

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 1201^{East} Jefferson Street
 Map and Parcel: 54-212
 Census Track & Block: 3-211
 Present Owner: Eugene Beagle
 Address: 309 Twelfth Street
 Present Use: Nursing Home
 Original Owner: John A. G. Davis
 Original Use: Residence

BASE DATA

Historic Name: "The Farm"
 Date/Period: 1826
 Style: Jeffersonian
 Height to Cornice:
 Height in Stories: 2
 Present Zoning: R-2
 Land Area (sq.ft.): 44,903
 Assessed Value (land + imp.): 7500 + 10,320 = 17,820

ARCHITECTURAL DESCRIPTION

"The Farm" is an excellent example of a Jeffersonian house with a hint of Jeffersonian neo-classicism. The structure is built of brick laid in Flemish bond on all sides rather than the more usual common bond on the sides and rear. One of the most notable features of the exterior is the fine Federal doorway with its graceful fanlight and carved keystone. The influence of the architecture of Thomas Jefferson is clearly seen in the entrance portico, with its coupled Tuscan columns and entablature reminiscent of the design for Martha Jefferson Randolph's house at Edgehill. Also of note is the Chinese trellis over the entrance which, unfortunately has been added to in recent years.

HISTORICAL DESCRIPTION

In 1825 John A. G. Davis, professor of Law at the University, purchased "The Farm" from the "sundry heirs of Nicholas Lewis" for \$5,000. The property included at that time only the small brick building on Twelfth Street. He had the existing mansion built to provide larger quarters. Davis was killed in the famous student riots at the University in 1840 and a year later his widow sold the property to Thomas Farish who held title to it until 1909. In that year the property was purchased by George R. B. Michie, President of People's National Bank, who resided there until his death in 1938. In 1948 the MBG Corporation bought the estate from Michie's widow Haides and subdivided the land for building lots. Deed references; ACDB 25-396, 46-387, 139-490, City DB 142-58, 148-116, WB 16-522.

GRAPHICS



CONDITIONS

Average

SOURCES

City/County Records
Stevens', Virginia House Tour, p.123

Street Address: 1201 Jefferson

Map & Parcel: 54-212

Census Tract & Block:

Present Owner: EUGENE BEAGLE

Address: 309 12th STREET

Present Use: Apartments - (NOTHING HOME)

Original Owner:

Original Use:

Historic Name:

Date/Period: 1828 - ASSESSOR

Style:

Height to Cornice:

Height to Stories: 2

Present Zoning: R-2

Land Area (sq. ft.): 44,903

Assessed Value (land+imp)

4310 + 6600 = 10910

Historical Description

Stemist Bend - good Tuscan entrance porch
w/ chinese tiles' railing -
Federal Door w/ Fan! side lights, Keystone etc.
Double Door -
Plain cornice - (Tuscan)
Hipped Roof -
3 Bay

Historic Description

Notes of Historical Interest:

EUGENE BEAGLE 1972 VB 16-522

LUCY BARRETT 1949 DB 148-116 \$17,100

SUBDIVIDED M.B.G. CORPORATION ~~REG. 7-1949~~
FROM HAIDEE X.P. MICHIE 1948 142-58 \$40,000 - 16.259 acres

MICHIE FROM R.H. WOOD, COMMISSIONER 1969 ACDB 139-496

37 ~~37~~ ACRES \$16,250 ANN Farish

Richard "

Mattie "

George Roberts

- HEIRS OF T.L. FARISH

130 - "

~~CLARA WOODSON 1899 & 1905~~

~~VB 31-525~~

46-387 - Thomas Farish from Mary Jane Davis, et al of
John A.G. Davis - 362 ACRES \$17,000 - Oct 21, 1848

Davis from the "sundry heirs of Nicholas Lewis"

December 30, 1825 -

DAVIS' will 14-108

25-396 \$5000

162

405 - June *

ACDB 97-2 - PLAT Charlottesville Land Co. - 1892

102 p. 16.

