

Revised: 8/2025

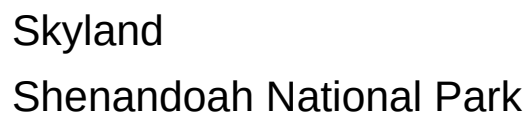


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Introduction

The Cultural Landscape Inventory (CLI)

The Cultural Landscape Inventory (CLI) is a comprehensive inventory of all cultural landscapes in the National Park System. Landscapes that are listed, or eligible for listing, on the National Register of Historic Places, or are otherwise managed as cultural resources and in which the National Park Service has, or plans to acquire, legal interest are included in the inventory. The CLI identifies and documents each landscape's location, size, physical development, landscape characteristics, character-defining features, and condition. Cultural landscapes have approved CLIs when concurrence with the findings is obtained from the park superintendent and all required data fields are entered into the Cultural Resources Information System (CRIS-CL) database. In addition, for landscapes not currently listed on the National Register and/or without adequate documentation, concurrence is required from the State Historic Preservation Officer, Tribal Historic Preservation Officer, or the Keeper of the National Register.

Scope of the CLI

The information contained within the CLI is compiled from primary and secondary sources and through on-site surveys of the landscape. The level of investigation is dependent upon scoping the need for information. The baseline information collected provides a comprehensive look at the historical development and significance of the landscape. Documentation and analysis of the existing landscape identifies character-defining characteristics and features and allows for an evaluation of the landscape's integrity and an assessment of the landscape's condition. The CLI also includes historic maps, drawings, and images; photographs of existing conditions; and a site plan that indicates major features. The CLI documents the existing condition of park landscape resources and identifies impacts, threats, and measures to stabilize condition. This information can be used to develop strategies for improved stewardship. Unlike a Cultural Landscape Report (CLR), the CLI does not provide management recommendations or treatment guidelines for the cultural landscape, but it may identify stabilization measures.

The Cultural Resources Information System (CRIS)

CRIS is the National Park Service's database of cultural resources on its lands, consisting of archeological sites, historic structures, ethnographic resources, and cultural landscapes. Cultural Resources Inventory System (CRIS) replaces three legacy inventory systems: ASMIS (archeology), CLI (cultural landscapes), and LCS (historic structures); and it reinstates the former ERI (ethnographic resources). This Cultural Landscape Inventory document reflects the information in a corresponding CRIS Cultural Landscape record.

Statutory and Regulatory Foundation

The legislative, regulatory, and policy directives for conducting and maintaining the CLI within CRIS are:

- National Historic Preservation Act (NHPA) of 1966 (16 USC 470h-2(a)(1)) Sec. 110
- Executive Order 13287: Preserve America, 2003. Sec. 3 (a and c)
- Secretary of the Interior's Standards and Guidelines for Federal Agency Historic Preservation Programs
- Pursuant to the National Historic Preservation Act, 1998. Std. 2
- Cultural Resource Management Guideline, 1997, Release No. 5, page 22; issued pursuant to Director's Order #28 (DO-28)

The NHPA requires the identification, evaluation, and nomination of historic properties to the National Register of Historic Places and the maintenance and expansion of an inventory of cultural resources. DO-28 requires a cyclic assessment of the current condition of cultural landscapes based on an assessment interval, with a default of six years.

Use

Beyond fulfilling legal and policy requirements, park staff can use the Cultural Landscape Inventory in the following ways:

- To learn about park cultural landscapes (all staff)
- To inform management decisions (park managers)
- To inform project planning and development (park managers, facility managers, project managers, compliance specialists)
- To monitor the condition of the cultural landscape and take measures to protect its significance and integrity (cultural resource managers, facility managers)
- To recognize the stabilization and treatment needs of landscape features and plan work within cultural landscapes to address the needs (facility managers, cultural resource managers)
- To understand the cultural value of natural systems in a cultural landscape (natural resource managers)
- To create programming and educational materials based on site history (interpretation and education specialists)
- To recognize impacts within cultural landscapes and enforce protection measures (visitor and resources protection staff)

General Information

Property Level and CLI Numbers

Inventory Unit Name:	Skyland
Resource Classification:	Component Landscape
CLI Identification Number:	300116
Parent Landscape:	300115
Inventory Status:	Complete

Park Information

Park Name:	Shenandoah National Park
Alpha Code:	SHEN
Park Organization Code:	4840
Park District:	SHEN
Region:	Northeast
Restricted:	Yes

Landscape 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 compliments 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 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 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.

Landscape 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

Landscape Type:

Historic Designed Landscape

Historic Vernacular Landscape

Other Names:

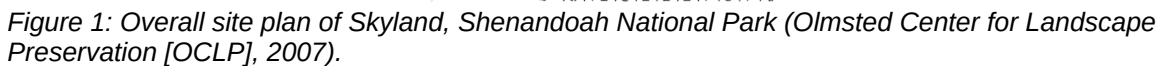
Other Name: Skyland

Other Name Type: Both Current And Historic

Other Name: Stony Man Camp

Other Name Type: Historic

Site Plan



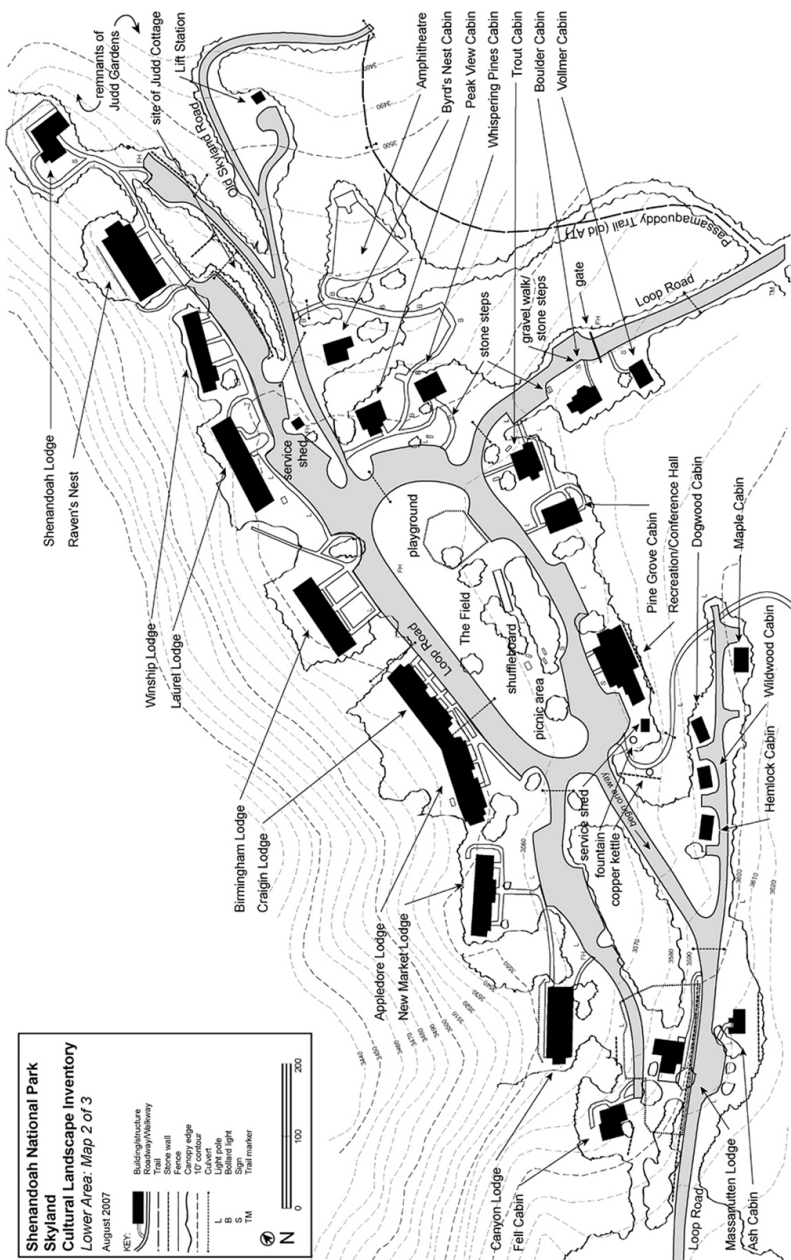


Figure 3: Site plan of Lower Area, Map 2 of 3 (OCLP, 2007).

