almost denuded of deciduous trees, suggesting chestnuts had succumbed to the fungal blight that reached its peak between 1910 and 1920. Around this time, sycamore, birch, and hemlock were planted along a road that extended north from the grove through the Cliff lots (Engle, 1994: 22). A drawing from 1934 of some of the cabins in the Cliff lots area indicates other plantings such as mountain laurel, wild cherry, locust, silver maple, hawthorn, balsam fir, and Virginia pine. The CCC added native plantings around Skyland from 1936-1942. Like those along the Appalachian Trail and Skyline Drive, the plantings were arranged in a naturalistic manner. Many of these plants were transplanted from other areas of the park.

Many of the urbanites who summered at Skyland applied the popular picturesque design trends of the time in the yards and the flower gardens around their cabins (Engle, 1994: 30). At the Massanutten Lodge, for example, the north and south sides were planted with "pines ...and trees," and a garden full of "dahlias and cosmos" was planted between the house and retaining wall and a flower border along the entrance path (Engle, 1994: 9). Many cabins also featured vegetable gardens. A five-acre vegetable garden was situated on the hill south of the field. This garden and a one-acre flower garden served the dining hall.

The most elaborate gardens at Skyland were developed by George and Marian Judd in their property north of the field. Initially centered around blue spruce trees next to their cabin in 1911, it was expanded north and down into the ravine and consisted of seven distinct garden "rooms" defined by topography, stone walls, fences, roads, paths, and changes in vegetation. The rooms varied from planting beds set within grass areas to more naturalistic woodland gardens and included the Sentinal Lodge Gardens, the Western Forest, the Lower Entry Garden, the Great Lawn Area, the Jonquil and Herb Garden, the Stroll Garden, and the Lower Hemlock/Pine Forest (Engle, 1994: 22-24).

Existing Conditions:

Most of Skyland is now covered in second-growth hardwood forest dominated by oaks (*Quercus* spp.) and hickories (*Carya* spp.) and an understory of witch hazel (*Hamamelis* spp.), alternate-leafed dogwood (*Cornus alternifolium*), striped maple (*Acer pennsylvanicum*), and hawthorn (*Crataegus* spp.). Many of the mature hemlocks (*Tsuga canadensis*) on the site are in poor condition because of a park-wide infestation of the woolly adelgid.

The historic grove area is the most mature forest in this landscape and is now a dense, shady forest with tree diameters frequently reaching 2 feet across. North of here, some of the birches, sycamores, and hemlocks remain and still define the alley along Pollock's old road. Sugar maple (*Acer saccharum*) and American mountain ash (*Sorbus americana*) were also observed at Skyland, as were patches of mountain laurel (*Kalmia latifolia*) and blueberry (*Vaccinium* spp.). In an indication of the effectiveness of the naturalistic and picturesque styles that were practiced at Skyland, it is difficult today to distinguish between not only the naturally existing and planted vegetation, but also between the pre-1936 and post-1936 CCC plantings.

The most significant open area is the historic field area, which contains playground and picnic areas and is maintained as mown turf. (The 'field' is listed as a contributing feature in the Land Use section.) Areas around the cabins, lodges, and public facilities are also maintained as grass, as are the shoulders that border the roads at Skyland. Some other open areas at Skyland are maintained as meadow and are mowed once or twice a year, such as the broad clearing on the hill south of the field. Milkweed (*Asclepias* spp.), yarrow (*Achillea* spp.), oxeye (*Heliopsis helianthoides*), black-eyed Susan (*Rudbeckia* spp.), butter-and-eggs (*Linaria vulgaris*), and Queen Anne's lace (*Daucus carota*) were evident there at the time of this field survey.

There are two known remnant gardens at Skyland, Massanutten Lodge Gardens and Judd Gardens. Cultivated exotic and native plants and specimen trees are found in both gardens, all growing within terraces and stone walls. At Massanutten Lodge, terraced gardens are still evident on the hillside around the lodge and along the recently restored stone walls. Today, original peonies (*Paeonia* spp.) identified as "Bowl of Gold" are still present and new plants have been installed (Engle, 2007: June 28). Mature shrubs including common lilac (*Syringa vulgaris*) and common ninebark (*Physocarpus opulifolius*) may date to the 1910s or 1920s. Plantings on the stone wall by the front door include sedum (*Sedum* spp.), false indigo (*Baptisia* spp.), coreopsis (*Coreopsis* spp.), and sage (*Salvia* spp.) (Fig. 20).

Marian Judd maintained her gardens until her death in 1958, at which time buildings and structures were removed or relocated and the gardens were left unattended. In a Cultural Landscape Report prepared for the gardens in 1993, the gardens were evaluated as retaining integrity despite a decline in their condition (Engle, 1994: 24). Unfortunately, the declining condition has continued, and to the few visitors who venture into the gardens today, distinction between the the seven "rooms" would likely be difficult (Fig. 21). Nevertheless, amongst the slumping stone walls, remnant irrigation pipes, and tangle of underbrush are occasional patches of bulbs, specimen shrubs, and towering trees.

Character-defining Features:

Feature: CCC Plantings

Feature Identification Number: 121701

Type of Feature Contribution: Contributing

Feature: Massanutten Lodge Plantings

Feature Identification Number: 121705

Type of Feature Contribution: Contributing

Feature: Judd Garden Plantings

Feature Identification Number: 121713

Type of Feature Contribution: Contributing

Landscape Characteristic Graphics:



Figure 20: Stone walls, paths, and plantings at the Massanutten Lodge have been carefully restored (OCLP, 2006).



Figure 21: Stone walls and planting areas at the Judd Gardens are in poor condition (OCLP, 2006).

Circulation

Historic Condition:

The original approach to Stony Man plateau was on a road established around 1845 for the copper smelting operation at Furnace Spring. The road began in Hawksbill Valley and ascended Kettle Canyon in generally a southern direction. In the late 1880s, it provided access to the lumber mill established by George Pollock and his partners and served as the primary access to the Skyland resort until the 1930s when Skyline Drive was built, at which time it became known as Old Skyland Road. The road continued up to the plateau as the “camp road” and terminated on the south side of the field at the dining hall and Pastime Hall, the heart of Skyland’s activities. Like all roads at this time, Old Skyland Road featured a packed earth surface (Engle, 1994: 20).

The 1910 map of Skyland indicates Pollock and his partners envisioned other roads that would provide access to the various lots. These included a road called “Cliff Avenue” leading from the camp road to the “Cliff lots” on the northern part of the ridge, a 20’-wide road originating on the east side of the field at the “Field lots” and extending north to the “NorthView Lots,” and a series of 15’-wide roads set perpendicular to this road in that area. The plan also indicated a “Road to Stony Man Peak,” an old mining and logging road. By the early 1930s, the camp road encircled the field and connected to smaller roads amongst the lots that had been sold and developed by this time, which in some cases were different than those planned in 1910

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(Engle, 1994: 21-22 and Engle, 2003: 64-65).

Construction of Skyline Drive began in July 1931. The road was opened for public inspection through the end of November 1932 but was then closed until late 1934, at which time a 34-mile stretch between Thornton Gap (US 211) and Swift Run Gap (US 33) was opened for public use (although still not completed). The presence of Skyline Drive meant Skyland was no longer an isolated resort, and maps from 1933 show north and south entrances into the resort from Skyline Drive. These roads headed down the hill to the plateau area and the camp road encircling the field, thus creating a broad loop through the resort. By the late 1930s, the southern half of the field was used for parking to serve the Dining Hall, Pastime Hall, Comfort Station, and the Recreation/Conference Hall.