BEDNAR LAWSON ARCHITECTS

Michael Bednar, FAIA
Elizabeth Lawson, AIA



December 21, 1996

Satyendra Huja, Director
Dept. of Community Development
City Hall
Charlottesville, VA 22902

Dear Mr. Huja;

We have completed the exterior and most of the interior restoration of "The Farm" our residence at 1201 East Jefferson Street. Now we are planning the restoration and development of the historic site. For this purpose, Byrd/Nelson Landscape Architects have completed a Landscape Development Plan. A copy is attached to this letter.

The Landscape Development Plan proposes the following:

1. Development of a parking area at the end of the driveway with additional planting along the drive.
2. Landscaping adjacent to the house with relocated boxwoods on the south side.
3. Development of a sunken garden on the old tennis court.
4. Maintenance of the natural landscape along Jefferson and 12th Streets.

Since this is a city landmark property, exterior changes must be approved by the Board of Architectural Review. I am writing to seek this approval to proceed with phased development of this site.

Sincerely,


Michael Bednar

1201 Jefferson St.

518 Park Plaza

• Charlottesville, VA 22901

• (804) 293-3411

CITY OF CHARLOTTESVILLE

Office of the Mayor
P.O. Box 911 • Charlottesville, Virginia • 22902
Telephone 804-971-3113



February 5, 1996



Mr. James Christian Hill
National Register Coordinator
Virginia Department of Historic Resources
221 Governor Street
Richmond, Virginia 23219

RE: The Farm (A. J. Davis House), City of Charlottesville

Dear Mr. Hill:

As the Mayor of Charlottesville, I would like to voice my support for the nomination of The Farm to both the Virginia Landmarks Register and the National Register of Historic Places. This house has recently been restored to a private residence by Mr. Michael J. Bednar and Ms. Elizabeth Lawson. The fine workmanship and detailing of this house are well worth preservation. Evidence points to this building having been designed and built by some of Jefferson's workmen. Jefferson's influence is reflected in the cornices, brick work, and other details of the house.

Preservation planning is an integral part of comprehensive planning in Charlottesville. The protection and enhancement of the City's historically and architecturally significant properties is one of our priorities. This includes keeping properties in place and maintaining their integrity for generations to come. We are pleased that The Farm has been so carefully preserved and restored.

Sincerely,

David J. Toscano
Mayor

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For function architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name "The Farm"

other names/site number Lewis Farm John A. G. Davis House

2. Location

street & number 1201 E. Jefferson Street

not for publication

city or town Charlottesville,

vicinity

state Virginia code _____ county Albemarle code _____ zip code 22902

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Signature of certifying official/Title _____ Date _____

State of Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register. See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:) _____

Signature of the Keeper

Date of Action

_____	_____
_____	_____
_____	_____
_____	_____

John A. G. Davis House
Name of Property

Albemarle, VA
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
2		buildings
		sites
		structures
		objects
		Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

Charlottesville Multiple Resource Area

Number of contributing resources previously listed in the National Register

2

6. Function or Use

Historic Functions
(Enter categories from instructions)

residence

Current Functions
(Enter categories from instructions)

residence

7. Description

Architectural Classification
(Enter categories from instructions)

Jeffersonian Classicism

Materials
(Enter categories from instructions)

foundation brick

walls brick

roof slate

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

John A. G. Davis House
Name of Property

Albemarle, VA
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey

- recorded by Historic American Engineering
Record # _____

Areas of Significance

(Enter categories from instructions)

military

education

architectural

Period of Significance

1826-1865

Significant Dates

1826

1826-1840

1865

Significant Person

(Complete if Criterion B is marked above)

John A. G. Davis

Cultural Affiliation

N/A

Architect/Builder

Jefferson's Workmen

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

John A. G. Davis House
Name of Property

Albemarle, VA
County and State

10. Geographical Data

Acreage of Property 1.3182

UTM References

(Place additional UTM references on a continuation sheet.)

