

LANDMARK



SURVEY

IDENTIFICATION

Street Address: Seminole Trail (Rt. 29 North)
Map and Parcel: 41B-6
Census Tract & Block: 8-206
Present Owner: Clay Michie Peyton
Address: The Meadows
Present Use: Residence
Original Owner: Capt. H. Clay Michie
Original Use: Residence

BASE DATA

Historic Name: The Meadows
Date/Period: c. 1872-73
Style: Victorian Vernacular
Height to Cornice:
Height in Stories: 2
Present Zoning: B-3
Land Area (sq.ft.): 11.51 acres, plus adjoining tracts
Assessed Value (land + imp.):

ARCHITECTURAL DESCRIPTION

The Meadows is a nicely detailed weatherboarded two-storey, four-bay, double pile house on a low foundation, with projecting side bays on the facade and east side and a one-storey rear wing. It faces south toward Hydraulic Road. The low-pitched gable roof of standing-seam tin is in three parts with four gables, plus an extra gable on the facade to balance the projecting bay. It has projecting eaves and verges and boxed cornice with returns, decorated with paired scroll brackets and dentil moulding. Each gable has a wooden finial and pendant. There is an interior chimney between the two rooms on each side of the central hall and a third in the kitchen. Bricks are pulled out at the corners in imitation of quoins, and the caps are decorated by a row of bricks set on edge. The large windows are double-sash, two-over-two light, with architrave trim and louvered shutters. Those under the two gables on the facade and one on the east side have plain pediments with small brackets and dentil moulding. The other windows have cornices. The one-storey rectangular bay window on the projecting bay of the facade has a nearly flat tin hip roof with matching bracketed cornice, and four windows over paneled spandrels, with pilasters between. There is a similar bay window on the east side of the house. The one-storey kitchen wing has a matching gable roof with cornice and dentil moulding, but lacks the other decoration. It has six-over-six windows. There are matching verandas on the facade and west sides. Both have low-pitched hip roofs with bracketed boxed cornice, plain frieze, square posts, and sawn balustrade. The verandas and bay windows once had roof balustrades. The

HISTORICAL DESCRIPTION

double entrance doors have a long pane of glass above a single panel with moulded rail. There is a two-light rectangular transom. The entrance hall and stair hall, both rather narrow are separated by a round-arched doorway with keystone. The two-flight, open-well staircase has a continuous handrail and alternating walnut and oak balusters. All eight original rooms had fireplaces with Victorian mantels, but one fireplace has been closed.

In 1817 Garland Carr of "Bentivar" deeded an 850 acre tract "on the waters of Meadow Creek" to his son James O. Carr (ACDB 20-465). According to tax records the first buildings erected were on a 365 acre section which James Carr sold to Lilburn Railey in 1828 (ACDB 28-279). Tax records show that more buildings were erected during the decade of the 1830's. The two-storey log house was probably built immediately and served as the main residence until the completion of a larger two-storey, L-shaped, weatherboarded house, part of which was later incorporated into the present house. In 1859 James Carr sold his son, Richard H. Carr, 279.2 acres "known as the 'House Tract'

GRAPHICS

of the Meadow Creek farm" and moved to Amherst County (ACDB 57-614). Richard Carr immediately resold it (ACDB 58-171), and it changed hands several times during the next few years, and more of the Carr land was returned to it. An 1866 deed was the first to identify it as "The Meadows". Family tradition is that Captain H. Clay Michie purchased the 440 acre plantation from John Wood, Jr., in 1868, but the deed is dated 1871 (ACDB 66-718). The house was in deteriorating condition, so he tore most of it down and built a new and larger house incorporating the foundation and a one-over-one room section of the old house. He replaced most of the woodwork in the two old rooms to match the rest of the house. Michie removed the back porch circa 1910 and added a kitchen wing in its place. In the division of his estate in 1941, the house and 151 acres were awarded to a daughter Eunice S. Michie (who died in 1973) and a grandson Clay Michie Peyton (ACDB 252-66). The family had moved out after Captain Michie's death in 1925 and left the house vacant, though maintained in good repair, until the Peytons returned to it in 1938. The house is now endangered by plans for commercial development of the site.

SIGNIFICANCE

This nicely detailed farmhouse, built by a member of a prominent local family, is a fine example of the Victorian style.