Between 1939 and 1952, portions of the loop road were straightened and curves were broadened. One such realignment headed south from the field over the demolished Pastime Hall, which required the removal of the Wayside Cabin and altered the grounds around Massanutten Lodge, Fell Cabin, and several other cabins (Engle, 1994: 11). Other interior roads eventually connected to the redesigned loop system, providing access to the employee dormitories, Bushytop, and the new stable area. In the early 1950s, a new spur road that had been planned as early as 1939 was built on the upper terrace to connect to the original loop system and provide access to the new Dining Room, lodging, and parking facilities. The road leading to the dormitories was extended to the new Dining Room around this time to serve as a loading dock. Beginning in the 1930s, many roads constructed or improved in Shenandoah NP used one-way circulation whenever possible to allow for narrower roads and less environmental disturbance, including some of the roads at Skyland (Engle, 2007: June 28).

In addition to roads, Skyland also featured hiking trails, horse trails, and walkways. Pollock reopened some of the old logging roads to Stony Man Mountain as hiking and horse trails for guests to enjoy. In 1927, the Potomac Appalachian Trail Club (PATC) began construction of the AT. A portion of the AT passed through Skyland because of Pollock's help in founding and supporting the PATC. This assured that AT hikers would be routed through, and would use, Skyland. The AT followed the route of a trail east of the field built earlier by Pollock, called the Passamaquoddy Trail, which was upgraded to meet CCC/NPS standards. By the end of the historic period, this trail connected the original resort area on the plateau to the new facilities on the upper terrace. Another trail called Millers Head Trail lead to an overlook platform on Bushytop. It was established in the 1930s by the CCC (National Register Documentation, 2003: 7-16 and NPS Branch of Plans and Design plan ND, signed 1938).

Historic photographs show that walkways connected the cabins to the trails and roads. Locations of some but not all of the paths are known. The paths likely featured an earthen or gravel surface, like the roads. Historic drawings and photographs indicate some walkways included small footbridges or stone steps.

Existing Conditions:

Skyland's historic road system – the loop road, connecting interior roads, and the spur road – are still in use. The system has been extended in some areas to access new motel-lodging units south of the field and maintenance facilities and park housing units near the stables. In recent years, some previous road widenings have been eliminated, such as the section of the loop road next to the Massanutten Lodge. It is now restricted to one-way traffic heading south.

In addition to the large parking lot and drop off area on the upper terrace, parking areas are located just off the north and south entrances from Skyline Drive for the Stony Man Nature Trail and the stables, respectively. Parking pullouts are situated at various locations along the road system to serve the historic cabins and especially the newer lodging units. Several pullouts are located in the vicinity of the Recreation/Conference Hall as parking is no longer present in the south end of the field. Large asphalt pads near the stable are used for seasonal trailer housing for stable staff. The roads, parking lots, and pullouts throughout Skyland are paved in asphalt that varies widely in condition. The Loop Road and Spur Road are striped with centerlines and fog lines, and most parking stalls are striped. Old Skyland Road and service roads to Bushytop and the water tower are gravel (Fig. 22).

In 1988, the route of the AT was relocated off the Passamaquoddy Trail and away from the heart of Skyland. The AT is now located farther east and passes by the stables, over the knoll by the water tower, and joins the Stony Man Nature Trail for about one-half mile to the northeast of Skyland (NPS Denver Service Center map, 1982 and Potomac Appalachian Trail Club map, 1997). The nature trail is interpreted by numbered markers, which correspond to a brochure available at the trailhead. The Passamaquoddy Trail still serves as a popular hiking path through Skyland's historic core, and a portion of it has been paved as it is the primary walkway between the plateau and the upper terrace (Fig. 23). Millers Head Trail is marked by a historic concrete post and leads to two scenic viewpoints and the foundation of the overlook platform. All of these trails connect at various points to other trails that were once old mining and logging roads.

Lighted asphalt paths extend from parking pullouts to lodgings, and connect the lodgings on the plateau to the restaurant and registration facilities on the upper terrace. As was the case historically, paths connect the cabins to the parking areas, roads, and other sites. Today, most are paved and lighted, but at least one historic gravel path with a set of stone steps, at the Boulder Cabin, remain (Fig. 24). Historic granite steps can also be found near the Whispering Pines Cabin. At the Fell Cabin, a set of stone steps supported by two stone columns also remains from the historic period.

Horse trails form another system of circulation which is kept separate from the pedestrian and automobile circulation. The hub of these trails is the stable area. From there, one trail leads northeast to Stony Man Mountain via a separate route from the Nature Trail. A longer trail leads south, roughly paralleling Skyline Drive, to Big Meadows.

Character-defining Features:

Feature: Old Skyland Road

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Feature Identification Number: 121883
Type of Feature Contribution: Contributing
IDLCS Number: 81792
LCS Structure Name: Old Skyland Road
LCS Structure Number: SK01A

Feature: Loop Road and Connecting Roads
Feature Identification Number: 121885
Type of Feature Contribution: Contributing
IDLCS Number: 81791
LCS Structure Name: Skyland Road System & Pedestrian Paths
LCS Structure Number: SK01

Feature: Spur Road
Feature Identification Number: 121887
Type of Feature Contribution: Contributing
IDLCS Number: 81791
LCS Structure Name: Skyland Road System & Pedestrian Paths
LCS Structure Number: SK01

Feature: Parking Areas
Feature Identification Number: 121889
Type of Feature Contribution: Non Contributing

Feature: Service Roads
Feature Identification Number: 121891
Type of Feature Contribution: Non Contributing

Feature: Appalachian Trail (portions not part of Stony Man Nature Trail)
Feature Identification Number: 121893
Type of Feature Contribution: Non Contributing

Feature: Stony Man Nature Trail (includes portion of current Appalachian Trail)
Feature Identification Number: 121895
Type of Feature Contribution: Contributing

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IDLCS Number: 81791
LCS Structure Name: Skyland Road System & Pedestrian Paths
LCS Structure Number: SK01

Feature: Passamaquoddy Trail
Feature Identification Number: 121897
Type of Feature Contribution: Contributing
IDLCS Number: 81791
LCS Structure Name: Skyland Road System & Pedestrian Paths
LCS Structure Number: SK01

Feature: Millers Head Trail
Feature Identification Number: 121899
Type of Feature Contribution: Contributing
IDLCS Number: 81791
LCS Structure Name: Skyland Road System & Pedestrian Paths
LCS Structure Number: SK01

Feature: Old Mining and Logging Roads
Feature Identification Number: 121901
Type of Feature Contribution: Contributing
IDLCS Number: 81791
LCS Structure Name: Skyland Road System & Pedestrian Paths
LCS Structure Number: SK01

Feature: Paths between Buildings and Sites
Feature Identification Number: 121903
Type of Feature Contribution: Contributing
IDLCS Number: 81791
LCS Structure Name: Skyland Road System & Pedestrian Paths
LCS Structure Number: SK01

Feature: Boulder Cabin Gravel Walkway and Stone Steps
Feature Identification Number: 121905

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Type of Feature Contribution: Contributing
IDLCS Number: 81790
LCS Structure Name: Boulder Cabin Gravel Walkway and Stone Steps
LCS Structure Number: SK1114

Feature: Granite Steps
Feature Identification Number: 121907
Type of Feature Contribution: Contributing
IDLCS Number: 81791
LCS Structure Name: Skyland Road System & Pedestrian Paths
LCS Structure Number: SK01

Feature: Fell Cabin Retaining Wall/Entrance Columns and Steps
Feature Identification Number: 121909
Type of Feature Contribution: Contributing
IDLCS Number: 81846
LCS Structure Name: Fell Cabin Retaining Wall/Entrance Columns & Steps
LCS Structure Number: SK1101A

Feature: Horse Trails
Feature Identification Number: 121911
Type of Feature Contribution: Contributing
IDLCS Number: 81791
LCS Structure Name: Skyland Road System & Pedestrian Paths
LCS Structure Number: SK01

Landscape Characteristic Graphics:



Figure 22: View of the chain across Old Skyland Road, near Furnace Spring (OCLP, 2006).