1

1	7
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7	2	2	1	5	0
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4	2	1	1	8	3	0
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Zone Easting Northing

3

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Zone Easting Northing

4

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--	--	--	--	--	--

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 See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Michael J. Bednar (owner and architect)

organization _____ date Sept. 12, 1995

street & number 1201 E. Jefferson St. telephone 804-293-3411

city or town Charlottesville, state VA zip code 22902

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

Section number _____ Page _____

JOHN A. G. DAVIS HOUSE - STATEMENT OF HISTORIC SIGNIFICANCE

In 1762, the town of Charlottesville was laid out on fifty acres bounded by the properties of John Carter on the south, Abraham Lewis on the east, Charles Lynch to the north and Nicholas Lewis on the east.¹ The latter was known as "The Farm" because it was the first cleared plantation west of the Rivanna River, a conspicuous landmark surrounded by virgin forest. It was part of the 19,000 acres patented by Nicholas Meriwether. "The Farm" comprised 1020 acres patented in 1735 lying along the river from Moore's Creek to Meadow Creek.

On December 30, 1825, John A. G. Davis purchased 68.75 acres of "The Farm," including the old house, from W. D. Meriwether for \$4,000. The property ran along the old Secretary's Road from Richmond along its southern boundary. It also bordered the estate of Thomas W. Lewis and Martha Terrell, a relative of Davis's wife. The entire property sloped toward the Rivanna River to the east. In 1827, Davis purchased 40 acres of the Charles Thomas estate at an auction and in 1829 he bought another 40 acres from H. Martin. Davis's estate continued to grow to 242 acres at the time of his death in 1840. his widow sold the estate to William Farish in 1848.

In March of 1865, near the end of the Civil War, Union troops commanded by General Philip Sheridan entered Charlottesville without resistance. Sheridan's 3rd division was commanded by Brigadier General George Armstrong Custer who set up temporary headquarters at the Thomas Farish House where he remained for three days.

The house and 37 acres were sold to George R. B. Michie in 1909. He undertook some renovations and probably added the central hot water heating system. George R. B. Michie was co-founder of the Michie Publishing Company and for 25 years the President of People's National Bank. He also served on the Board of Visitors at the University of Virginia and was publisher of the local newspaper. He built houses on the property for three of his six daughters.

Mr. Michie's widow sold the property to the MBG Development Corp. in 1948 who proceeded to subdivide it into residential lots and build a series of single family homes. The central 1.3 acre tract with the large house was purchased by Lucy Barrett who established and operated the Hillcrest Nursing Home until her death in 1972. The property was inherited by her son Eugene Beagle who rented apartments in the house until the 1980's. The present owners purchased the property in 1993 and restored it as their private residence.

When John A. G. Davis purchased "The Farm" at the end of 1825, there were other structures on the property. The most well known is

readily made in the field. Interior comparisons are not possible due to an extensive fire at Edgehill in 1918. A pre-fire photograph indicates strong similarities in all interior woodwork (cornice, archway, doors, architrave, chair rail and bases) except the mantel which was a later addition.²²

Although Berry Hill was presumably built by Phillips and Crawford at this time, significant alterations make comparisons to the Davis House difficult. The columns supporting the original portico were removed in the decade after construction. The four west facing openings were infilled with brick and the windows utilized to fill in the portico on the south facade.²³ A two story eastern wing was also probably constructed at this time. The brickwork could certainly be that of Phillips but the addition has better quality brickwork than the original pavilion. The triple hung sash, tuscan entablatures, door and window architraves and two remaining mantels show stronger similarities to the Academical Village than to the Davis House. The floor plan, however, lacks the ordered discipline of other Jeffersonian buildings in the location of the stair and the relationships of door and window openings.

The system of interior woodwork in all of the Academical Village buildings is identical to that of the Davis House. The door, window and fireplace architraves are the same. The base has a cove molding on top which relates to the chair rail. Door panels are related to paneled door jambs. Deep and high cornices relate the wall to the ceiling. The configurations of these elements are also very similar to the Davis House although there are variations. All of the chair rails and bases have somewhat more elaborate configurations than the simplified versions at the Davis House. The interior door and window architraves all have an additional ogee between the two planes.

In the university colonnades, the Tuscan columns are 9.5' high with bases and capitals which match the profiles at the Davis House. The roof structure of chamfered wood joists is also the same except that they are notched deeper at the joints.

There is no doubt that the John A. G. Davis House was built by Jefferson's workmen. There are an overwhelming number of similarities with other Jefferson workmen buildings in plan, elevation, interior details and construction to make it otherwise. It can also be concluded with considerable certainty that the brick work is that of William B. Phillips. The quality of his brickwork and the brick itself is highly recognizable even at the Academical Village where several excellent brick masons were working. There is other brickwork similar to his, but his is definitely superior.