CONDITIONS

Good

UTM: 17/720400/4215680

SOURCES

City/County Records
Mr. and Mrs. Clay M. Peyton
Woods, Albemarle County in Virginia

*Architectural And Historic
Survey*



Graphics



The Meadows

~~123 Ballingwood Rd~~

alb

252-66

8/1/1941

H. Clay Michie, Jr, exec of Henry Clay Michie, dec
(~~Wife: M. J. Liggie M. Collett, dec~~)

→ Eunice S Michie & Clay M & Ruth M ~~Payton~~

H & M dec 1/1925 (WB 33-393)

The Meadows, 423.3 acres, left to 5 living chn:

Liggie M. Collett, Winston T. Michie, Mollie M. Payton,

Eunice S Michie, H & M Jr; & chn of dec son Frank Michie

Treby Michie Shaw & Eunice M. Deane

Mollie M. Payton (WB 35-231) left all to Clay Michie, Jr

Lot #1, 212.5 acres → Liggie M. Collett & H & M Jr

Lot #2, 151.1 " → Eunice S Michie & Clay Michie Payton

N & W 29 & 1/2 Lot #3, 144.2 " → Eunice S Michie, Treby M. Shaw, & Eunice M. Deane
part of 66-718

66-718

(8)

12/4/1871

John Jr & Eliza J Wood → H. Clay Michie

"The Meadows" 3 1/2 mi N.W. Ch' on Meadow Creek

440 acres ^{known as "Homes Run, Park Village"}

adj Keith John Cochran, Dr. Bolton, & "the Goodman farm" ^{Sperry}

(owned by Ed Wood)

\$14,000

62-231

(7)

5/4/1863

10/18/1866

Mr & Mrs Thos W Wood & Mr & Mrs Wm Homer → Horace A. Kent

tract on waters of Meadow Creek, 440 acres

subject to lien of \$6000 (1/1/1859 deed of trust for Wood →

James O Carr & Wm W. Wainor & Horace A. Kent)

now being sold under deed of trust

→ Horace L. E. Lynter → John Wood Jr

"known as 'The Meadows'"

\$11,800

6

60-225

11/18/1862 Thos W Wood → Wm Horner

~~7/29/1855~~

deed of trust 1/1/1859

3/4/1863

Horner → Horace Kent of Richmond

(mortgage & land swapped around)

Thos W Lydia Wood, Wm & Mary Horner → Horace Kent tract on both sides of Meadow Creek.

adjoining John Cochran, Wm S. Dabney (formerly Wm T Early), W. Tebb (formerly John H. Bibb), L R Railey, ^{now} Crawford's former land, & others

(see also 1/1/1859 R H Carr → Thos W Wood)

(58-171)

see 1858 survey of "a map of 2 farms bought by Thos W Wood of Richard Henry Carr; the Home tract contains 279.2 acres & the other 222.8, making an aggregate of 502 acres"

The deed is for whole Home tract except one corner (1/4 acre) south of Barracks Rd, & whole other except 252 acres which Thos W. Wood has sold to John Wood Jr & a strip of 9 acres south of Barracks Rd

(2nd tract David R. Goodman → R. H. Carr 1/8/1859)

47-397

Jama O & Mary Carr → Worthington R. Johnson

\$5,190

6/22/1849

288 1/2 acres adj John R Jones, Lilbourn R. Railey, etc

1828 376.0 acres → Railey

1849 228.5 " → Johnson

1859 279.2 " → Richard H. Carr - home tract

✓ 883.7 acres (fa gave him 850) ✓

58-171 (5)

Richard H. Carr → Thos W. Wood

\$7,500

1/1/1859

"all tract ^{upper} which sd Richard H. Carr & a certain James O. Carr have lately resided & known as the 'Home tract' of the Meadow Creek farm" containing 279.2 acres on waters of Meadow Creek & bounded by Mrs Crawford, John Lockman, etc

58-169 (4)

3/30/1842 deed of trust James O Carr → ~~Peter Carr as trustee~~
on 250 acres of tract on which sd James O Carr at that time resided"

39-283

Lilburn R Railey as trustee under will of E. L. Clarke (~~replacing Peter Carr~~)
subj to terms of will for benefit of Mary M. Carr & chn
Mary M. Carr now dec & her 6 chn have Clarke estate;
Va & Helly, Richard H, Ann B, E. L. P, & James Carr
(Ann now also dec)

James O Carr is husband of Mary & fa of chn
" " " has sold greater portion of land to
"a certain Richard H. Carr" who has sold to Thos W. Wood