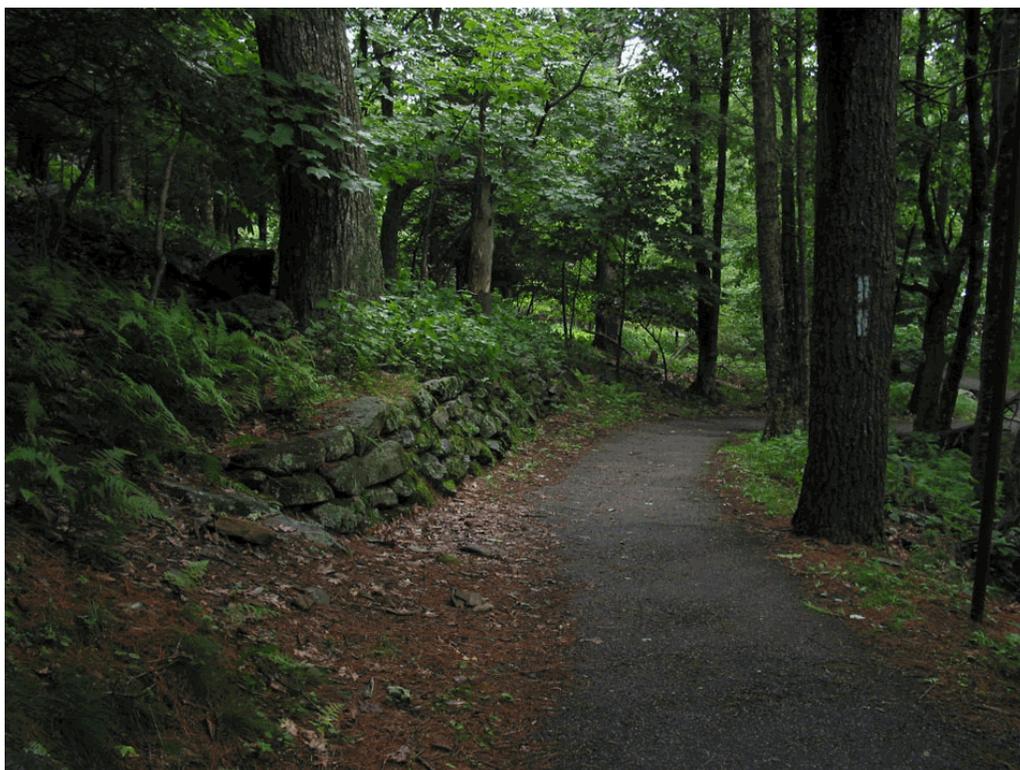


Figure 23: A portion of the Passamaquoddy Trail (formerly part of the Appalachian Trail) is paved and connects the plateau and the upper terrace (OCLP, 2006).



Figure 24: Historic gravel path and steps in front of the Boulder Cabin (OCLP, 2006).

Buildings and Structures

Historic Condition:

Development of buildings and structures on and around the plateau that would later become the core of the Skyland resort began in 1845 with the opening of a copper mining operation near Furnace Spring. Some of these structures may have been located on the plateau where charcoal was produced, but the exact locations are not known. It was not until the late 1880s that the landowners began to develop a recreational resort on the plateau called Stony Man Camp. Around this time, George Pollock, Jr. partnered with other investors to build a lumber mill near the plateau to sell the materials needed for construction of cabins, and by c.1890 three cabins and a stable had been built. In 1893, however, all but one of the buildings at Skyland were deliberately burned, possibly out of retaliation by locals who had been squatting on the land since the mining company closed. Despite this setback, Pollock continued to promote the resort and sell lots.

Private cabins were the most common type of building at Skyland. The cabins were designed in a rustic architectural style based on local vernacular traditions. According to Reed Engle, Cultural Resource Specialist at Shenandoah NP, many of the early cabins could well have been found in adjacent hollows except that those built at the resort, out of necessity, had to be modified to fit the steep grades and, in many cases, were much larger than local vernacular models (Engle, 2007: June 28).

Cabins were typically one story with irregular roof lines, casement windows, stone chimneys, and fireplaces. As the social life at Skyland was oriented to outdoor activities, all of the cabins had open front porches. Siding materials featured chestnut, white oak, and tulip poplar logs and bark, and sawn or hand-split shingles, and roofs were either wood shingle or standing seam metal. Some of the cabins constructed included Fell (c.1902, 1911), Byrd's Nest (1906), Trout (1909), Peak View (1910), Pine Grove (1911), Vollmer (1919), Whispering Pines (c.1920), and Boulder (c.1925).

Most residents hired Pollock to have their cabins built, but as Skyland grew some chose to hire their own architects who followed Pollock's requirement for roofing and siding types and began to elaborate upon the vernacular example (Engle, 2007: June 28). One of the most interesting structures was the Massanutten Lodge, built in a style described as "exaggerated vernacular" (Engle, 1994: 9-10). Completed in 1911, this house was designed by Victor Mindeleff with massive stone piers into the side of a steep hill and sided in large vertical wood shake shingles. Beginning in the mid-1930s, many of the cabins were remodeled for public use by the Virginia Sky-Line Company, Inc., the park's first concessionaire, and by the CCC. Stone fireplaces and chimneys were removed and the interiors were subdivided (Engle, 1994: 12-20).

Other buildings present at Skyland during the historic period were a dining hall, where residents took all of their meals in a communal setting, and a recreation/dance hall called "Pastime Hall," which was remodeled by the CCC in 1939 and served as a coffee and souvenir shop until it was removed in 1947 (Engle, 2007: May 10). In 1937, the CCC constructed a comfort station and in 1939, the concessionaire constructed the Recreation/Conference Hall, which was also used as a dining facility. The Recreation/Conference Hall was designed by Marcellus Wright, Jr. (he also designed Big Meadows Lodge and many other park buildings), and gestured to the earlier architectural style of the cabins with its irregular roofline, open front porch, and large stone chimneys (Engle, 1994: 25). That same year, the concessionaire built new stables south of Pollock's original stables, and around 1950 added a hay storage shed to the north end of the stables (Engle, 2003: 108 and LCS, 2007: #102196). Pollock constructed Dormitories A and B to house seasonal African-American staff, and in 1941 the concessionaire constructed a third building, Dormitory C, for white staff (LCS, 2007: #398336). In 1952 the concessionaire relocated five two-unit cabins from the former resort area at Dickey Ridge to Skyland. The Dogwood, Maple, Hemlock, Ash, and Wildwood cabins, originally built in 1939, were placed in the grove east of the field and featured plank siding (Engle, 1994: 24).