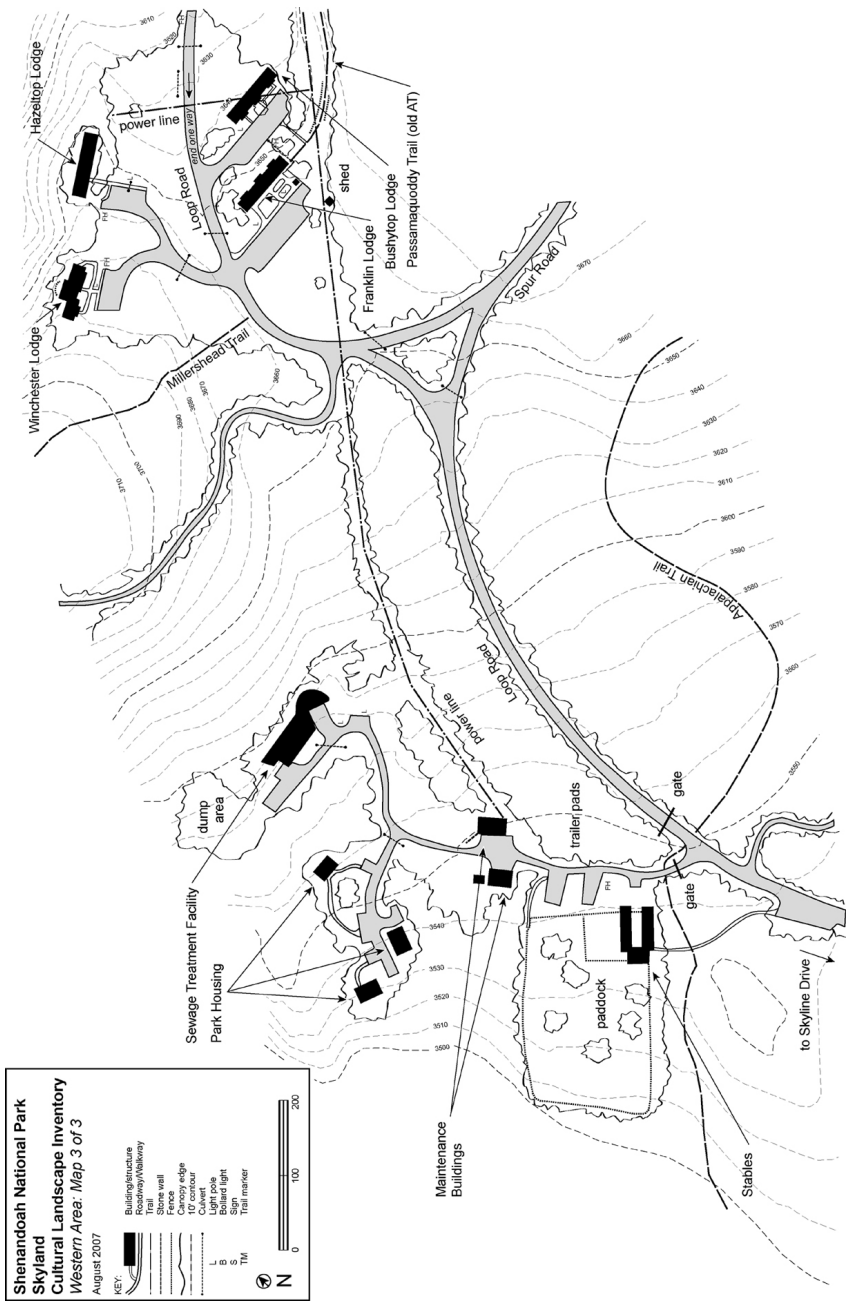


Figure 4: Site plan of Western Area, Map 3 of 3 (OCLP, 2007).

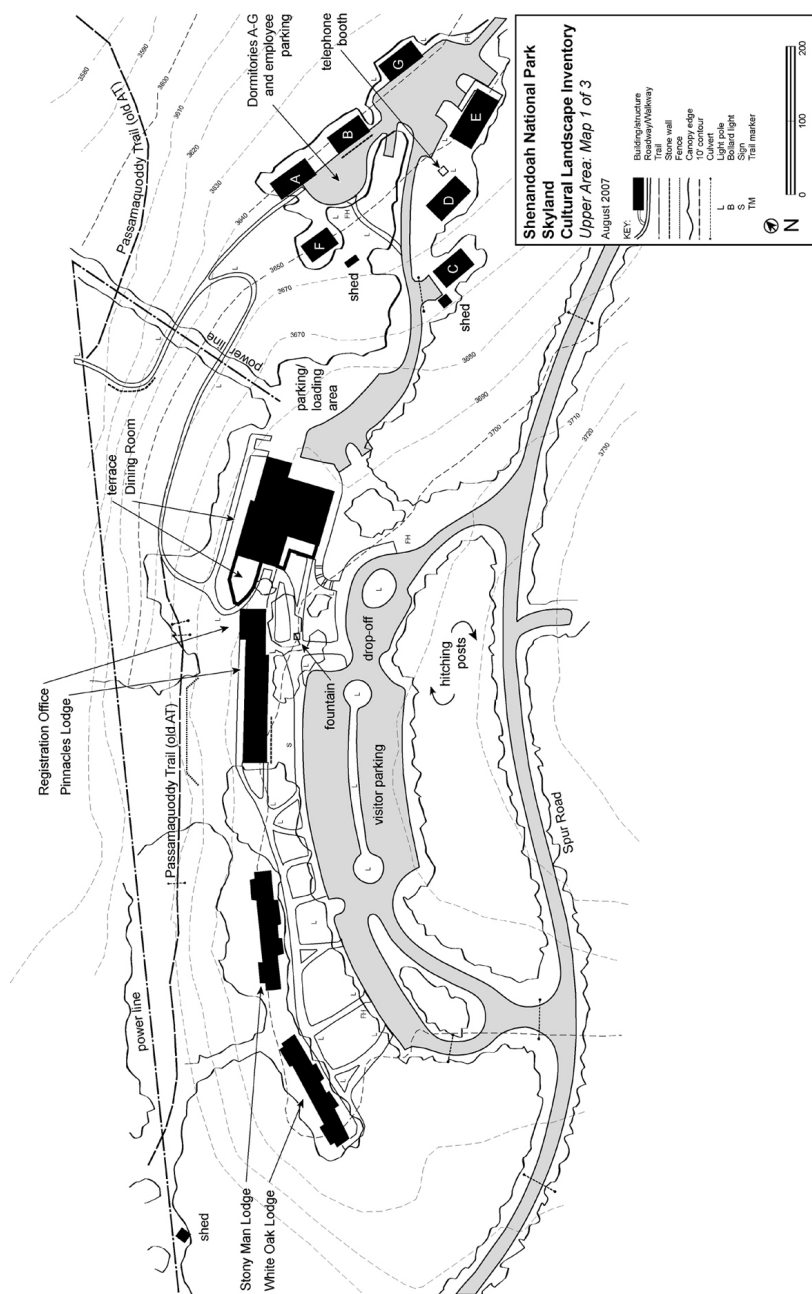


Figure 2: Site plan of Upper Area, Map 1 of 3 (OCLP, 2007).