ACWB 14-81 *

will of E. L. Clarke 1840 (aug & Nov)

slave Lucy & all her chn to be set free
everything to friend Lilburn R. Railey as trustee for Mary
M. Carr & chn

Mary M. Carr is her niece

"I hope my esteemed friend Mr Carr will not hereby conclude that it ^{indicated} ~~nadicated~~ a want of proper ~~of~~ confidence in him, but as all of us, even the most prudent, are liable to unforeseen casualties & losses of property I have deemed it my duty, so to secure the above property, that my niece Mary M. Carr & her chn may receive the full & entire benefit of it."

p 95 inventory covers 4 1/2 pp

37-614

Alb Mar ^{*} in book p 21

James O. Carr & Mary A. Allen
on 11-22-1817 by John Carr

DB 27-141
4/17/1827

^{& Mary M Carr} James O Carr → James D Allen of Alb
part of tract on waters of Meadow Creek now owned
by James O Carr
mortgage

39-283
3/30/1842

⁽²⁾ James O Carr of Alb → Peter Carr & Lillburn R. Raley, deed of trust
Carr in debt to Raley, \$2500 10/18/1841 as trustee by (Robt est)
"250 acres, being part of tract ... & incl the dwelling house
& carriage on which the sd James O. Carr now resides...."

ACWB 13-204

will of Godard Carr 1836 & 1838
has sold Bentwar to son Daniel F

DB 20-465
10/4/1817

⁽¹⁾ Godard Carr → his son James O. Carr
for natural love & affection
"a certain tract or parcel of land ^{being} lying in Alb Co lying
on the waters of Meadow Creek"
boundaries: "road passing by Absolun Johnson's corner to A. Johnson
line, Martin Mooney, John H. Craven, ^{up} Meadow Creek, to
Samuel Carr's line, S Carr, A. Johnson's [&] son Hetty Carr's
corner, road
850 acres w/ appurtenances

28-279
4/10/1828

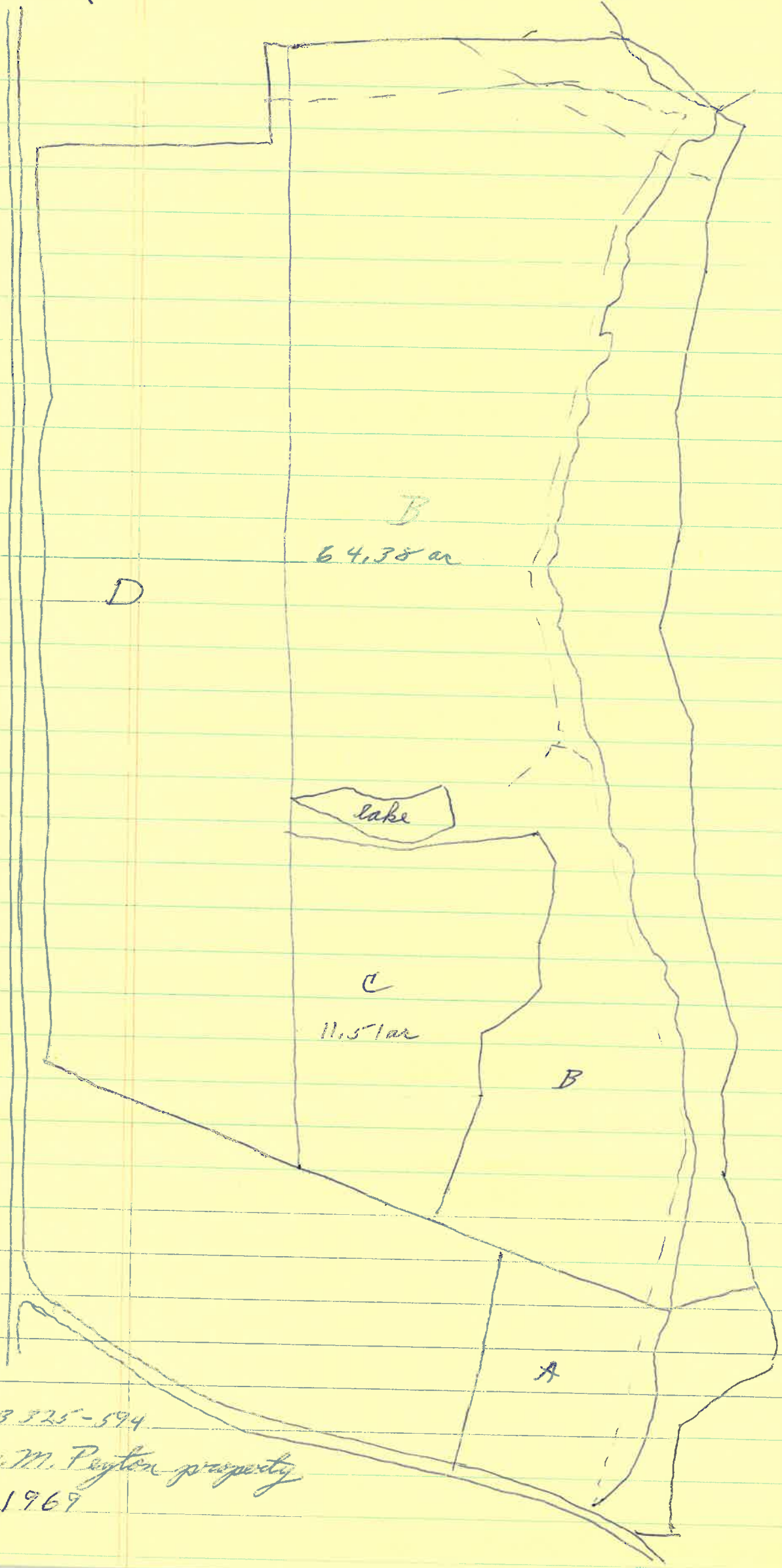
^{& Mary M} James O Carr → Lillburn R. Raley \$3,384
376 acres
bounded by: rd th' → Bencocks Tavern, rd for ^{Edw} Mrs Henderson, David R
Coddman, Martin Mooney