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Other structures at Skyland included an acetyline gas plant, a water works, a water tower, and several bath houses. One of the original bath houses was situated below Furnace Spring and was later the location of a pump house constructed by the CCC around 1936/1937 (LCS, 2007: #219234). This dry laid stone structure was approximately 8' square and was built into a steep slope. The CCC also constructed a 50,000 gallon underground reservoir to replace an earlier Pollock water tower in 1936 and built a sewage disposal system in 1940.

Several lots at Skyland featured steep topography and required the construction of dry laid stone walls. Retaining walls were constructed at the Fell Cabin, Massanutten Lodge, east of the Ash Cabin site, and behind the Conference Hall (LCS, 2007: #081846, #081848, #228579, #222736). Retaining walls also lined portions of the Old Skyland Road, and according to historic photographs a free-standing wall bounded a portion of the camp road. The Judd property featured several free-standing stone walls, some of which defined the many "rooms" and terraces of the elaborate gardens. Other free-standing stone walls were built along the path to the former dining hall and in some of the lots north and east of the field.

Some of the stone walls and other infrastructure elements can be attributed to the CCC. Two large retaining walls were likely built by the CCC in the vicinity of the Judd property, probably to accommodate roads and parking areas for the cabins to the west (LCS, 2007: #219241). The CCC constructed several of the retaining walls along the Passamoquoddy Trail when it was upgraded to meet NPS/CCC standards for the Appalachian Trail. The CCC also built retaining walls along Millers Head Trail, as they were responsible for the stone overlook platform at its terminus.

Historic maps show that logs were used in several locations along the camp road as culverts. Later, culverts constructed with corrugated metal pipes were constructed and some featured stone headwalls, especially along the loop and spur roads. The CCC may have built some of these structures as well (LCS, 2007: #081845). These drainage structures are similar to those constructed along Skyline Drive.

A turning point in building design at Skyland came in 1952 when the concessionaire built the stone and frame Dining Room and the ten-unit Stony Man Lodge on the terrace above the plateau. The design of Stony Man Lodge, a long motel-style building, represented a departure from the small rustic cabin accommodations. However, its gable roof, low profile, and use of compatible materials gestured to the rustic character of Skyland's historic buildings. The restaurant replaced Pollock's original dining hall destroyed by fire in the late 1940s. The building featured a broad flat roof and made use of native stone and wood materials, and featured large windows that provided panoramic views to the west. However, the design of the building was widely criticized when it opened (Engle, 2007: May 10).

Existing Conditions:

The original core of the Skyland resort retains several buildings from the historic period. Historic cabins include Fell, Byrd's Nest, Trout, Peak View, Pine Grove, Vollmer, Whispering

Pines, Ash, Hemlock, Maple, Dogwood, and Wildwood. Boulder Cabin is currently used as offices for park interpretation staff and Massanutten Lodge serves as a museum of Skyland's history as well as a private resort (Fig. 25). Most building exteriors have been restored in the last fifteen years. Some, such as Byrd's Nest Cottage, retain original fabric consisting of bark shingles on the north side, while others, such as Massanutten Lodge, feature replacement vertical bark siding. The historic Recreation/Conference Hall still serves its original role and Dormitories A, B, and C continue to house employees.

The number of guest rooms increased dramatically in the 1950s and 1960s with the construction of nine motel-style buildings similar in design to the Stony Man Lodge. They included White Oak (1953), Winchester (1954), Hazeltop (1957), New Market (1957), Winship (1957), Birmingham (1957), Bushytop (1957-1961), Pinnacles (1958), and Canyon (1960-1961). Six additional buildings have been constructed since that time and are more modern in appearance than the early lodges: Franklin (c.1970), Raven's Nest (c.1970), Shenandoah (c.1970), Laurel (c.1980), Appledore (1987-1988), and Craigin (1987-1988) (Fig. 26).

Additional guest services buildings were constructed at Skyland after the Dining Room was built in 1952. The Registration Office was added in 1956 south of the Dining Room, and like that building featured a flat roof and large windows on the west side. In the 1970s, a lobby and bar were added to the Dining Room, essentially doubling the footprint of that building. A flagstone patio and retaining wall was built between these two buildings at this time, and was reconstructed in 1997. Dormitories D (1964), E and F (1966), and G (1970) were constructed near the three historic dormitories but shared few architectural features of those historic buildings. Three additional Park Housing Units were constructed in 1989 near the historic stables and hay storage shed.

Several park support facilities were also built after the historic period, including the Maintenance Building, Maintenance Building/Firehouse, and the Sewage Treatment Facility, all northwest of the stables, a Lift Station north of Byrd's Nest Cabin, and a water tank on the knoll on the upper terrace. Small wooden sheds for supplies are scattered throughout the resort, as are shelters containing vending machines and telephones. A fairly well-concealed shed on which cell receivers are mounted is located at Bushytop, and is visible from the Millers Head Trail. This hiking trail terminates at the massive stone overlook platform.

Numerous historic retaining walls can be found throughout the site. The stone retaining wall between the road and sidewalk just east of the Massanutten Lodge was recently reconstructed, which consequently reduced the width of the road. This wall as well as the retaining walls at the Fell Cabin, behind the Recreation/Conference Hall, and along the Passamaquoddy Trail (the former AT) and Millers Head Trail are in good condition (see Fig. 23). Two historic mortared stone retaining walls on the former Judd property are in fair condition, as are free-standing stone walls on the Judd property and behind the Ash Cabin. Other stone walls, such as those along Old Skyland Road or defining the path to the old dining hall are in fair to poor condition and overgrown with mosses and vegetation, their original purposes long since gone.

Non-historic retaining walls associated with the contemporary lodging units can also be found throughout the resort.

The old CCC pump house is partially hidden by vegetation. The structure would likely be overlooked were it not for the sound of running water, which originates behind the wooden door built into the stonework below the massive stone lintel (Fig. 27). The pump house still functions and was restored in 2005. Stormwater continues to flow through the historic culverts throughout the resort. Over the years, some of the culvert pipes have been replaced and headwalls rebuilt.

Character-defining Features:

Feature: Fell Cabin

Feature Identification Number: 121913

Type of Feature Contribution: Contributing

IDLCS Number: 81780

LCS Structure Name: Fell Cabin

LCS Structure Number: SK1101

Feature: Byrd's Nest

Feature Identification Number: 121915

Type of Feature Contribution: Contributing

IDLCS Number: 81784

LCS Structure Name: Byrd's Nest Cottage

LCS Structure Number: SK1116

Feature: Trout Cabin

Feature Identification Number: 121917

Type of Feature Contribution: Contributing

IDLCS Number: 81785

LCS Structure Name: Trout Cabin

LCS Structure Number: SK1109

Feature: Peak View Cabin

Feature Identification Number: 121919

Type of Feature Contribution: Contributing

IDLCS Number: 81783

LCS Structure Name: Peak View Cabin
LCS Structure Number: SK1120

Feature: Pine Grove Cabin
Feature Identification Number: 121921
Type of Feature Contribution: Contributing
IDLCS Number: 81782
LCS Structure Name: Pine Grove Cabin
LCS Structure Number: SK1122

Feature: Vollmer Cabin
Feature Identification Number: 121923
Type of Feature Contribution: Contributing
IDLCS Number: 81786
LCS Structure Name: Vollmer Cabin
LCS Structure Number: SK1110