Hierarchy Description Graphic:

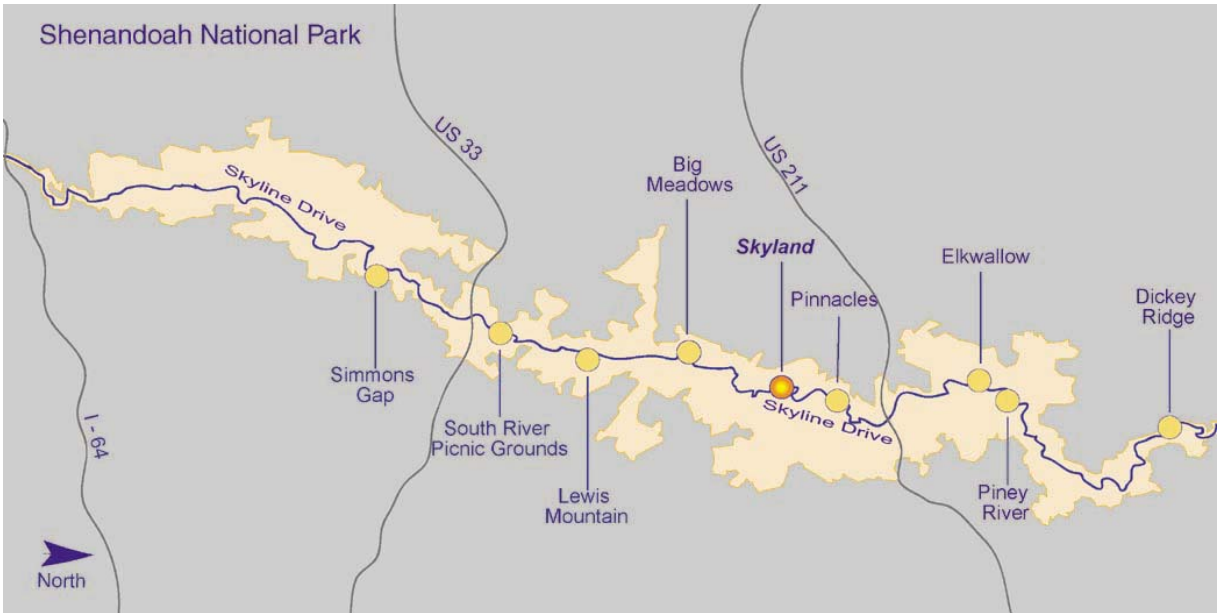


Figure 5: The nine component landscapes of the Skyline Drive landscape (National Park Service, Philadelphia Support Office, 2001).

Concurrence Information

Concurrence Status:

Park Superintendent Concurrence:	Yes
Park Superintendent Date of Concurrence:	08/14/2007

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 Graphic Information:

Attachment File Path

3

characteristics and features that date to the period of significance should be preserved since they contribute to the historic character of the property. All of the features on the attached lists have already been evaluated, with the exception of two additional small-scale features that also contribute to the significance and historic character of Skyland.

We call your particular attention to the Landscape Description, National Register Information, Statement of Significance, and Analysis and Evaluation Summary in the enclosed CLI.

Based on the CLI, we seek your concurrence on the following:

- The cultural landscape retains integrity to the period of significance.
- The property retains landscape features that contribute to the sites' historic character (see enclosed lists).

If you concur with our categorization of Skyland's landscape features at Shenandoah NP, as contributing and non-contributing, enumerated on the enclosed list, we ask that you please sign on the space provided and return this letter to Jeff Killion, CLI Coordinator (Address: Olmsted Center for Landscape Preservation, 15 State Street, 6th Floor, Boston, MA 02109) **within thirty days**. Thank you for your attention to these reports. Should you have any questions, please feel free to contact Mr. Killion at 617-223-5053.

Sincerely,


John A. Latschar
Acting Regional Director
Northeast Region

cc:
Superintendent, Shenandoah National Park

I concur with the above-stated evaluations of the Skyland landscape, including contributing and non-contributing landscape resources for Shenandoah National Park.


Kathleen S. Kilpatrick
Virginia State Historic Preservation Officer

9.20.07
Date

NPS Cultural Landscapes Inventory – Skyland
Shenandoah National Park
List of Contributing and Non-Contributing Landscape Features
August 2007

Contributing Features

The following landscape features contribute to the property's historic character, though not all are considered countable resources according to the National Register of Historic Places. Those marked with an * have been documented on the National Register. Those marked with a + have been identified as contributing through the NPS List of Classified Structures program. In some cases, the feature is named differently on the List of Classified Structures or by the park, which is noted in parentheses.

Previously Evaluated Features

Field *
CCC Plantings *
Massanutten Lodge Plantings *
Judd Garden Plantings *
Old Skyland Road *+
Loop Road and Connecting Roads (Skyland Road System & Pedestrian Paths) +
Spur Road (Skyland Road System & Pedestrian Paths) +
Stony Man Nature Trail [includes portion of current Appalachian Trail] (Skyland Road System & Pedestrian Paths) *+
Passamaquoddy Trail (Skyland Road System & Pedestrian Paths) +
Millers Head Trail (Skyland Road System & Pedestrian Paths) +
Old Mining and Logging Roads (Skyland Road System & Pedestrian Paths) *+
Paths between Buildings and Sites (Skyland Road System & Pedestrian Paths) +
Boulder Cabin Gravel Walkway and Stone Steps +
Granite Steps (Skyland Road System & Pedestrian Paths) *+
Fell Cabin Retaining Wall/Entrance Columns and Steps +
Horse Trails (Skyland Road System & Pedestrian Paths) *+
Fell Cabin *+
Byrd's Nest (Byrd's Nest Cottage) *+
Trout Cabin *+
Peak View Cabin *+
Pine Grove Cabin *+
Vollmer Cabin *+
Whispering Pines (Whispering Pines Cabin) *+
Ash Cabin *+
Hemlock Cabin *+
Maple Cabin *+
Dogwood Cabin *+
Wildwood Cabin *+
Boulder Cabin *+

Massanutten Lodge *+
Recreation/Conference Hall (Skyland Conference Hall) *+
Dormitory A (Skyland Dormitory A) *+
Dormitory B (Skyland Dormitory B) *+
Dormitory C (Skyland Dormitory C) *+
Dining Room *
Stables (Skyland Stables) *+
Stables Hay Storage (Skyland Stables Hay Storage) +
Stone Retaining Walls (Massanutten Lodge Retaining Wall) *+
Stone Retaining Walls (Fell Cabin Retaining Wall/Entrance Columns & Steps) *+
Stone Retaining Walls (Skyland Recreation Hall/Conference Ctr. Retaining Wall) *+
Stone Retaining Walls (Passamaquoddy Trail [former Appalachian Trail] Retaining *
Walls)
Stone Retaining Walls (Millers Head Trail [former Appalachian Trail] Retaining Walls
and Overlook) *
Stone Retaining Walls (Judd Skyland Road Retaining Wall) *+
Stone Retaining Walls (Ash Cabin Retaining Wall) *+
Stone Retaining Walls (Old Skyland Road Retaining Walls) *
Stone Retaining Walls (Various Free-standing Stone Walls) *
Pump House (Skyland Pump House) *+
Stone Culverts (Skyland Road System Culverts) *+
Multiple Views of Shenandoah Valley *
View of Stony Man Peak from Field *
Gate Posts at Old Skyland Road *
Stone Water Fountains *
Concrete Trail Markers *
Copper Kettle (Copper Kettle-Still Base) *+
Skyland Tree Ring +
Skyland Stables Mounting Block +
Skyland Sign [reconstructed] *
Stone Foundations [cabin sites] *
Bath House [site] *
Copper Mining Remnants [site] *
Copper Furnace [site feature] *