Since Malcolm F. Crawford was in partnership with Phillips, it is quite likely that he did the carpentry for this house. The comparison of carpentry at buildings known to be by Crawford with those by other carpenters at the University of Virginia reveals considerable consistency in the shapes of architraves, mantels and cornices making it difficult to attribute them to a certain

and 11.5" wide. Benjamin does say, "When mouldings are ornamented, they may be larger than when plain, as carving lightens them."³² Certainly the cornices here are quite sculpted although not ornamented. Benjamin concludes, "This will admit of not exact rule; therefore must in a great measure depend on the fancy of the designer."³³ Another example of this exaggerated detail can be found in the door architraves. Benjamin recommends that these be 1/8 of the door width³⁴ which for a three foot wide door would be 4.5". The first floor door architraves are 7.5" wide and those on the second floor are 6.5" wide.

All classical architecture is based on the concept of orders, various proportional arrangements of columns and entablatures which yield different styles of architecture. The design of the John Davis House is based on the Tuscan order derived from ancient Roman architecture by Vitruvius. It is the simplest in form devoid of ornamentation. Of the Tuscan order Benjamin says, "As this order conveys ideas of strength and rustic simplicity, it may very properly be used for rural purposes; for farm-houses, barns, sheds, stables and greenhouses;"³⁵ This is an interesting comment. The Tuscan order may have been selected by the designers of the Davis House since it was intended as a farmhouse. Thomas Jefferson utilized the Tuscan order in many of his designs including the hotels and arcades of the Academical Village.

An interesting aspect of this house is the integrated relationships, the mark of a well-conceived work of architecture. Spaces and elements are related through common proportions as described earlier. The main facade, portico and entry hall all share the same proportion. There are also stylistic relationships in the use of the Tuscan order as a basis for the design of all elements. The roof entablature, the portico entablature and the south room mantels are all similarly of Tuscan character with dentils.

There is also an inherent hierarchy in the house's spatial relationships. The two south facing first floor rooms are the most formal with elaborate mantels, large cornices and twelve foot ceilings. The two rooms above have the same mantels but small 2" cornices and ten foot ceilings. The four north rooms are less formal with 2" cornices and plain mantels. Although there are eight rooms in a highly ordered four square plan, each room has a distinctive character due to changes in plan, section and architectural elements.

The design of the John A. G. Davis House strikes a balance between invention and convention, between Jeffersonian classicism and central Virginia vernacular. It is a Jeffersonian house in that its inspiration lies in Jefferson's designs for Monticello and the University of Virginia. But it also has its roots in the center hall Virginia farmhouse with its hipped roof and brick walls. This is a house type which had evolved over several generations in its response to the Piedmont climate with large windows, high ceilings, raised basement and sheltered porches.

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

JOHN A. G. DAVIS HOUSE - ARCHITECTURAL DESCRIPTION

The original two-story house that Phillips and Crawford built for John A. G. Davis and his family is based on classical design principles. Its 48.1' x 42.25' base is virtually symmetrical about a dominant central axis which runs through the passage from front to back. It is also virtually symmetrical about the cross axis which runs through the two chimneys. The south facing rooms also have a bilateral symmetry with one window lining up with the fireplace and the other with the door. The roof is hipped with a flat area between the two chimneys. On the front facade is a Tuscan portico with a terrace above. At the back is a distyle pedimented portico with smaller Tuscan columns of the same design as those on the south portico. The two east facing basement rooms were also part of the living space as indicated by the plaster finished walls, wooden floors, six-over-six double-hung windows and the exterior door to the southeast room.

The brick walls are laid in flemish bond on all four facades, which is unusual, since most buildings of this era only utilized this bond on the main facade. The foundation is in five-course American bond with a flat water table. The bricks are very precise in form, laid in particularly straight 3/8" lime and sand mortar joints (three courses equal 8.75") with thinner vertical struck joints. The tooled mortar joint is rounded, yielding a shadow line at top and bottom. The bricks vary in length from 7.75" to 8.25" with a very uniform surface and consistency in color. The brick walls have king closers at the windows and queen closers at the corners. The roof entablature is a three part composition of Tuscan order. The original roof was of tin shingles 8" x 10" in a staggered pattern.