Feature: Whispering Pines
Feature Identification Number: 121925
Type of Feature Contribution: Contributing
IDLCS Number: 81781
LCS Structure Name: Whispering Pines Cabin
LCS Structure Number: SK1142

Feature: Ash Cabin
Feature Identification Number: 121927
Type of Feature Contribution: Contributing
IDLCS Number: 81787
LCS Structure Name: Ash Cabin
LCS Structure Number: SK0040

Feature: Hemlock Cabin
Feature Identification Number: 121929
Type of Feature Contribution: Contributing

IDLCS Number: 102204
LCS Structure Name: Hemlock Cabin
LCS Structure Number: SK0041

Feature: Maple Cabin

Feature Identification Number: 121931
Type of Feature Contribution: Contributing

IDLCS Number: 81788
LCS Structure Name: Maple Cabin
LCS Structure Number: SK0044

Feature: Dogwood Cabin

Feature Identification Number: 121933
Type of Feature Contribution: Contributing

IDLCS Number: 102202
LCS Structure Name: Dogwood Cabin
LCS Structure Number: SK0042

Feature: Wildwood Cabin

Feature Identification Number: 121935
Type of Feature Contribution: Contributing
IDLCS Number: 102203
LCS Structure Name: Wildwood Cabin
LCS Structure Number: SK0043

Feature: Boulder Cabin

Feature Identification Number: 121937
Type of Feature Contribution: Contributing
IDLCS Number: 81826
LCS Structure Name: Boulder Cabin
LCS Structure Number: SK1114

Feature: Massanutten Lodge

Feature Identification Number: 121939

Skyland

Shenandoah National Park

Type of Feature Contribution: Contributing
IDLCS Number: 7771
LCS Structure Name: Massanutten Lodge
LCS Structure Number: SK1129

Feature: Recreation/Conference Hall
Feature Identification Number: 121941
Type of Feature Contribution: Contributing
IDLCS Number: 81789
LCS Structure Name: Skyland Conference Hall
LCS Structure Number: SK0024

Feature: Dormitory A
Feature Identification Number: 121943
Type of Feature Contribution: Contributing
IDLCS Number: 81854
LCS Structure Name: Skyland Dormitory A
LCS Structure Number: SK0022

Feature: Dormitory B
Feature Identification Number: 121945
Type of Feature Contribution: Contributing
IDLCS Number: 81855
LCS Structure Name: Skyland Dormitory B
LCS Structure Number: SK0021

Feature: Dormitory C
Feature Identification Number: 121947
Type of Feature Contribution: Contributing
IDLCS Number: 398336
LCS Structure Name: Skyland Dormitory "C"
LCS Structure Number: SK-0023

Feature: Stony Man Lodge

Skyland

Shenandoah National Park

Feature Identification Number:	121949
Type of Feature Contribution:	Non Contributing
Feature:	White Oak Lodge
Feature Identification Number:	121951
Type of Feature Contribution:	Non Contributing
Feature:	Winchester Lodge
Feature Identification Number:	121953
Type of Feature Contribution:	Non Contributing
Feature:	Hazeltop Lodge
Feature Identification Number:	121955
Type of Feature Contribution:	Non Contributing
Feature:	New Market Lodge
Feature Identification Number:	121957
Type of Feature Contribution:	Non Contributing
Feature:	Winship Lodge
Feature Identification Number:	121959
Type of Feature Contribution:	Non Contributing
Feature:	Birmingham Lodge
Feature Identification Number:	121961
Type of Feature Contribution:	Non Contributing
Feature:	Bushytop Lodge
Feature Identification Number:	121963
Type of Feature Contribution:	Non Contributing
Feature:	Pinnacles Lodge
Feature Identification Number:	121965
Type of Feature Contribution:	Non Contributing
Feature:	Canyon Lodge
Feature Identification Number:	121967

Type of Feature Contribution: Non Contributing

Feature: Franklin Lodge

Feature Identification Number: 121969

Type of Feature Contribution: Non Contributing

Feature: Raven's Nest Lodge

Feature Identification Number: 121971

Type of Feature Contribution: Non Contributing

Feature: Shenandoah Lodge

Feature Identification Number: 121973

Type of Feature Contribution: Non Contributing

Feature: Laurel Lodge

Feature Identification Number: 121975

Type of Feature Contribution: Non Contributing

Feature: Appledore Lodge

Feature Identification Number: 121977

Type of Feature Contribution: Non Contributing

Feature: Craigin Lodge

Feature Identification Number: 121979

Type of Feature Contribution: Non Contributing

Feature: Dining Room

Feature Identification Number: 121981

Type of Feature Contribution: Contributing

Feature: Registration Office

Feature Identification Number: 121983

Type of Feature Contribution: Non Contributing

Feature: Patio

Feature Identification Number: 121985

Skyland

Shenandoah National Park

Type of Feature Contribution: Non Contributing

Feature: Patio Retaining Wall

Feature Identification Number: 121987

Type of Feature Contribution: Non Contributing

Feature: Dormitory D

Feature Identification Number: 121989

Type of Feature Contribution: Non Contributing

Feature: Dormitory E

Feature Identification Number: 121991

Type of Feature Contribution: Non Contributing

Feature: Dormitory F

Feature Identification Number: 121993

Type of Feature Contribution: Non Contributing

Feature: Dormitory G

Feature Identification Number: 121995

Type of Feature Contribution: Non Contributing

Feature: Park Housing Units

Feature Identification Number: 121997

Type of Feature Contribution: Non Contributing

Feature: Stables

Feature Identification Number: 121999

Type of Feature Contribution: Contributing

IDLCS Number: 102198

LCS Structure Name: Skyland Stables

LCS Structure Number: SK0026

Feature: Stables Hay Storage

Feature Identification Number: 122001

Type of Feature Contribution: Contributing

Skyland

Shenandoah National Park

IDLCS Number: 102196
LCS Structure Name: Skyland Stables Hay Storage
LCS Structure Number: SK0027

Feature: Maintenance Building
Feature Identification Number: 122003
Type of Feature Contribution: Non Contributing

Feature: Maintenance Building/Firehouse
Feature Identification Number: 122005
Type of Feature Contribution: Non Contributing

Feature: Sewage Treatment Facility
Feature Identification Number: 122007
Type of Feature Contribution: Non Contributing

Feature: Lift Station
Feature Identification Number: 122009
Type of Feature Contribution: Non Contributing

Feature: Water Tower
Feature Identification Number: 122011
Type of Feature Contribution: Non Contributing

Feature: Sheds
Feature Identification Number: 122013
Type of Feature Contribution: Non Contributing

Feature: Vending Machine Shelters
Feature Identification Number: 122015
Type of Feature Contribution: Non Contributing

Feature: Stone Retaining Walls
Feature Identification Number: 122017
Type of Feature Contribution: Contributing
IDLCS Number: 81848