Previously Unevaluated Features Associated with Old Skyland Road

"Faux bois" Concrete Posts at Old Skyland Road

Previously Unevaluated Features Associated with The Field

Shuffleboard Court

Previously Unevaluated Features included for Purposes of the CLI (Not Countable)

Furnace Spring
Kagey's Spring
Bark shingles

Non-Contributing Features

Previously Evaluated Features

Parking Areas *
Service Roads *
Stony Man Lodge *
White Oak Lodge *
Winchester Lodge *
Hazeltop Lodge *
New Market Lodge *
Winship Lodge *
Birmingham Lodge *
Bushytop Lodge *
Pinnacles Lodge *
Canyon Lodge *
Franklin Lodge *
Raven's Nest Lodge *
Shenandoah Lodge *
Laurel Lodge *
Appledore Lodge *
Craigin Lodge *
Registration Office *
Dormitory D *
Dormitory E *
Dormitory F *
Dormitory G *
Park Housing (3 Units) *
Maintenance Building *
Maintenance Building/Firehouse *
Sewage Treatment Facility *
Sheds *
Water Tower *
Amphitheater [and furnishings] *
Vending Machine Shelters *
Kiosks *
Other Signage *
Trash Cans *
Lighting *

Previously Unevaluated Features

Appalachian Trail [portions not part of Stony Man Nature Trail]
Patio
Patio Retaining Wall
Lift Station
Retaining Walls at Contemporary Lodges
Contemporary Pipe Metal and Chain Gates

**Cultural Landscapes Inventory
Condition Reassessment
2013**

Shenandoah National Park
Appalachian Trail Landscape
Appalachian Trail-North District
Appalachian Trail-Central District
Appalachian Trail-South District
Skyland

Shenandoah National Park concurs with the condition reassessments for the Appalachian Trail Landscape, Appalachian Trail-North District, Appalachian Trail-Central District, Appalachian Trail-South District, and Skyland, including:

CONDITION ASSESSMENT: Good - Appalachian Trail Landscape
 Good - Appalachian Trail - North District
 Good - Appalachian Trail - Central District
 Good - Appalachian Trail - South District
 Good - Skyland

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 landscape characteristics 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 condition reassessments for the Appalachian Trail Landscape, Appalachian Trail-North District, Appalachian Trail-Central District, Appalachian Trail-South District, and Skyland at Shenandoah National Park are hereby approved and accepted.

James A. North
Superintendent, Shenandoah National Park

8/1/13
Date

Condition reassessment form, August 1, 2013.

CULTURAL LANDSCAPE INVENTORY
CONCURRENCE FORM

Skyland
Shenandoah National Park

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

Park concurrence form, August 14, 2007.



H30 (NER-RS&S OCLP)

United States Department of the Interior

NATIONAL PARK SERVICE
Northeast Region
United States Custom House
200 Chestnut Street
Philadelphia, PA 19106

AUG 21 2007

Dr. Ethel Eaton
Office of Review and Compliance
Department of Historic Resources
Commonwealth of Virginia
2801 Kensington Ave.
Richmond, VA 23221

Dear Dr. Eaton:

Enclosed you will find a copy of the Cultural Landscapes Inventory (CLI) for the Skyland landscape located within Shenandoah National Park (NP). We seek your concurrence on two additional features identified in this CLI and associated with countable resources previously listed in the National Register of Historic Places. The CLI also includes previously evaluated resources. The report has been prepared by a team of historical landscape architects with the National Park Service (NPS) Olmsted Center for Landscape Preservation. The CLI program and the enclosed report continue the NPS efforts to update our cultural resource inventories.

Through the CLI program, the NPS is currently in the midst of a nationwide effort to inventory its cultural landscapes. The CLI is conducted in accordance with Section 110 of the National Historic Preservation Act of 1966 (as amended). It is an inventory of baseline information for all historically significant cultural landscapes within the national park system, and it examines multiple landscape features that contribute to the significance of historic properties. The CLI process includes gathering information from existing secondary sources and conducting on-site reconnaissance of the existing landscape. The information collected provides a comprehensive look at the historical development and significance of the landscape, placing it in context of the property's overall significance. For landscapes found potentially eligible for the National Register of Historic Places, the evaluation describes their character-defining features and assesses the landscape's overall historical integrity. It also raises questions about the landscape that need further study.

It is important to note that the CLI reports are not intended as comprehensive inventory reports for any one property, although for some properties they provide fuller documentation than for others. For example, the reports do not include a full architectural description of structures, but document structures as elements of the overall landscape, and similarly documents other characteristics such as vegetation, spatial organization, and views and vistas. The CLI is one

SHPO concurrence letter, September 20, 2007 (7 pages).

component of the NPS inventory effort that also includes cultural resource inventories for historic structures, archeological sites, ethnographic resources, and museum objects. For example, the NPS List of Classified Structures inventory includes structural features of cultural landscapes, but the CLI takes a more encompassing approach to the properties, inventorying all above-ground features in each park in which the NPS has a legal or mandated interest.

Initial National Register documentation for the Skyland resort was prepared in a draft nomination for a Skyland Historic District by Reed Engle, Cultural Resource Specialist, Shenandoah NP, on April 19, 1994. This draft was not finalized.

On April 28, 1997, the park's Skyline Drive was documented in a nomination for a Skyline Drive Historic District, with significance under Criteria A and C. Shortly thereafter, a boundary increase to the historic district was completed to include a portion of the Big Meadows area as well as Dickey Ridge, Simmons Gap, Piney River, and the Headquarters area, also deriving significance under Criteria A and C. Neither the original nomination for the Skyline Drive Historic District nor its boundary increase included the Skyland resort until documentation for a second boundary increase was completed on December 5, 2003. Skyland, along with two other distinct areas along Skyline Drive – Big Meadows and Lewis Mountain – were added to the historic district, deriving significance under Criteria A, B, and C. The nomination was completed by Judith Robinson, Stephanie Foell, and Tim Kerr, Architectural Historians at Robinson & Associates, Inc., and Reed Engle. Expanding on Engle's earlier Skyland research, the nomination identified additional contributing and non-contributing features and shortened the period of significance to 1890-1952. The nomination also identified Skyland's significance under Criteria A and C. Criterion B is applicable at Herbert Hoover's summer retreat, Big Meadows/Rapidan Camp, only.

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. 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. 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.

The CLI fully evaluates the cultural landscape, particularly the associated landscape characteristics and features, and finds that the overall Skyland landscape retains integrity to the areas of politics/government, entertainment/recreation, and architecture. The landscape

Contemporary Fences
Metal Hitching Posts
Wood Ramp, Vending Machines, and Metal Patio Furniture
Playground Equipment, Picnic Tables, and Barbeque [in field]
Skyline Drive Historic District Plaque

Undetermined Features

Not applicable

**Cultural Landscapes Inventory
CLI Updates Certification Form
2025**

Shenandoah National Park

Big Meadows
Headquarters
Piney River
Pinnacles Picnic Grounds
Rapidan Camp
Skyland

Shenandoah National Park certifies the CLI updates for Big Meadows, Headquarters, Piney River, Pinnacles Picnic Grounds, Rapidan Camp, and Skyland, including:

CONDITION ASSESSMENT: Good – Big Meadows
 Good – Headquarters
 Fair – Piney River
 Good – Pinnacles Picnic Grounds
 Good – Rapidan Camp
 Good – Skyland

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 CLI updates for the sites listed above at Shenandoah National Park are hereby approved and accepted.

JAMES STAKELY Digitally signed by JAMES STAKELY
Date: 2025.08.28 10:01:21 -04'00'

Superintendent, Shenandoah National Park

Date

Park concurrence form, August 28, 2025.