All windows on the first floor, except the two on the north facade, are triple hung six over six over six with nominal 12" x 18" panes. All windows on the second floor are double hung six over six. Basement windows are a combination of double-hung and casements of varying sizes. All windows, including the basement, originally had wooden louvered hinged blinds. The window architraves are minimally recessed within the brick openings.

The primary exterior architectural features are the flat roofed Tuscan portico and elliptical arched entrance. The portico roof is supported by paired Tuscan columns made of pie-shaped bricks covered with stucco. The wooden portico floor is supported on a brick base composed of arches and engaged piers. A pair of fixed wooden benches serve as railings. The columns have carved bases and capitals of aquia stone. The Tuscan entablature with dentils supports a terrace surrounded by a chinese chippendale railing. It is supported by a two way system of chamfered joists. The entrance has double leaf, three panel doors with applied moldings flanked by rectangular sidelights. The raised sill is of carved stone. The entrance is defined by fluted pilasters with molded wood capitals

The existing house is quite true to the original version with only one building addition and two exterior alterations. The original roof entablature did not extend out to support built-in gutters as at present. Rather it was more like the portico cornice in form but with dentils as revealed during reconstruction. The two rear windows on the east and west facades may have been triple hung and not double hung with a fixed louver below as at present, although no evidence has been found to confirm this. The 11 foot deep by 34 foot wide north addition was built by Thomas Farish in 1850 as determined from tax records.²⁵ It is quite compatible with the original house in terms of the integration with the roof and the window placement. Close examination reveals that it was a later addition because the brickwork is different, the interior partitions are wood framed and the interior woodwork is different.

Unfortunately, the north addition masks the original appearance of the north facade and poses some interesting questions about this side of the original house. The north windows on the original house are located near the corners instead of in line with the fireplaces as in the south facing rooms. Since these are original, one wonders whether there was a two story portico on the original house as there was at Edgehill.²⁶ The placement of the doors connecting the north rooms to the addition, if they are original, would corroborate this. These openings are formed in the original north masonry wall as opposed to being cut into this wall. The present north entrance with its fanlight is the exact dimension of the arched opening on the lower floor. Was there also such a doorway on the second floor out to the portico as indicated by the present arched opening? If the original house did have a two story portico, where was the present distyle portico, assuming it was original? Also, was it supported on an arched brick base as at present? These puzzles may be resolved by further exploration.

In December, 1993, the house was purchased by architects Michael Bednar and Elizabeth Lawson and restored as their private residence. Exterior work included roof repairs, all new built-in gutters and soffits, new downspouts, brick repointing, rebuilding the front portico and painting of all exterior woodwork. Much of the interior work involved demolition removal of partitions, old bathrooms, old kitchens, a firewall, plywood and linoleum floors, hung ceilings, the sprinkler system and a fire escape. The interior alterations to the original body of the house involved the relocation of one door, the closing of two small doors in the lower hall (one to a closet, the other to the corner of the southwest room), and the creation of two small doors linking the southeast and northeast rooms. A new electrical system was provided with all wiring channeled into the brick walls. A new plumbing system was installed with all work located in the rear addition. The central heating system in the form of radiators, installed during the Michie era, was retained. Plaster walls were patched as necessary and new drywall ceilings were installed everywhere except the three south rooms on the first floor. Secondary wood floors, previously added to the hallways on both floors and the two north rooms, were sanded and finished. Original heart pine floors were scraped and

left natural. A new kitchen has been installed in the northeast room and all of the interior walls, ceilings and woodwork were repaired and painted.