Skyland

Shenandoah National Park

LCS Structure Name: Massanutten Lodge Retaining Wall

LCS Structure Number: SK1129A

Feature: Stone Retaining Walls

Feature Identification Number: 122019

Type of Feature Contribution: Contributing

IDLCS Number: 81846

LCS Structure Name: Fell Cabin Retaining Wall/Entrance Columns & Steps

LCS Structure Number: SK1101A

Feature: Stone Retaining Walls

Feature Identification Number: 122021

Type of Feature Contribution: Contributing

IDLCS Number: 222736

LCS Structure Name: Skyland Recreation Hall/Conf. Ctr. Retaining Wall

LCS Structure Number: SK0024.A

Feature: Passamaquoddy Trail (former Appalachian

Feature Identification Number: 122023

Type of Feature Contribution: Contributing

Feature: Millers Head Trail (former Appalachian

Feature Identification Number: 122025

Type of Feature Contribution: Contributing

Feature: Stone Retaining Walls

Feature Identification Number: 122027

Type of Feature Contribution: Contributing

IDLCS Number: 219241

LCS Structure Name: Judd Skyland Road Retaining Wall

LCS Structure Number: SK01B

Feature: Stone Retaining Walls

Feature Identification Number: 122029

Type of Feature Contribution: Contributing

Skyland

Shenandoah National Park

IDLCS Number: 228579
LCS Structure Name: Ash Cabin Retaining Wall
LCS Structure Number: SK0040A

Feature: Old Skyland Road Retaining Walls
Feature Identification Number: 122031
Type of Feature Contribution: Contributing

Feature: Various Free-standing Stone Walls
Feature Identification Number: 122033
Type of Feature Contribution: Contributing

Feature: Retaining Walls at Contemporary Lodges
Feature Identification Number: 122035
Type of Feature Contribution: Non Contributing

Feature: Pump House
Feature Identification Number: 122037
Type of Feature Contribution: Contributing

IDLCS Number: 219234
LCS Structure Name: Skyland Pump House
LCS Structure Number: SK1702

Feature: Stone Culverts
Feature Identification Number: 122039
Type of Feature Contribution: Contributing

IDLCS Number: 81845
LCS Structure Name: Skyland Road System Culverts
LCS Structure Number: SK01B

Landscape Characteristic Graphics:



Figure 25: Massanutten Lodge (OCLP, 2006).



Figure 26: Appledore and Craigin Lodges (OCLP, 2006).



Figure 27: CCC pump house (OCLP, 2006).

Views and Vistas

Historic Condition:

Views and vistas were a major factor in the development of Stony Man Camp in the late 1880s. The most desirable lots, called the Cliff lots, were located along the west edge of the plateau and offered panoramic views of Kettle Canyon and the of the Shenandoah Valley below. The other lots arranged around the field highlighted views of the forest or of Stony Man, but glimpses of the valley would likely have been possible between the cabins on the Cliff lots. Many of Skyland's owners were wary of George Pollock's proposals to expand the resort. To prevent overdevelopment and obstruction of the scenic views, some owners chose to purchase adjoining lots or forced Pollock to set aside lots for common open space before they would invest at Skyland (Engle, 2003: 64-66).

Trails lead from the resort to views at Bushytop, where an overlook platform was constructed, and to Stony Man Peak. Although views from much of the AT in the 1930s and 1940s were expansive, much of the segment passing through the heart of Skyland along the route of the Passamoquoddy Trail was forested and likely only offered filtered views. By the end of the historic period, a new dining hall and lodge building were built along the west edge of the terrace above the plateau. They were cited to take advantage of the panoramic views to the west.

Existing Conditions:

Views and vistas continue to be an essential part of Skyland’s character and are one of the major reasons for its creation and development as a successful resort. The most obvious asset of the site is its spectacular external vistas, looking west toward the Shenandoah Valley below and out to the Appalachian range beyond. However, the growth of vegetation since the historic period has reduced the number of places from which to enjoy this view.

The most publicly accessible area to experience the western view is from the large west-facing windows of the Dining Room and the Registration Office, and from the patio between these two buildings. Unfortunately, recent growth of vegetation on the slope below has partially blocked this important view (Fig. 28). Less accessible and more secluded views are visible from overlooks on nearby hiking trails, including Millers Head, Bushytop, Stony Man Mountain, Little Stony Man, and the Passamaquoddy Trail. Some powerline corridors also provide unintentional vistas. The Appalachian Trail now passes east of Skyland and along a knoll next to the reservoir, but dense vegetation prohibits any westward views of the valley in the Skyland area.

Valley views from the plateau are restricted and in a sense, privatized. The historic glimpses of the valley from historic cabins are now blocked by the large, motel-style buildings constructed along the cliff edge from 1952-1988. Spaces between these buildings are planted heavily; the effect is that of a continuous 20-30-foot high wall along the cliff edge (Fig. 29). Another notable view is from the field towards the northeast and Stony Man Mountain (Fig. 30). Dense vegetation elsewhere blocks this view from most other areas of the resort. All views west to the Shenandoah Valley have been negatively impacted by increased air pollution. On many days views are diminished due to the haze.

Character-defining Features:

- Feature: Multiple Views of Shenandoah Valley
- Feature Identification Number: 91901
- Type of Feature Contribution: Contributing

- Feature: View of Stony Man Peak from Field
- Feature Identification Number: 91902
- Type of Feature Contribution: Contributing

Landscape Characteristic Graphics:



Figure 28: The view west from the upper terrace is increasingly blocked by vegetation growing on the hillside below the Dining Room and Registration Office (OCLP, 2006),



Figure 29: The view west to the Shenandoah Valley from the field area is mostly blocked by the long motel-style buildings and mature vegetation between them (OCLP, 2006).



Figure 30: View north from the field to Stony Man Peak (OCLP, 2006).

Small Scale Features

Historic Condition:

Soon after Stony Man Camp opened, George Pollock constructed gate posts at the beginning of the old mining road (Old Skyland Road) as a formal entrance to his resort. Over time other gates were erected along the road to control access, as Pollock leased portions of his land at various periods and at one point only controlled the developed lands of the resort. Around 1933, a pair of concrete posts made to look like logs in the “faux bois” style were erected by the CCC near the bottom gate to hold a chain. After Skyline Drive opened, a gate near the top of Old Skyland Road was constructed to prohibit guest from driving down from Skyland and through the park (Engle, 2007: May 7, May 22).

Historic photographs show other small-scale features, such as a rustic gazebo on the retaining wall above the Massanutten Lodge, benches made of wood or wrought iron, a tennis net in the field, and wood bollards fronting Pastime Hall. Split rail, post and rail, and paling fences, some of which included very elaborate gates, served as enclosures for the garden spaces that surrounded many of the cabins. The fences and gates also served to keep out white tail deer (Engle, 1994: 9). Historic photographs also indicate wood signs around Skyland, which featured recessed etched lettering. Some of these signs, as well as two entrance signs off of Skyline Drive, were constructed by the CCC. Beginning in the 1930s, Skyland also featured electric exterior lighting.

Other historic small-scale features can also be attributed to the CCC. According to Reed Engle, the CCC originally built the shuffleboard court in the field and added picnic tables (Engle, 2001, oral interview). Ashlar pedestal water fountains, designed by the NPS and constructed by the CCC, were erected as were concrete trail markers with recessed and painted lettering at various locations. Similar concrete markers with directions embossed on metal bands around the top were also erected along the AT. The CCC also likely constructed a small stone foundation to display remnants of a copper still. Other historic small-scale feature included a stone tree ring encircling a large oak south of the new Dining Room and a large mounting block at the stable.