Revision:

Revised By	Type of Revision	Revision Date	Revision Narrative
Jeff Killion	Change in Condition	08/01/2013	Condition reassessment completed as scheduled.
Jeff Killion	CLI Update	08/28/2025	Three levels of effort have been developed for CLI Updates: A, B, and C. Level C is limited to a condition reassessment of the landscape; Level B includes C and is a targeted update of select data fields; Level A includes C and is a comprehensive update of all data fields. This 2025 update to the Skyland CLI has been conducted at a Level C effort. See Landscape Documents in CRIS-CL for correspondences with park.

Geographic Information

State and County:

State

Virginia

County

Page County

Size (Acres): 163.6

Land Tract Number(s)

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 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.

Boundary Coordinates

Source	Type of Point	Latitude	Longitude	Narrative
USGS Map 1:24,000	Point	-78.3822052997616	38.5935937490779	

Location Map:



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

Regional Landscape Contexts:

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.

Management Information

General Management Information

Management Category: Must be Preserved and Maintained

Management Category Date: 08/14/2007

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.

Management Agreements:

Type of Agreement: Concession Contract/Permit

Management Agreement Expiration Date:

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: Special Use Permit

Management Agreement Expiration Date:

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: Special Use Permit

Management Agreement Expiration Date:

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 Expiration Date:

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: Memorandum of Understanding

Management Agreement Expiration Date:

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: Other

Management Agreement Expiration Date:

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

Management Agreement Expiration Date:

Management Agreement Explanatory Narrative:

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

Type of Agreement: Cooperative Agreement

Management Agreement Expiration Date:

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).

Legal Interests:

Type of Interest: Fee Simple

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

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.

Located in managed wilderness?: Unknown

Adjacent Lands Information

Do Adjacent Lands Contribute? Yes

Adjacent Lands Narrative:

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

National Register of Historic Places

Documentation Status: SHPO Documented

Documentation Narrative Description:

Initial National Register documentation for the Skyland resort was prepared in a draft nomination for a Skyland Historic District by Reed Engle, Cultural Resource Specialist, Shenandoah National Park (NP), on April 19, 1994. This draft was not finalized.

On April 28, 1997, the park's Skyline Drive was documented in a nomination for a Skyline Drive Historic District, with significance under Criteria A and C. Shortly thereafter, a boundary increase to the historic district was completed to include a portion of the Big Meadows area as well as Dickey Ridge, Simmons Gap, Piney River, and the Headquarters area, also deriving significance under Criteria A and C. Neither the original nomination for the Skyline Drive Historic District nor its boundary increase included the Skyland resort until documentation for a second boundary increase was completed on December 5, 2003. Skyland, along with two other distinct areas along Skyline Drive – Big Meadows and Lewis Mountain – were added to the historic district, deriving significance under Criteria A, B, and C. The nomination was completed by Judith Robinson, Stephanie Foell, and Tim Kerr, Architectural Historians at Robinson & Associates, Inc., and Reed Engle. Expanding on Engle's earlier Skyland research, the nomination identified additional contributing and non-contributing features and shortened the period of significance to 1890-1952. The nomination also identified Skyland's significance under Criteria A and C. Criterion B is applicable at Herbert Hoover's summer retreat, Big Meadows/Rapidan Camp, only.

Eligibility: Eligible -- SHPO Consensus Determination

Concurrence Eligibility Date: 09/20/2007

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.

Significance Level: National

Contributing: Contributing

Classification: District

Statement of Significance for National Register of Historic Places:

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 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).

National Register Significance Criteria:

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

Area of Significance:

Area of Significance Category: Politics - Government

Area of Significance Subcategory:

Explanatory Narrative:

Area of Significance Category: Architecture

Area of Significance Subcategory:

Explanatory Narrative:

Area of Significance Category: Entertainment - Recreation

Area of Significance Subcategory:

Explanatory Narrative:

National Register Criteria Consideration:

National Register Periods of Significance (with Historic Context Themes):

Time Period: CE 1890 - CE 1952

Historic Context Theme	Subtheme	Facet	Other Facet
Creating Social Institutions and Movements	Recreation	General Recreation	
Expressing Cultural Values	Architecture	Rustic Architecture	
Shaping the Political Landscape	Political and Military Affairs 1865-1939	The Great Depression And The New Deal, 1929-1941	

NRIS Information:

NRIS ID:	97001112
Primary Certification Date:	09/19/1997
Other Certifications and Date:	MM/dd/yyyy
NRIS ID:	97000375
Primary Certification Date:	04/28/1997
Other Certifications and Date:	MM/dd/yyyy
NRIS ID:	03001251
Primary Certification Date:	12/05/2003

State Register Documentation:

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

National Historic Landmarks:

National Historic Landmark? No

Theme:

Contributing:

NHL ID:

NHL URL:

Date:

Statement of Significance for National Historic Landmark:

World Heritage Site:

World Heritage Site? No

Category:

WHS ID:

WHS URL:

Date:

Is Resource within a designated National Natural Landscape: No

Chronology and Physical History

Chronology:

Year	Event	Major Event Narrative
CE 8000 - 1600	Settled	First human habitation in Blue Ridge Mountains as seasonal encampments.
CE 1000	Farmed/Harvested	Farming develops in the valleys.
CE 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.
CE 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.
CE 1750 - 1830	Settled	Settlers move from lower elevations into mountain hollows, where they pursue farming, grazing, timbering, and hunting game.
CE 1830	Built	Recreational use of the mountains begins around 1830 with the opening of Black Rock Springs Hotel, south of current Route 33.
CE 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.
CE 1888 - 1889	Explored	George F. Pollock Jr. leads groups of prospective buyers to Stony Man Mountain area to promote potential resort.
CE 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.
CE 1890 - 1910	Built	First cottages built on plateau at Skyland, with focus of development on lots along west edge of plateau.
CE 1893	Destroyed	Most buildings deliberately burned at Stony Man Camp.
CE 1894	Developed	After the fire, Pollock organizes summer camp for 14 people by using sleeping and bathing tents.
CE 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.
CE 1902	Established	Name of resort changed to Skyland.
CE 1902	Platted	Skyland survey indicates approximately fifty lots, Dining Hall, Pastime Hall, and other structures.
CE 1910	Built	Focus of development shifts to lots north and east of the field.
CE 1910	Platted	Skyland survey indicates 111 lots.
CE 1920 - 1924	Built	Electricity and plumbing installed.
CE 1926	Established	Congress establishes Shenandoah National Park (NP), but without funds for land purchase.

Year	Event	Major Event Narrative
CE 1927	Built	Potomac Appalachian Trail Club (PATC) organized, and construction of Appalachian Trail (AT) in Shenandoah NP begins.
CE 1928	Built	PATC starts building AT from Thornton Gap to Skyland resort.
CE 1930 - 1939	Built	Pollock constructs Dormitories A and B.
CE 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)
CE 1931	Moved	Skyline Drive project causes the PATC to begin relocating portions of the AT from Thornton Gap to Skyland.
CE 1932	Engineered	Advance opening of the unpaved Skyline Drive from Route 211 to Skyland held from October 22 to November 30.
CE 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.
CE 1933	Established	CCC Camp NP-1, the first in the NPS, established at a clearing just south of Skyland near Timber Hollow Overlook.
CE 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.
CE 1935	Established	On December 26, Secretary of the Interior accepts deeds for park lands from the Commonwealth of Virginia.
CE 1936	Established	President Franklin D. Roosevelt dedicates Shenandoah NP on July 3 in ceremony at Big Meadows.
CE 1937	Established	Overall park concessionaire contract granted to Virginia Sky-Line Company, Inc., replacing contracts to Pollock and others (Lambert 1979, 262).
CE 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.
CE 1942	Removed	CCC Camp NP-1 closed at Skyland in June 1942.
CE 1949	Destroyed	Skyland's dining hall destroyed in a fire.
CE 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.
CE 1952	Moved	Five cabins at Dickey Ridge relocated to Skyland.
CE 1954 - 1988	Built	Thirteen additional motel-style lodgings constructed at Skyland, with most arranged along the western edge of the plateau.
CE 1956	Built	Virginia Sky-Line Company, Inc. constructs Registration Office and patio south of dining room.
CE 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.