57-614 (3)

James O Carr of Alb → Richard H. Carr of Alb #6,000

1/1/1859

"all that tract upon which James O Carr resides, known as the 'House tract'" - 279.2000 -
on waters of Meadow Creek



City DB 325-594
 Clay M. Peyton property
 1969

Meadows - tax summary

1814-17	Barland Carr	- 1339 1/2 a adj. ^{Palmyra} Palmyra ^{mine} & Saml Carr @ \$1.45 = \$1942
1818-19	James O. Carr	- 850 a on Meadow Creek adj. " " @ " = \$1232.50
1820 1820	"	" " " " " " + 0 =
1824-30	"	- 835 1/2 a adj. Saml. Carr on M. Ck. + 400.50 = 10,739 ^{34 1/2 -> 5,600} ^{\$400 added for improvements}
1831- 33 34	"	{ 459 1/2 a " " + 0 = 5909 ^(376 a & improvements -> Railey)
		{ 130 a " " + 0 = 1023 ^(37 1/2 a -> money)
1835-39	"	{ 459 1/2 a " " + 200 = 6109 ^(4200 added for improvements)
		{ 130 a " " + 0 = 1023
		<u>589 1/2</u> @ (1132 total)

~~1840~~

1840-44	"	589 1/2 a " " 8519 + 300 = 8819
1845-47	"	570 1/4 a " " 8662 " = 8662
1859	{ Richard H. Carr	⁵⁰⁵ 281 3/4 a " " + " = 4044
		⁵ 222 a & 133 p " " + 0 = 4011 } #1055
1862-63	Thos W. Wood	449 a 44p ⁹⁰⁴⁰ 9940 + 300 = 10040
1865	Horace Kent of Richmond	278 a + " = 6950
1868-70	John Wood Jr	440 a + " = 9866
1872	John Wood Jr	440 a ⁵⁸⁹⁴ 8594 + 3000 ^{300*3000} = 8894
1873	H. Clay Michie	" " 7410 + 1500 = 8910
1874-75	" " "	" " 5910 + 3000 = "
1877-80	" " "	" " " + 2500 = 8800
1881-84	" " "	" " " = 7920
1885-87	" " "	" " " = 8800
1892-98	" " "	" " " = 7920
1906	" " "	" " " + 2640 = 9240

① 1st house built - 1820 & sold to Railey - 1830 (actually sold 4/1/28)
 2nd " " - 1834 & possibly enlarged - 1839