A graphic analysis of the Davis House reveals that there were proportional considerations in the layout of the rooms and facades. There are indeed two square, or essentially square rooms on each floor, the proportion Palladio preferred: "In the length of halls I use not to exceed two squares, made from the breadth; but the nearer they come to a square, the more convenient and commendable they will be."²⁷ The plan is also nearly symmetrical, probably the most significant characteristic of classical architecture. Palladio makes the case for a symmetrical plan based on structural logic, that the walls should bear the weight of the roof equally.²⁸ The structural integrity of the Davis House bears testimony to this logic. According to Palladio, the height of flat ceiling rooms must be equal to their breadth, not the case here. The height of second floor rooms should be a sixth less than those below, a rule which does apply here.²⁹

There is a proportional system used to lay out the facades. It is the commonly prescribed ratio of 1:2. The south facade, portico, entry hall, and all windows have this proportion. On the west facade, the angle of this proportion creates a regulating line which nearly locates the windows, which themselves have this ratio. The roof pitch is 24 degrees, the same pitch as at both the original Jefferson designed Edgehill and the present Edgehill.

In terms of window dimensions, Palladio prescribes that they be between one-fourth and one-fifth of the width of the rooms.³⁰ The rooms at the Davis House are all 17.5 feet wide and the sashes are 3.25 feet wide, slightly less than one-fifth which is 3.5 feet. The 7.5 inch wide jambs are between a fifth and a sixth part of the window width. The window heights are twice the widths not a sixth more as recommended. Palladio also recommends that the windows on one story should all be the same, but that those on the floor above be one sixth less in height than those below, not the case here. In laying out the openings, Palladio recommends the following: "The windows on the right hand ought to correspond to those on the left, and those above directly over them that are below; and the doors likewise ought to be directly over one another, that the void may be over the void, and the solid upon the solid, and all face one another, so that standing at one end of the house one may see to the other, which affords both beauty and cool air in summer, besides other conveniences."³¹ In all of these relationships, the design of this house is clearly Palladian.

A salient characteristic of Jeffersonian architecture is the over scaled details and moldings. The extent of this is made evident by the degree to which the cornices in the Davis House vary from the recommendations given by Asher Benjamin. He recommends a cornice 1/40 of the height of the room which in a 11.8 foot high room would be 3.5". The cornices in the southwest room are 12" high and 12.5" wide and those in the entry hall and southeast room are 16" high

supporting an elliptical fanlight. The surrounding architrave is framed by an elliptical arch of rubbed and gauged bricks.

The interior is laid out as a center passage, four square plan with 7.5 foot high ceilings in the basement, 11.8 foot high ceilings on the first floor and 9.8 foot high ceilings on the second floor. The center passage is subdivided into an entrance hall and a stair hall each nine feet wide. The entrance hall features wood pilasters and capitals which support an elliptical fanlight and wood architrave with a keystone around the main doorway. It also has molded plaster ornament at the ceiling corners. The stair with its walnut railings and heart pine treads is set against one wall so as not to obstruct the passage. The chimneys are offset in the plan resulting in two rectangular rooms and two square rooms on each floor. The west chimney shifts in the attic so as to emerge through the roof lined up with the east chimney. Each room is served by a fireplace with a Tuscan mantle and a brick hearth. The mantles in the four south facing rooms have an articulated frieze with dentils. The mantles in the four north facing rooms have a plain frieze. The fireplace wall of the southwest room has two semicircular wooden arches capped with a keystone defined by architraves which spring from pilasters with wood capitals. This room has a Tuscan order wood cornice, constructed without seams, whereas the entrance hall and south east room have three part wood cornices.

Interior woodwork is developed as an organized system of elements. All door and window architraves on the first floor are the same, 7.5" wide with a .75" bead at the openings and an ogee molding at the outside edge. The same architrave is used around the fireplace openings. The windows have smooth splayed openings whereas the doors have paneled openings which match the panels on the doors. The doors are six-panel cross-and-bible type with applied moldings and beaded edges. The bases have a 5.5" splashboard with a 1.5" molding on top. A 2" deep molded wood chair rail is located about 2.7' above the floor in all first floor rooms. The second floor woodwork is identical in configuration with 6.5" wide door architraves in the hall and 5.5" wide door and window architraves in the rooms. The original paneled door jambs have been replaced with beaded jambs.