Year	Event	Major Event Narrative
CE 1964 - 1970	Built	Virginia Sky-Line Company, Inc. builds Dormitory D in 1964, E and F in 1966, and G in 1970.
CE 1970	Established	Virginia Sky-Line Company, Inc. concession taken over by ARA, later known as ARAMARK, Inc.
CE 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.
CE 1980	Built	NPS constructs amphitheater north of Byrd's Nest cottage.
CE 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.
CE 1983	Altered	NPS removes original Whispering Pines interior room partitions to create conference center (Engle 1994, 19).
CE 1988	Moved	NPS relocates Appalachian Trail away from the hillside below dining hall east to near the water tower.
CE 1989	Built	NPS constructs three pre-fabricated structures for use as residences (SHPO Determination of Significance 1995).
CE 1990	Built	NPS adds shed along road trace/utility corridor above CCC pump house.
CE 1990 - 1995	Built	NPS adds playground equipment to the field in the early 1990s.
CE 1990 - 1999	Restored	ARAMARK, Inc. restores exteriors of historic cabins.
CE 1996	Rehabilitated	Boulder Cabin stabilized and rehabilitated for NPS use as staff offices.
CE 1997	Reconstructed	Patio next to Dining Room is rebuilt.
CE 1997 - 1998	Rehabilitated	Recreation Hall, renamed Recreation/Conference Hall, rehabilitated by ARAMARK, Inc.
CE 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.
CE 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 replanting. Work also included installation of utilities, eradication of white pine blister rust, and improvements to streams (Engle, 2001). CCC enrollees were housed in ten camps at Shenandoah, and Camp NP-1 opened on May 15, 1933 near Timber Hollow Overlook, south of Skyland (Fig. 17) (Engle, 1999: 30,34).

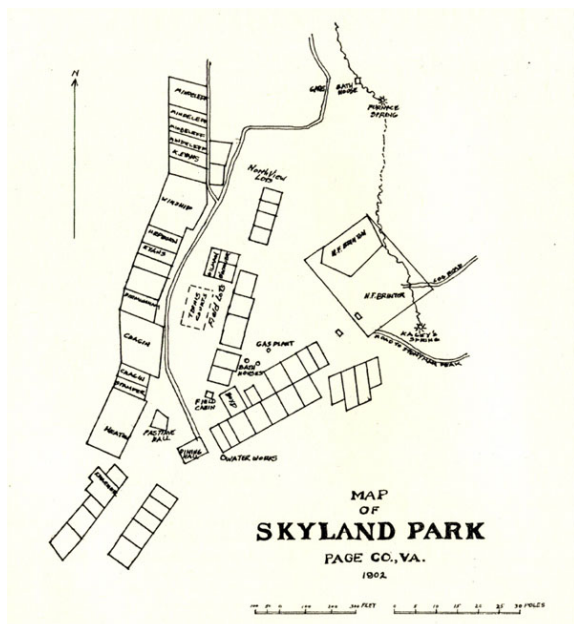


Figure 8: Skyland Park survey plan, 1902 (Redrawn by Reed Engle).



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 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).

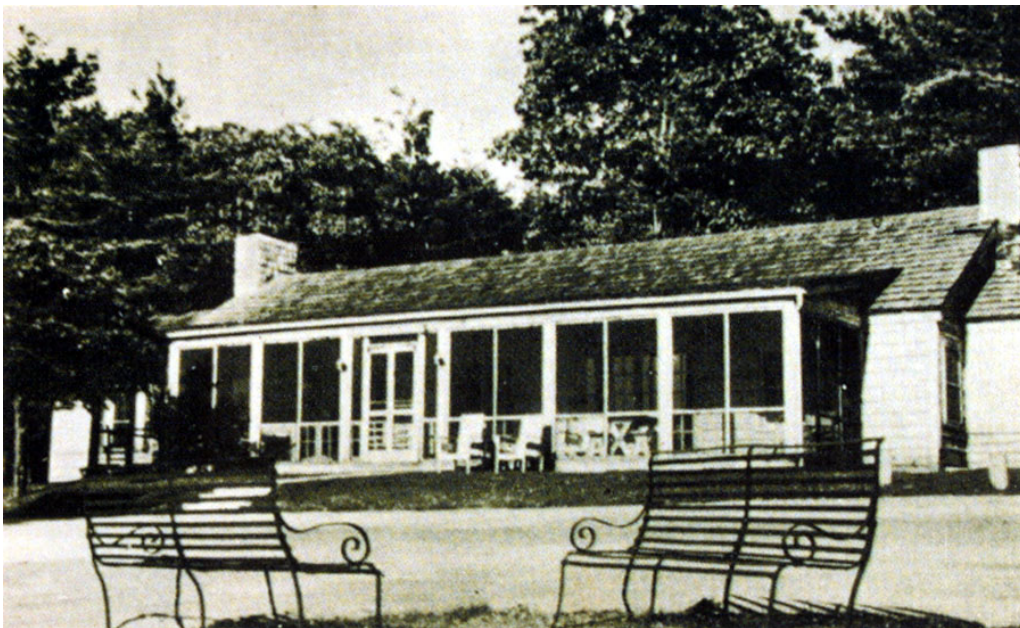


Figure 19: View of new Recreation Hall , c.1940 (Engle, 2003).

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.

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.

Uses

Functions and Uses:

Major Category	Category	Use/Function	Historic	Current	Primary
Agriculture/Subsistence	Agricultural Field	Agricultural Field	Yes	No	No
Landscape	Plaza/Public Space (Square)	Assembly Area	Yes	Yes	No
Transportation	Road-Related	Automobile	Yes	Yes	No
Domestic (Residential)	Camp	Camp	Yes	No	No
Recreation/Culture	Outdoor Recreation	Campground/Picnic Area	Yes	Yes	No
Social	Clubhouse (Social/Garden)	Clubhouse (Social/Garden)	Yes	No	No
Commerce/Trade	Business	Concession	Yes	Yes	No
Domestic (Residential)	Multiple Dwelling	Dormitory (Bunkhouse)	Yes	Yes	No
General Storage	Equipment/Vehicle Storage	Equipment/Vehicle Storage	No	Yes	No
Recreation/Culture	Museum (Exhibition Hall)	Exhibit	No	Yes	No
Landscape	Plaza/Public Space (Square)	Garden	Yes	Yes	No
Transportation	Pedestrian-Related	Hiking Trail	Yes	Yes	No
Transportation	Pedestrian-Related	Horse/Bridle Trail	Yes	Yes	No
Agriculture/Subsistence	Horticulture Facility	Horticulture Facility	Yes	No	No
Landscape	Leisure-Passive (Park)	Leisure-Passive (Park)	Yes	Yes	No
Agriculture/Subsistence	Livestock	Livestock	Yes	Yes	No
Domestic (Residential)	Hotel (Boarding House)	Lodge (Inn, Cabin)	No	Yes	Yes
Domestic (Residential)	Hotel (Boarding House)	Lodge (Inn, Cabin)	Yes	No	Yes
Landscape	Plaza/Public Space (Square)	Ornamental Garden	Yes	Yes	No
Landscape	Scenic Landscape	Overlook	Yes	Yes	No
Landscape	Parkway (Landscape)	Parkway (Landscape)	Yes	Yes	No
Recreation/Culture	Outdoor Recreation	Playground	No	Yes	No
Recreation/Culture	Sports Facility	Recreation Hall	Yes	Yes	No
Commerce/Trade	Restaurant (Bar, Lounge)	Restaurant (Bar, Lounge)	Yes	Yes	No
Industrial/Processing/Extraction	Waste Water Treatment Facility	Waste Water Treatment Facility	No	Yes	No
Industrial/Processing/Extraction	Water Works	Water Storage Facility	Yes	Yes	No

Public Access:

Public Access: Unrestricted

Public Access Narrative:

Associated Ethnographic Group

Ethnographic Study Status: No Survey Conducted

Ethnographic Narrative:

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.