The Meadows

1814 Garland Cove - 1339 $\frac{1}{2}$ a adj Debrae Minor, Saml Cove,
Peter Minor - 8 mi NE \$1942 (\$1,450) - same 1817

1818 James O. Cove - 850 a on Meadow Creek adj Sam. Cove -
3 m N - \$1232.50 (\$1,450) - fr Garland Cove
same 1819

1824, 30 " " " - 835 $\frac{1}{2}$ a adj Sam. Cove - 6 m N -
12 @ 85 $\frac{3}{4}$ - 400.50 \$10739.31 total
per acre

1835	James O Cove	459 $\frac{1}{2}$ a	adj Sam. Cove	+ 200 =	6109	\$2000 add for improve
		130 a		-	1023	
		<u>589$\frac{1}{2}$</u>			<u>7132</u>	

1843, 44 James O Cove - 589 $\frac{1}{2}$ a adj S R Paly + 300 = 8819

1845, 47 " " 570 $\frac{1}{4}$ a " + 300 = 8662

1831, 32, 33, 34 James O Cove - 459 $\frac{1}{2}$ a adj Sam. Cove + 0 = 5909
130 " + 0 = 1023

" 376 acres off to S R Paly & improvements

" 37 $\frac{1}{4}$ a off to Martin Mooney

John R Paly 376 a on Meadow Creek + 400 = 4835 fr James O. Cove

Meadows

1863 Thom W. Wood 279 ac 4m NW near John Wood Jr + 300 = 6975
 " " 1700 447 " " " " " " + 0 = 3065
 John Wood, Jr ~~1700~~ 449 (this tract a l) + 300 = 10040

(only tract?)

1872 Ch'o John Wood Jr 162 ac Meadow Oak 4m NW + 0 = 6944
 278 " " 7m " + 3000 = 6950
 190 1/2 " meadow 4m N + 300 = 195
 52 1/2 " " " " + 0 = 525 (for Vanda Jr, 20)
 1873 Ch'o H. Clay Michie 440 ac Meadow Oak 2m NW + 1500 = 8910 162 + 278 ac
 John Wood Jr 2 Meadows tracts same, listed as Meadow Oak
 2 Meadow Oak tracts a l

1874, 75 Ch'o H Clay Michie 440 ac meadow Oak + 3000 = 8910

1877 2nd H Clay Michie of Ala " " 2m NW + 2500 = 8800

1878, 80 " H Clay Michie of Ala " " " " " "

1881, 82 " " " " " " " = 17920

1885, 87 " " " " " " " = 8800

1892, 98 " " " " " " " = 7920

1906 " " " " " " + 2640 = 9240

Meadows

1824 James O Carr 835 1/2 a edg Sand Run, M. Ch 6 N - ^{12.15} +400 = 10,139
 37 1/4 a " 6 N ⁹ +0 = 335
 130 a " 3 N ^{7.54} +0 = ~~1024~~

1820 14 1/2 off Sand Run, \$400 for logs
 1828 850 a Oldg

1836, 39 " 459 1/2 - Sand Run +200 = 6109
 130 " - 1123 } 7232

1840, 42 " 589 - edg Run +300 = 8819

The Meadows

1862 Thos Wood 170 a 447 near John Wood Jr +0 = 300
 Sept 500 279 " " + 300 = 6950

1859 Richard H. Cox 222 a 41337 near John Wood Jr +0 = 4011
 James O " 287 3/4 a on Meadow Cr, 2 m NW + 300 = 17044

65-72 only

1865 Horace Kent of Richmond 276 a Meadow Cr + 300 = 6950

1868, 70 John Wood Jr { 162 a Meadow Cr +0 = 2916 }
 440 { 278 a " + 300 = 6950 } 9866
~~15~~

very uncertain

bought 1868 young in Civil War in Brown's Co
m. Jesse Winston Barth's grand

wife bought Meadowbrook (Hta) - no house

he bought for Fishburnes

Judge Fishburne b here, 2 yr old when sold, his fam old

L-shaped house, ~~at I think~~ ~~at I think~~ ~~at I think~~ (falling)

- must have been old if falling down 1868

old { coaks hand hewn
old ~~brick~~ ~~of timber~~ ~~these~~ brick nogging
all had dry-laid stone foundations

orig part of Carr property?