Existing Conditions:

The Pollock gate posts and the CCC “faux bois” style concrete posts at the bottom of Old Skyland Road are the only original gate features that remain at Skyland. The other gate on this road, and the gates along other roads at Skyland, are contemporary pipe metal gates or chain gates supported by metal posts. The historic shuffleboard court, two stone water fountains, and concrete trail markers remain. The remnants of the copper still on the stone foundation – the copper kettle with a wrought-iron handle – is on display, but some parts have been removed and stored for safekeeping (Engle, 1999: oral interview). The kettle is currently used as an informal trash receptacle. At the stable, there is a large concrete block used for mounting horses that was installed by the Virginia Sky-Line Company, Inc. in the 1930s (LCS, 2007: #102197).

Historic fences are no longer present, although some sections of post and rail fencing have been installed around the Massanutten Lodge. One of the more unique types of fencing used in various locations throughout Skyland consists of 2-3-foot tall stone piers with wooden rails mounted between them. These fences are associated with the motel-style lodges built from 1954-1970.

Both the NPS and the concessionaire have introduced non-historic features in a variety of forms. Beginning around 1966, additional lighting was installed at Skyland, and today four lighting types are visible, including floodlights mounted on metal poles, streetlights with Plexiglas luminaires on wood poles, metal shoebox lights at some parking areas, and bollard lights in the amphitheater area. The park and concessionaire have recently replaced mercury-vapor fixtures with downlights more sensitive to the night sky (Engle, 2007: June 28). Non-historic signage is consistent with the signage styles used throughout Shenandoah National Park. Most directional signs and some interpretive signs are constructed of brown-painted wood with the classic Shenandoah 1930s-style lettering etched in and painted white. One Plexiglas and metal standard wayside is located at the field and another at the nature trail parking area, and there are roofed kiosks at the upper parking area and next to the Recreation/Conference Hall. Along roadways, metal traffic signs are present. The roofed wooden “Skyland” entry sign at the north entrance, distinguished by orange-painted lettering, was reconstructed in 1995 from the original CCC drawings.

Other non-historic furnishings include metal hitching posts east of the upper parking lot and a wood ramp on the patio beside the Dining Hall. Vending machines and metal patio furniture are also present here, as well as stone-lined, fallow planting beds. The amphitheater area, a fan-shaped 100 x 100-foot asphalt pad north of the field, was added in 1980 and is furnished with wood benches, a small box stage with a film screen, several wooden storage cabinets, a fire pit, bollard lighting, and speakers. The field area is occupied by modular wood and plastic children's playground equipment in a fenced area, and contemporary tables and a barbeque in the picnic area. A Skyline Drive Historic District plaque is attached to a large boulder in front of the Conference Hall. Metal trash cans painted brown are located throughout the resort.

Character-defining Features:

Feature: Gate Posts at Old Skyland Road

Feature Identification Number: 122041

Type of Feature Contribution: Contributing

Feature: "Faux bois" Concrete Posts at Old Skyland Road

Feature Identification Number: 122043

Type of Feature Contribution: Contributing

Feature: Contemporary Pipe Metal and Chain Gates

Feature Identification Number: 122045

Type of Feature Contribution: Non Contributing

Feature: Shuffleboard Court

Feature Identification Number: 122047

Type of Feature Contribution: Contributing

Feature: Stone Water Fountains

Feature Identification Number: 122049

Type of Feature Contribution: Contributing

Feature: Concrete Trail Markers

Feature Identification Number: 122051

Type of Feature Contribution: Contributing

Feature: Copper Kettle

Feature Identification Number: 122053

Type of Feature Contribution: Contributing

Skyland

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IDLCS Number: 81867
LCS Structure Name: Copper Kettle-Still Base
LCS Structure Number: SK01L

Feature: Skyland Tree Ring
Feature Identification Number: 122055
Type of Feature Contribution: Contributing
IDLCS Number: 81849
LCS Structure Name: Skyland Tree Ring
LCS Structure Number: SK01C

Feature: Skyland Stables Mounting Block
Feature Identification Number: 122057
Type of Feature Contribution: Contributing
IDLCS Number: 102197
LCS Structure Name: Skyland Stables Mounting Block
LCS Structure Number: SK0026A

Feature: Contemporary Fences
Feature Identification Number: 122059
Type of Feature Contribution: Non Contributing

Feature: Lighting
Feature Identification Number: 122061
Type of Feature Contribution: Non Contributing

Feature: Signage
Feature Identification Number: 122063
Type of Feature Contribution: Non Contributing

Feature: Kiosk
Feature Identification Number: 122065
Type of Feature Contribution: Non Contributing

Feature: Skyland Sign (Reconstructed)
Feature Identification Number: 122067

Type of Feature Contribution: Contributing

Feature: Metal Hitching Posts

Feature Identification Number: 122069

Type of Feature Contribution: Non Contributing

Feature: Wood Ramp, Vending Machines, and Metal Patio Furniture

Feature Identification Number: 122071

Type of Feature Contribution: Non Contributing

Feature: Amphitheater (and furnishings)

Feature Identification Number: 122073

Type of Feature Contribution: Non Contributing

Feature: Playground Equipment, Picnic Tables, and Barbeque (in field)

Feature Identification Number: 122075

Type of Feature Contribution: Non Contributing

Feature: Skyline Drive Historic District Plaque

Feature Identification Number: 122077

Type of Feature Contribution: Non Contributing

Feature: Trash Cans

Feature Identification Number: 122079

Type of Feature Contribution: Non Contributing

Archeological Sites

This section identifies archeological resources that are part of the cultural landscape such as ruins, traces, or artifacts evidenced by the presence of surface and subsurface features. Those features listed below as contributing have been designated as such under the National Register of Historic Places Criteria A, B, or C by the List of Classified Structures or the National Register nomination for the Skyline Drive Historic District. These resources have not been evaluated and must be considered potentially contributing under Criterion D at this time. More research is needed to determine extent and use of these sites.

There are many archaeological sites in the Skyland area, but because the resort is a readily accessible area to the public, locations are restricted based on guidance from the Regional Director. Therefore, only those features previously identified in the National Register are noted in this report.

Some of the known archeological sites were observed during field work at Skyland. The sites of Freeman's Lodge (Pollock's cabin), and other cabins such as Midget, Sadie, Suburban Lodge, and possible Marble Hall are undeveloped. Visible depressions can be seen at these sites, and in some cases, stone foundation remains. According to the 1910 map of Skyland, one of the bath houses was located just below Furnace Spring near the gate on the Old Skyland Road, approximately where the historic pump house is located. Remnants of pipes were visible here.

According to Reed Engle, there are numerous archaeological sites along Old Skyland Road as it winds down Kettle Canyon, such as the copper mining remnants and a copper furnace. These were not observed during the 2006 field survey.

Note: To protect their sensitivity, archeological sites and features are not shown on site maps.

Character-defining Features:

- Feature: Stone Foundations (cabin sites)
Feature Identification Number: 97651
Type of Feature Contribution: Contributing

- Feature: Bath House (site)
Feature Identification Number: 97652
Type of Feature Contribution: Contributing

- Feature: Copper Mining Remnants (site)
Feature Identification Number: 126661
Type of Feature Contribution: Contributing

- Feature: Copper Furnace (site feature)
Feature Identification Number: 126663
Type of Feature Contribution: Contributing

Condition

Condition Assessment and Impacts

Condition Assessment: Good

Assessment Date: 07/01/2007

Condition Assessment Explanatory Narrative:

Skyland shows no clear evidence of major negative disturbance and deterioration by natural and/or human forces. The resort's cultural and natural values are as well preserved as can be expected under the given environmental conditions. No immediate corrective action is required to maintain its current condition.