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 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: 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.

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Stone Foundations (cabin sites)	97651	Contributing					No
Bath House (site)	97652	Contributing					No
Copper Mining Remnants (site)	126661	Contributing					No
Copper Furnace (site feature)	126663	Contributing					No

Landscape Characteristic: 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).

Other structures at Skyland included an acetylene 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.

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Fell Cabin	121913	Contributing	081780		Location	85864	Yes
Byrd's Nest	121915	Contributing	081784		Location	85861	Yes
Trout Cabin	121917	Contributing	081785		Location	85863	Yes
Peak View Cabin	121919	Contributing	081783		Location	85860	Yes
Pine Grove Cabin	121921	Contributing	081782		Location	85859	Yes
Vollmer Cabin	121923	Contributing	081786		Location	85862	Yes
Whispering Pines	121925	Contributing	081781		Location	85858	Yes
Ash Cabin	121927	Contributing	081787		Location	85821	Yes
Hemlock Cabin	121929	Contributing	102204		Location	85825	Yes
Maple Cabin	121931	Contributing	081788		Location	85822	Yes
Dogwood Cabin	121933	Contributing	102202		Location	85823	Yes
Wildwood Cabin	121935	Contributing	102203		Location	85824	Yes
Boulder Cabin	121937	Contributing	081826		Location	00002253	Yes
Massanutten Lodge	121939	Contributing	007771		Location	00002254	Yes
Recreation/Conference Hall	121941	Contributing	081789		Location	85828	Yes
Dormitory A	121943	Contributing	081854		Location	85839	Yes
Dormitory B	121945	Contributing	081855		Location	85838	Yes
Dormitory C	121947	Contributing	398336		Location	85844	Yes
Stony Man Lodge	121949	Noncontributing – Compatible					No

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White Oak Lodge	121951	Noncontributing – Compatible					No
Winchester Lodge	121953	Noncontributing – Compatible					No
Hazeltop Lodge	121955	Noncontributing – Compatible					No
New Market Lodge	121957	Noncontributing – Compatible					No
Winship Lodge	121959	Noncontributing – Compatible					No
Birmingham Lodge	121961	Noncontributing – Compatible					No
Bushytop Lodge	121963	Noncontributing – Compatible					No
Pinnacles Lodge	121965	Noncontributing – Compatible					No
Canyon Lodge	121967	Noncontributing – Compatible					No
Franklin Lodge	121969	Noncontributing – Compatible					No
Raven's Nest Lodge	121971	Noncontributing – Compatible					No
Shenandoah Lodge	121973	Noncontributing – Compatible					No
Laurel Lodge	121975	Noncontributing – Compatible					No
Appledore Lodge	121977	Noncontributing – Compatible					No
Craigin Lodge	121979	Noncontributing – Compatible					No
Dining Room	121981	Contributing					No
Registration Office	121983	Noncontributing – Compatible					No
Patio	121985	Noncontributing – Compatible					No
Patio Retaining Wall	121987	Noncontributing – Compatible					No
Dormitory D	121989	Noncontributing – Compatible					No
Dormitory E	121991	Noncontributing – Compatible					No
Dormitory F	121993	Noncontributing – Compatible					No
Dormitory G	121995	Noncontributing – Compatible					No
Park Housing Units	121997	Noncontributing – Compatible					No
Stables	121999	Contributing	102198		Location	85949	Yes

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Stables Hay Storage	122001	Contributing	102196		Location	90949	Yes
Maintenance Building	122003	Noncontributing – Compatible					No
Maintenance Building/Firehouse	122005	Noncontributing – Compatible					No
Sewage Treatment Facility	122007	Noncontributing – Compatible					No
Lift Station	122009	Noncontributing – Compatible					No
Water Tower	122011	Noncontributing – Compatible					No
Sheds	122013	Noncontributing – Compatible					No
Vending Machine Shelters	122015	Noncontributing – Compatible					No
Stone Retaining Walls	122017	Contributing	081848				No
Stone Retaining Walls	122019	Contributing	081846				No
Stone Retaining Walls	122021	Contributing	222736				No
Passamaquoddy Trail (former Appalachian	122023	Contributing					No
Millers Head Trail (former Appalachian	122025	Contributing					No
Stone Retaining Walls	122027	Contributing	219241		Asset	212489	Yes
Stone Retaining Walls	122029	Contributing	228579				No
Old Skyland Road Retaining Walls	122031	Contributing					No
Various Free-standing Stone Walls	122033	Contributing					No
Retaining Walls at Contemporary Lodges	122035	Noncontributing – Compatible					No
Pump House	122037	Contributing	219234		Location	00002256	Yes
Stone Culverts	122039	Contributing	081845				No

Landscape Characteristic Graphics:



Figure 25: Massanutten Lodge (OCLP, 2006).



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



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

Landscape Characteristic: 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 (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.

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Old Skyland Road	121883	Contributing	081792		Location	12829	Yes
Loop Road and Connecting Roads	121885	Contributing	081791				No
Spur Road	121887	Contributing	081791				No
Parking Areas	121889	Noncontributing – Compatible					No
Service Roads	121891	Noncontributing – Compatible					No
Appalachian Trail (portions not part of Stony Man Nature Trail)	121893	Noncontributing – Compatible					No
Stony Man Nature Trail (includes portion of current Appalachian Trail)	121895	Contributing	081791				No
Passamaquoddy Trail	121897	Contributing	081791				No
Millers Head Trail	121899	Contributing	081791				No
Old Mining and Logging Roads	121901	Contributing	081791				No
Paths between Buildings and Sites	121903	Contributing	081791				No
Boulder Cabin Gravel Walkway and Stone Steps	121905	Contributing	081790				No
Granite Steps	121907	Contributing	081791				No
Fell Cabin Retaining Wall/Entrance Columns and Steps	121909	Contributing	081846				No
Horse Trails	121911	Contributing	081791				No

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).

Landscape Characteristic: 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.

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Bark shingles	97571	Contributing					No

Landscape Characteristic: 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.

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Field	91875	Contributing					No

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 Catoclin 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 watershed. 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. Raccoons and many deer were noted during field work.

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Furnace Spring	91878	Contributing					No
Kagey's Spring	121694	Contributing					No

Landscape Characteristic: 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.

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Gate Posts at Old Skyland Road	122041	Contributing					No
"Faux bois" Concrete Posts at Old Skyland Road	122043	Contributing					No
Contemporary Pipe Metal and Chain Gates	122045	Noncontributing – Compatible					No
Shuffleboard Court	122047	Contributing					No
Stone Water Fountains	122049	Contributing					No
Concrete Trail Markers	122051	Contributing					No
Copper Kettle	122053	Contributing	081867				No
Skyland Tree Ring	122055	Contributing	081849				No
Skyland Stables Mounting Block	122057	Contributing	102197				No
Contemporary Fences	122059	Noncontributing – Compatible					No
Lighting	122061	Noncontributing – Compatible					No
Signage	122063	Noncontributing – Compatible					No
Kiosk	122065	Noncontributing – Compatible					No
Skyland Sign (Reconstructed)	122067	Contributing					No
Metal Hitching Posts	122069	Noncontributing – Compatible					No
Wood Ramp, Vending Machines, and Metal Patio Furniture	122071	Noncontributing – Compatible					No
Amphitheater (and furnishings)	122073	Noncontributing – Compatible					No
Playground Equipment, Picnic Tables, and Barbeque (in field)	122075	Noncontributing – Compatible					No
Skyline Drive Historic District Plaque	122077	Noncontributing – Compatible					No
Trash Cans	122079	Noncontributing – Compatible					No

Landscape Characteristic: 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 extend along the roads and utility corridors.