Construction of the house is of red clay brick and heart pine wood with plaster placed directly on the brick interior walls. The structural system is based on solid brick bearing walls, 13.5" on the exterior and 10" on the interior, with wood joists running east and west. The foundation walls are 18.5" thick without footings. They are surrounded by a narrow 4" fosse created by a single wythe brick wall, braced against the foundation, which allows the water to drain away. The 2" x 11" wood joists, 16" on center have 5" of dirt and straw insulation supported between them on all three floors. The floors are of random width (3.5 to 5.5 inches), tongue and groove, heart pine 1.25 inches thick, running the entire length of each room without any splices. The hip roof is constructed of 2.75" x 4.5" members 24" on center.

the extant Nicholas Lewis House from about 1770. This one and a half story brick structure has a large gable end chimney. There was also a small school at "The Farm" as indicated in newspaper notices in 1824-25.² Samuel O. Minor conducted this school in English for up to four boys as boarders.³

When Davis bought the property, he presumably moved his family there and lived in one of the existing dwellings while his new home was built. The new house was built some 80 feet from the old Lewis House. This may have been done so that it could be used for servants quarters or as a summer kitchen. The proximity of these two buildings was intentionally done for convenience.

An undated drawing shows the south approach to the main house possibly shortly after its construction. The house sits on the side of a hill in a hardwood forest with a circular path rising up to the entrance. There is a stream in the foreground and a spring house. The main house faces the Secretary's Road and its siting is in conformance with the original Charlottesville street grid. The existing Meriwether Street is on axis with the north door and may have been the farm drive from Free Bridge Road. The house does not face the Rivanna River as one might expect. It is clearly a siting which responds to its proximate urban location. It is on the side of the hill, not at the top, because that is where the city limits end. To the east is the Rivanna River valley and a view to Monticello.

As the construction of the Academical Village was drawing to completion in 1826, the large group of workmen Thomas Jefferson had assembled for this purpose were seeking other projects. Perhaps the most prolific of these men was William B. Phillips, the brickmason for the majority of the University of Virginia buildings including the Rotunda. Phillips had already procured a number of lots in the town of Charlottesville and built houses on some of them.

Soon after finishing the brickwork on the Rotunda, circumstantial evidence indicates that William B. Phillips in partnership with the carpenter Malcolm Crawford built three houses for known clients: Berry Hill in Orange, the Davis House in Charlottesville and Edgehill near Monticello. Berry Hill was constructed prior to 1828 for Reynolds Chapman.⁴ Its temple form is modeled after Pavilion VII with a Tuscan tetrastyle portico supported by a brick arcade. The construction is attributed to these workmen based on its architectural characteristics and a letter from Chapman to the Madison County Board of Commissioners recommending them as contractors for the new courthouse.⁵

The construction of Edgehill for Thomas Jefferson Randolph is attributed to Phillips and Crawford based on a plan and elevation drawing of the house acknowledged to Phillips⁶ and a letter of recommendation for these workmen written by Randolph to the Madison County Commissioners.⁷ It was probably begun in 1825, even before T. J. Randolph acquired the property from his father on January 2,

1826⁸, and completed by early 1828 based on a letter addressed to Randolph at Edgehill⁹ and a datestone at the house. Edgehill is a two story, hip roof, center hall house with four chimneys. It has a flat roof Tuscan portico at the main entrance with chinese chippendale railings. The Tuscan entablature on the portico continues on the facade of the house. There is also a small side porch with a pedimented roof. The brick is laid in Flemish bond with very thin and straight mortar joints.

Attribution of the Davis House to Phillips and Crawford is a recent discovery. John A. G. Davis purchased 68.75 acres from W. D. Meriwether on Dec. 31, 1825.¹⁰ In a letter to Dabney Carr Terrell dated May 24, 1827, he states "Although we have still much to do to render our new residence as agreeable as it might be made, it is nevertheless, a very comfortable and pleasant one as it is, and we are every day more pleased with it".¹¹ Evidently, it was being built at the same time as Edgehill, some four miles away and completed before it was. It was not uncommon for these builders to undertake several commissions simultaneously.¹² This seventeen month period was enough time for the house to be constructed. Sources of materials were readily available as was the skilled labor. The courthouses which these workmen built subsequently were finished in this time frame, the Page County Courthouse being completed in eleven months for \$5,000.¹³ The timing of this construction relative to Berry Hill and Edgehill makes it plausible for Phillips and Crawford to be involved. An analysis of the activities of the other Jefferson workmen capable of being contractors indicates that they were occupied in other activities during this period January, 1826 to May, 1827.¹⁴ Furthermore, a note in Davis's daybook in October, 1828 states, "This month my wagon hauled 15 cords of pine wood to Mr. Phillips".¹⁵ This could have been an in kind payment for work on the house since payments were not always made in cash.¹⁶