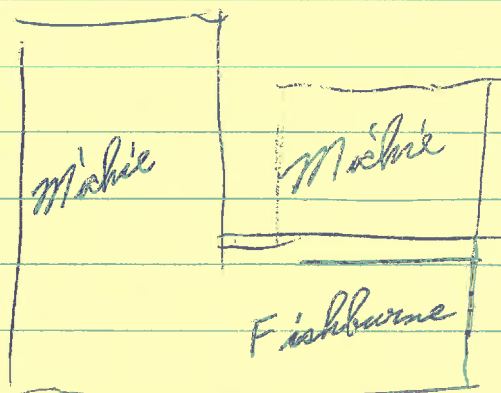
Woods says built houses for relatives

12" x 12" 2 under floor

try for 1840-41

WWI * { yellow w/ green trim
old pic - porch roof balustrade - good - also on bay window
or sawn 2 porch balustrade

4-panel doors; mantel must be Victorian; simple oak trim; ^{slip} 2/2
simple; raised panel



l Turney
Turkey
676

M parlor - marble mantel
crown
4 panel moulded
door, moulded panels
keystone arch to stair hall
dr - stone & comp mantel
simple 4-panel

K built beyond porch 1910
& moved porch to another house (Cook)

old K - 2 rooms & loft

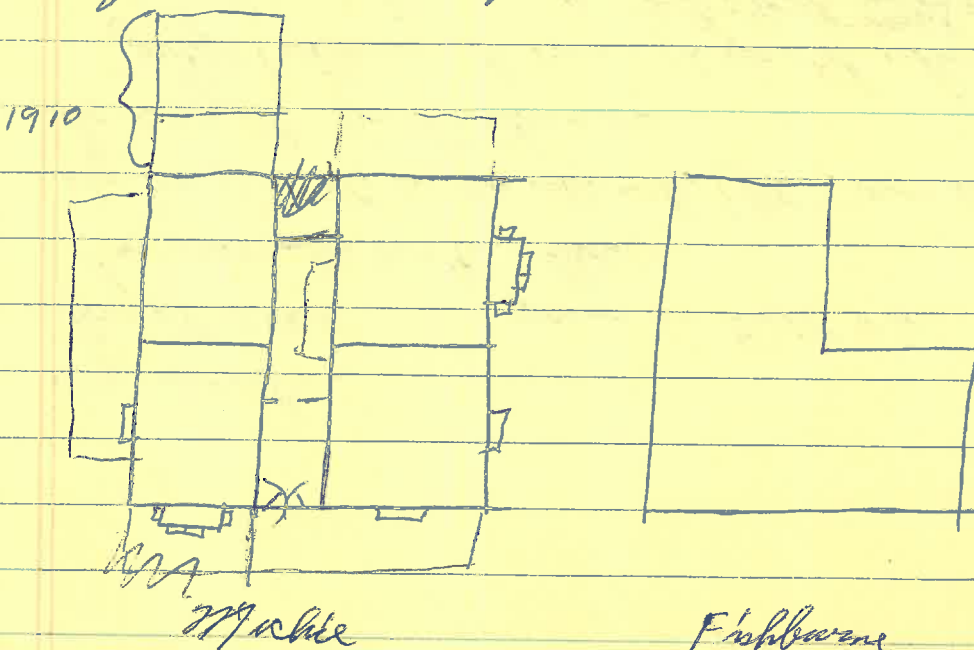
dugout for furnace

stairs

all oak & walnut balusters

large windows

closed 1 fireplace
wide uncurved floors upstairs
simplex mantels upstairs




sq; projecting side bay left front

low brick found, 0 base, 2 stories, 0 attic?
(4 bays, double pile)

weatherboard (white), 4 bays shutters
the roof,

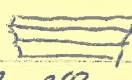
chimneys - 2 int. 1 int end K; central mouse-tooth top, 2 corbels,
corner bricks pulled out

projecting eaves & verges, box cornice, ^{of which} cornice board
dentil blocks (up gables too), paired scroll brackets
finial pendant each gable (up gables too) ?

windows - 2/2, arch. trim on porch,
~~under~~ gables: pediments w/ ^{finial dentil} matching dentils & brackets, no fringe
other 2nd fl: 
shutters

paired 2nd story projecting bay, 2/2 but narrower
bay window (1-story) on projecting bay;
deep rect, 4 wind, flat roof w/ matching cornice & all,
paneled spandrels, plaster bet windows sat corner
double entrance doors, 1 long glass over 1 shorter panel w/ moulded
rail; 2 light rect transom, arch trim