Landscape Characteristic: 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-leaved 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 wooly 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.

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
CCC Plantings	121701	Contributing					No
Massanutten Lodge Plantings	121705	Contributing					No
Judd Garden Plantings	121713	Contributing					No

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).

Landscape Characteristic: 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.

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Multiple Views of Shenandoah Valley	91901	Contributing					No
View of Stony Man Peak from Field	91902	Contributing					No

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).

Condition

Assessment Interval (Years): 3

Next Assessment Due Date: 08/28/2028

Condition Assessment and Impacts

Condition Assessment: Good

Assessment Date: 08/28/2025

Condition Assessment Explanatory Narrative:

The overall landscape is well-maintained and in good condition.

Condition Assessment: Good

Assessment Date: 09/25/2023

Condition Assessment Explanatory Narrative:

Provisional. The condition reassessment for this CLI has been delayed due to the effects of Covid-19 travel restrictions and staffing shortages. In the meantime, the most recent condition assessment will remain in place until it is reassessed. Planning and scheduling for this update will occur in FYs 2023-2024.

Condition Assessment: Good

Assessment Date: 08/01/2013

Condition Assessment Explanatory Narrative:

In consultation with Ann Kain, Cultural Resource Manager, and with concurrence from the Superintendent, the Skyland landscape is currently in "good" condition. It shows no clear evidence of major negative disturbance and deterioration by natural and/or human forces, its cultural and natural values are as well preserved as can be expected under the given environmental conditions, and no immediate corrective action is required to maintain its current condition.

According to project statements in PMIS for Skyland, a new trail has improved access to the Skyland Stables (PMIS 147489), the upper and lower loop roads have been repaved (137191, 137195), and the amphitheater has been relocated from the Judd Gardens (92207). Future work includes demolishing the old amphitheater (167037) and repairing the parking lot (187664), and on the planning side preparing a Cultural Landscape Report (147426).

Condition Assessment: Good

Assessment Date: 08/14/2007

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

Other Impact:

External or Internal: Both Internal and External

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

Date Identified: 08/29/2007

Type of Impact: Pests/Diseases

Other Impact:

External or Internal: Both Internal and External

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

Date Identified: 08/29/2007

Type of Impact: Pollution

Other Impact:

External or Internal: External

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

Date Identified: 08/29/2007

Treatment

Stabilization Measures

Treatment Documents

Treatment Type: Rehabilitation

Treatment Completed: Yes

Document Type: Other Document

Title:

IRMA Link:

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 Costs

Cost Narrative:

Bibliography and Supplemental Information

Bibliography:

Citation Author	Citation Title	Year of Publication	Citation Publisher	Citation Type	Citation Location	Citation Number
Bruce, John and Cherry Dodd	Massanutten Lodge Historic Structure Report	1977				
Engle, Reed L.	Draft National Register Nomination for Skyland	1994				
Engle, Reed L.	Email correspondence, May 7, 10, 22, 2007	2007				
Engle, Reed L.	Comments on June 28, 2007 CLI draft	2007				
Hooper, Carol of Robinson and Associates	National Register Nomination: Skyline Drive Historic District (Boundary Increase #1)	1997				
National Park Service, Denver Service Center	General Management Plan/Development Concept Plan: Shenandoah National Park	1983				
National Park Service	National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation	1997				
National Park Service, Denver Service Center	Resource Management Plan	1998				
National Park Service, Olmsted Center for Landscape Preservation	Judd Garden Management & Maintenance Plan	1997				
Olson, Gordon	Email correspondence, August 13, 2007	2007				

Skyland
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Pollock, George Freeman	Skyland: The Heart of the Shenandoah National Park	1960				
Robinson, Judith Stephanie Foell, Tim Kerr of Robinson Associates and Reed Engle, Shenandoah National Park	National Register Nomination: Skyline Drive Historic District (Boundary Increase #2)	2002				
Sanders, Debbie, ed.	Resource Management Newsletter, Shenandoah National Park. Article referenced: Badger, Robert, "Shenandoah's Geology: An Intriguing Story"	1999	Park publication			
Land and Community Associates	Judd Garden Cultural Landscape Report	1993				
Maddux, McClung and Peyton	National Register Nomination: Skyline Drive Historic District	1996				
McClelland, Linda Flint	Building the National Parks: Historic Landscape Design and Construction	1998				
Lambert, Darwin	The Undying Past of Shenandoah National Park	1989				
Engle, Reed L.	Everything Was Wonderful: A Pictorial History of the Civilian Conservation Corps in Shenandoah National Park	1999	Shenandoah National Park Association			
Engle, Reed L.	In the Light of the Mountain Moon	2003	Shenandoah National Park Association			

Supplemental Information:

Supplemental Information Title: Map – Project C, Skyland Interior Roads

Supplemental Information Narrative:

NPS, Dwg. No. NP-SHE 5564-A/B, December 1949

Supplemental Information:

Supplemental Information Title: Map – Topographic Base Map, Skyland, Part of the Master Plan

Supplemental Information Narrative:

NPS, Dwg. No. NP-SHE 2113-B, July 1953

Supplemental Information:

Supplemental Information Title: Map – Topographic Map

Supplemental Information Narrative:

NPS, Dwg. No. 41026A, 1974

Supplemental Information:

Supplemental Information Title: Map – USGS Big Meadows Va. Quadrant

Supplemental Information Narrative:

1965, 1:24,000

Supplemental Information:

Supplemental Information Title: Map – USGS Big Meadows Va. Quadrant

Supplemental Information Narrative:

1979, 1:24,000

Supplemental Information:

Supplemental Information Title: Map – USGS Old Rag Mountain Va. Quadrant

Supplemental Information Narrative:

1994, 1:24,000

Supplemental Information:

Supplemental Information Title: Oral Interviews with Reed L. Engle

Supplemental Information Narrative:

7/28/1999 and 1/11/2001

Supplemental Information:

Supplemental Information Title: Map – Skyland Area

Supplemental Information Narrative:

NPS, Dwg. No. NP-SHE 1038, September 1933 (Reduced from U.S. Bureau of Public Roads Map of Skyland)

Supplemental Information:

Supplemental Information Title: Map – Skyland Plan

Supplemental Information Narrative:

NPS, Dwg. No. NP-SHE 6004, November 1934

Supplemental Information:

Supplemental Information Title: Map – Clear Water Well, Pump House, Chlorinating Basin, Skyland Development

Supplemental Information Narrative:

NPS, Dwg. No. NP-SHE 2025-C, January 1937

Supplemental Information:

Supplemental Information Title: Map – Skyland Development, Part of the Master Plan.

Supplemental Information Narrative:

NPS, Dwg. No. NP-SHE 1162-C, January 1938

Supplemental Information:

Supplemental Information Title: Map – Road Construction Plans

Supplemental Information Narrative:

NPS, Dwg. No. NP-SHE 5368, August 1939

Supplemental Information:

Supplemental Information Title: Map – Fire Lookout Tower

Supplemental Information Narrative:

NPS, Dwg. No. NP-SHE 2192, August 1940

Supplemental Information:

Supplemental Information Title: Map – Stable at Skyland, VA

Supplemental Information Narrative:

NPS, Dwg. No. NP-SHE 2188, May 1940

Supplemental Information:

Supplemental Information Title: Map - Skyland Park, Page, Co., Va.

Supplemental Information Narrative:

A.Y. Finks, Surveyor, Madison Co., 1902, Revised 1910

Landscape Documents:

File Name	Date	Attachment Type
SHEN_BigM-HQ-Piney-Pinnacles-Rapidan-Skyland_CLI Updates Notes_2025.pdf		

Source