Impacts

Type of Impact: Adjacent Lands

External or Internal: Both Internal and External

Impact Description: Growth of woodland vegetation along ridge lines may impact views from Skyland.

Type of Impact: Pollution

External or Internal: External

Impact Description: Air pollution in valley may impact quality of views from Skyland.

Type of Impact: Pests/Diseases

External or Internal: Both Internal and External

Impact Description: Woolly adelgid and sudden oak death may continue to impact vegetation in and around Skyland

Stabilization Costs

Landscape Stabilization Cost: 1,084,000.00

Cost Date: 07/01/2007

Level of Estimate: C - Similar Facilities

Cost Estimator: Park/FMSS

Landscape Stabilization Cost Explanatory Description:

The following projects aim to halt the deterioration of Skyland's roads. The stabilization cost is the sum total of these projects.

PMIS 137191: "Pavement Management System - Repair Skyland Lower Loop Road (FHWA RT 33)," funding requested in FY 2010.

PMIS 137195: "Pavement Management - Rehabilitate Skyland Upper Loop Road (FHWA RT32)," funding requested in FY 2010.

PMIS 95795: "Repair Skyland Lower Loop Roadway RT 33," funding requested in FY 2012.

PMIS 95798: "Repair Skyland Dining Room Access Road," funding requested in FY 2013.

Treatment

Treatment

Approved Treatment: Rehabilitation

Approved Treatment Document: Other Document

Approved Treatment Document Explanatory Narrative:

The General Management Plan and Development Concept Plan were completed in 1983. However, these documents are considered out of date and the park superintendent now signs off on the treatment of all buildings and structures as they are added to or updated in the List of Classified Structures (LCS). For these structures, a Management Category of "Must Be Preserved" was concurred by the Superintendent via a Superintendent concurrence letter dated one of the following: 12/05/03, 4/25/05, 5/24/07, or 5/30/2007. The exception is the Judd Skyland Road Retaining Wall (LCS #219241) and the Fell Cabin Retaining Wall/ Entrance Columns and Steps (LCS #081846) which are categorized as "Should Be Preserved." In the LCS, the listed treatments range from preservation, restoration, to no treatment listed.

Approved Treatment Completed: Yes

Bibliography and Supplemental Information

Bibliography

- Citation Author:** Bruce, John and Cherry Dodd
Citation Title: Massanutten Lodge Historic Structure Report
Year of Publication: 1977
- Citation Author:** Engle, Reed L.
Citation Title: Draft National Register Nomination for Skyland
Year of Publication: 1994
- Citation Author:** Engle, Reed L.
Citation Title: Everything Was Wonderful: A Pictorial History of the Civilian Conservation Corps in Shenandoah National Park
Year of Publication: 1999
Citation Publisher: Shenandoah National Park Association
Source Name: Library of Congress/Dewey Decimal
- Citation Author:** Engle, Reed L.
Citation Title: In the Light of the Mountain Moon
Year of Publication: 2003
Citation Publisher: Shenandoah National Park Association
Source Name: Library of Congress/Dewey Decimal
- Citation Author:** Engle, Reed L.
Citation Title: Email correspondences, May 7, 10, 22, 2007
Year of Publication: 2007
- Citation Author:** Engle, Reed L.
Citation Title: Comments on June 28, 2007 CLI draft
Year of Publication: 2007
- Citation Author:** Hooper, Carol of Robinson and Associates
Citation Title: National Register Nomination: Skyline Drive Historic District (Boundary Increase #1)
Year of Publication: 1997

- Citation Author:** Lambert, Darwin
Citation Title: The Undying Past of Shenandoah National Park
Year of Publication: 1989
Source Name: Library of Congress/Dewey Decimal
- Citation Author:** Land and Community Associates
Citation Title: Judd Garden Cultural Landscape Report
Year of Publication: 1993
- Citation Author:** Maddux, McClung and Peyton
Citation Title: National Register Nomination: Skyline Drive Historic District
Year of Publication: 1996
- Citation Author:** McClelland, Linda Flint
Citation Title: Building the National Parks: Historic Landscape Design and Construction
Year of Publication: 1998
Source Name: Library of Congress/Dewey Decimal
- Citation Author:** National Park Service, Denver Service Center
Citation Title: General Management Plan/Development Concept Plan: Shenandoah National Park
Year of Publication: 1983
- Citation Author:** National Park Service
Citation Title: National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation
Year of Publication: 1997
- Citation Author:** National Park Service, Denver Service Center
Citation Title: Resource Management Plan
Year of Publication: 1998

- Citation Author:** National Park Service, Olmsted Center for Landscape Preservation
- Citation Title:** Judd Garden Management & Maintenance Plan
- Year of Publication:** 1997
- Citation Author:** Olson, Gordon
- Citation Title:** Email correspondence, August 13, 2007
- Year of Publication:** 2007
- Citation Author:** Pollock, George Freeman
- Citation Title:** Skyland: The Heart of the Shenandoah National Park
- Year of Publication:** 1960
- Citation Author:** Robinson, Judith Stephanie Foell, Tim Kerr of Robinson Associates and Reed Engle, Shenandoah National Park
- Citation Title:** National Register Nomination: Skyline Drive Historic District (Boundary Increase #2)
- Year of Publication:** 2002
- Citation Author:** Sanders, Debbie, ed.
- Citation Title:** Resource Management Newsletter, Shenandoah National Park. Article referenced: Badger, Robert, "Shenandoah's Geology: An Intriguing Story"
- Year of Publication:** 1999
- Citation Publisher:** Park publication

Supplemental Information

- Title:** Map – Topographic Map
Description: NPS, Dwg. No. 41026A, 1974
- Title:** Map – Clear Water Well, Pump House, Chlorinating Basin, Skyland Development
Description: NPS, Dwg. No. NP-SHE 2025-C, January 1937
- Title:** Map – Fire Lookout Tower
Description: NPS, Dwg. No. NP-SHE 2192, August 1940
- Title:** Map – Project C, Skyland Interior Roads
Description: NPS, Dwg. No. NP-SHE 5564-A/B, December 1949
- Title:** Map – Road Construction Plans
Description: NPS, Dwg. No. NP-SHE 5368, August 1939
- Title:** Map – Skyland Area
Description: NPS, Dwg. No. NP-SHE 1038, September 1933 (Reduced from U.S. Bureau of Public Roads Map of Skyland)
- Title:** Map – Skyland Development, Part of the Master Plan.
Description: NPS, Dwg. No. NP-SHE 1162-C, January 1938
- Title:** Map - Skyland Park, Page, Co., Va.
Description: A. Y. Finks, Surveyor, Madison Co., 1902, Revised 1910
- Title:** Map – Skyland Plan
Description: NPS, Dwg. No. NP-SHE 6004, November 1934
- Title:** Map – Stable at Skyland, VA
Description: NPS, Dwg. No. NP-SHE 2188, May 1940
- Title:** Map – Topographic Base Map, Skyland, Part of the Master Plan
Description: NPS, Dwg. No. NP-SHE 2113-B, July 1953
- Title:** Map – USGS Big Meadows Va. Quadrant
Description: 1965, 1:24,000
- Title:** Map – USGS Old Rag Mountain Va. Quadrant

Skyland
Shenandoah National Park

Description: 1994, 1:24,000

Title: Oral Interviews with Reed L. Engle

Description: 7/28/1999 and 1/11/2001