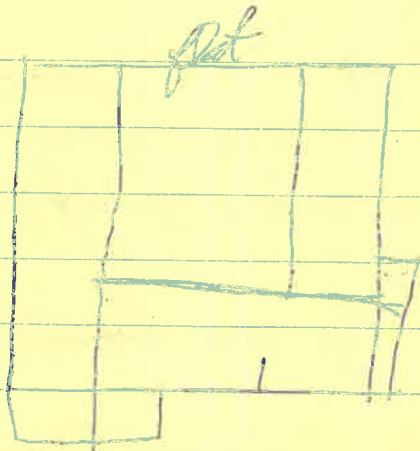
veranda - 3 bay, ^{low height} shed tin roof, cornice & all matching;
frieze in solid board, w/ sq posts, brackets & cornice brackets,
sawn balustrade w/ 2 rows egg-shaped holes; ^{cornice brackets} grooves each post

screened veranda on west side matches hip roof
side windows ^{over east} west side all  - except end front upper,
west side door 2 but single w/ ^{gl} 2/2 panels hooded w/ dentils &
supported by sq brackets at each end

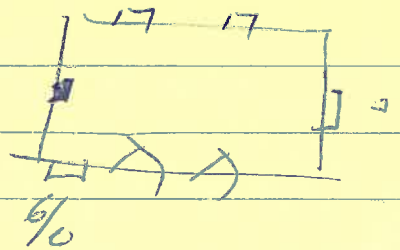
kitchen wing - cornice same except no brackets; each turn
outside - left bay ($\frac{1}{2}$ house) projects slightly;
right bay has 1-storey bay window, 2 front but not
wider 6/6 window, on plaster, little but no brackets
pendants angles & lower

cornice brackets: 1 pc over end each window, end of cornice
peak of gable, halfway up gable, corner
2 pc on returns on ^{both} projecting bays

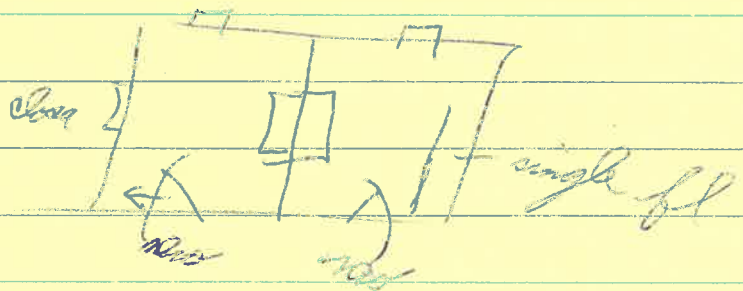
1-st bath wing same time as h



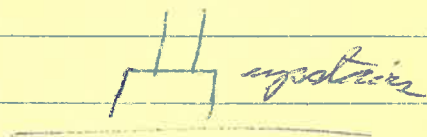
Kiddle - 2 x left, door to each
left in corner



Cook's - round log beams ^N 1 room
shinked wood
stone central chimney bet 2 rooms
used until 15 years ago
~~1's story~~



no sign in stone of upstairs fireplace
high ceiling upstairs



log beams K & Q

all weatherboarded, tin roof, b. of corner

4 levels terraced gardens c. 1866-1868

2 log beams c. 1868 burned 1912

1872

of Dec 1925 fa bought house on Rugby
The Mudgetts
farmed & kept roof on house
they in & moved in 1938
2 cha b during war

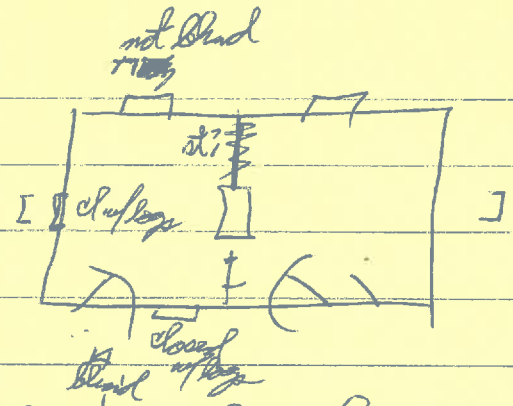
250 acres to Rio

Newcomb's Mtn - Brandywine, etc

Covera built a house for a relative on Meadow Creek in 1960

Cook's

CB found
basement fireplace 5
don't see int stacks
weatherboard over



mod tin gable roof, box cornice, weatherboard

2-story

south room: no ridge board or pole, rafters tongue & groove

has a fireplace

log partition 1st fl, not 2nd

projecting eaves

6/6 wood

Kitchen mod steps to gable roof

1 1/2 storey, no dormer

on int end skin, brick

fascade: 2 beaded b & b doors,

b/p wind

end - 1st storey wind centered,

2nd thing & off color

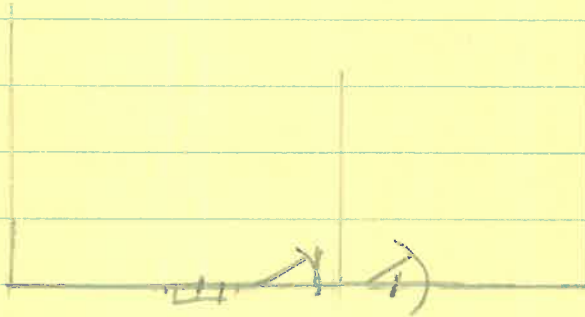
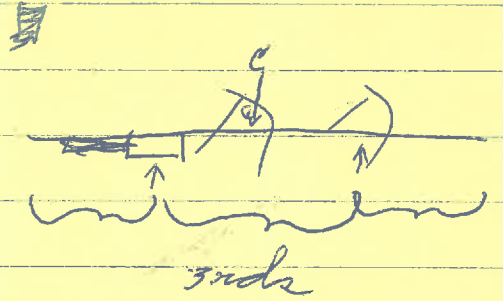
stone ifound

ff bangleboard

box cornice w/ rafters ends applied

2 wind on rear more centered, seen just ~~the~~ wind

south wind was a door



City Tax Assessor:

The Meadows

WB 14-314 Clay M. Peyton 8/8/73

ACDB 252-66 " " & Emilee 5 miles 10/21/41

"Cm plat
325-594
Linn p 324
plat 252-10

2-story, 2 bdr
old, well made
wood siding, metal gable roof
hardwood & plaster

also 2-story cottage

Cornelia Dabney, Sr.

William Overton
& Eliza Waters

Capt. Thomas Carr
1698-1738

Mary Dabney
1688-1748

Eliza Overton
1688-1749

Mary Dabney
Winston
Bear Castle, Caroline
-1760

John Carr
1706-1778

Barbara Overton
1720-1794

John Overton
Winston
Bear Castle, Louisa

Dabney Carr
1743-1773

Garland Carr
1754-1837 (or 38)

Mary Winston
Minor
Richard H. Allen
Bentwaters

Col James Overton Carr
1793-1862 or '64

Mary A. Allen
-1840-42

The Meadows

Richard H. Carr
1823-

Woods: p 161

"James O. Carr... lived at the Meadows, the present residence of H.C. Michie, & near the close of his life removed to Anhalt, where he died in 1864."

Maj. Thomas Carr,

John Carr, -1769, m. (1) Mary Debnay & (2) Barbara Overton - Bear Castle, Louisa

Barland Carr, 1743-1773
Barland Carr, 1762-1838, m. Mary Winston of Hanover - Bentwater

James O. Carr, -1864, m. Mary Allen (daur Richard H)

Anderson Fam Rec

John Carr, 1706-1778, m. (1) Mary Barland 1734, (2) Barbara Overton 1737 ⁽¹⁷²⁰⁻¹⁷⁹⁶⁾ - ~~John~~ Bear Castle

scrapbook p 749

John Wood, Jr

E Elizabeth Wood m Clement D. Fishburne, 1833-1909, b. Wagnersboro

John Wood Fishburne

Alexander

p 360 n

p. 454 n

John Wood Jr lived at 408 Park St. in 1874 (Tower House - Landmarks) says he built it 1854-61
C.D. Fishburne " " 803 E. High St " " ; ~~1874~~ VF dec 1937

Woods p 300

Lilburn R. Railey lived at farm near Hydraulic Mills; moved into town after War & died 1893.

Fri after 3 ok

Thomas

added onto over years?

do they know when diff additions built?

his gf bought it 1871 - was to this house there then?

one of oldest part - 1850 (think)

built " "

what families in before nichols?

who John Ward bought it from

several; log in back, no nails

→ 1/2 disputation on lawn

→ ridge board, etc, Cook's house & Kitchen; fireplaces

→ did it once have stairs?

→ where was Railey property?

bellcap? no

stairs?

Bedroom later?

Hall later?

log of corners

log portion; looked into ext walls? at old corner?

orig stone found? yes, dry-laid

main house

Cook's

Mr Fisher's
fa born there

Mrs. Peyton would like
to be called when the new
book is published.