Although there is no known record indicating the builders of the John A. G. Davis House, the circumstances surrounding this construction point to Phillips and Crawford. A third man, carpenter Richard Boulware, may have been also involved since he was their partner on the Madison County Courthouse construction in 1828.¹⁷ Neither Davis nor Randolph mention the names of the builders in their correspondence but they were close friends who lived within four miles of each other. Davis's 1828 daybook indicates his frequent visits to Edgehill.¹⁸ Davis was also heavily involved with the transcription of Jefferson's letters for publication.¹⁹ In 1832²⁰ and 1838²¹, Davis was involved in Randolph's election campaign for the Virginia legislature.

The most compelling reason leading to the attribution to Phillips and Crawford is the similarities between Edgehill and the Davis House. The brickwork is virtually identical bearing the characteristic precision and quality of all of Phillips' masonry. The portico is also very similar as is the roof entablature and windows. The overall dimensions of the house, its room sizes and the hip roof are all very similar. These exterior comparisons were

person. At the University, consistency was maintained through the drawings made by Jefferson and Neilson and their overall supervision. Once Crawford was on his own, he had to rely on the carpenter's handbooks, if available, or begin to invent variations based on the circumstances of the project. This notion of variations upon a theme is quite evident. For example, the mantels in the Davis House have the same design concept but no two are exactly alike in their dimensions. A certain amount of craftsmen's license was exercised, a quality which makes these buildings visually rich and interesting.

The attribution of the design itself is much more difficult to determine. Someone had to make a drawing of this house in both plan and elevation for it to be built. The ordering lines are too precisely configured and the proportions too consistent for it to be otherwise. If Phillips or Crawford did not make the drawing, could Neilson have made it for them? He was the best draftsman among the Jefferson workmen and there is an indication that he was to make drawings for Phillips and Crawford of the Nelson County Jail in 1823.²⁴

1. Lay, K. Edward, "Charlottesville's Architectural Legacy," Magazine of the Albemarle Historical Society, Volume
2. Central Gazette News, December 25, 1824
3. Central Gazette News, January 8, 1825
4. Cote, Richard C., The Architectural Workmen of Thomas Jefferson in Virginia, University Microfilms, Ann Arbor, 1986, p. 156
5. Chapman, Reynolds, letter to Madison County Commissioners, October 17, 1828, Madison County Clerk's Office.
6. Museum of Early Southern Decorative Arts
7. Randolph, Thomas Jefferson, letter to Madison County Commissioners, October 17, 1828, Madison County Clerk's Office
8. Letter, Peggy Nicholas to Jane Randolph, July 23, 1827, Edgehill-Randolph Papers, Alderman Library Special Collection, University of Virginia.
9. Letter from Martha Randolph to T. J. Randolph, Feb. 29, 1828, Edgehill-Randolph Papers, Alderman Library Special Collections, University of Virginia
10. Deed Book No. 25, page 405, Albemarle County Courthouse
11. John A. G. Davis to Dabney Carr Terrell, May 27, 1827,
12. Cote, op. cit., p. xx
13. Cote, op. cit., p. 253
14. Cote, op. cit., entire book
15. John A. G. Davis, 1828 Daybook, Alderman Library Special Collections, University of Virginia
16. Cote, op. cit., p. 100
17. Cote, op. cit., p. 248
18. John A. G. Davis, 1828 Daybook, Alderman Library Special Collections, University of Virginia

19. John A. G. Davis to Nicholas Trist, May 3, 1829, Trist Papers, Library of Congress
20. John A. G. Davis to Nicholas Trist, March 4, 1832, University of North Carolina Library
21. John A. G. Davis to Nicholas Trist, April 18, 1838, Trist Papers, Library of Congress
22. Black and White Interior Photograph of Living Room, Cook Collection, Valentine Museum, Richmond, VA
23. Miller, Ann L., Antebellum Orange, Orange County Historical Society, 1988, p. 119
24. Lay, op. cit., p. 39

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

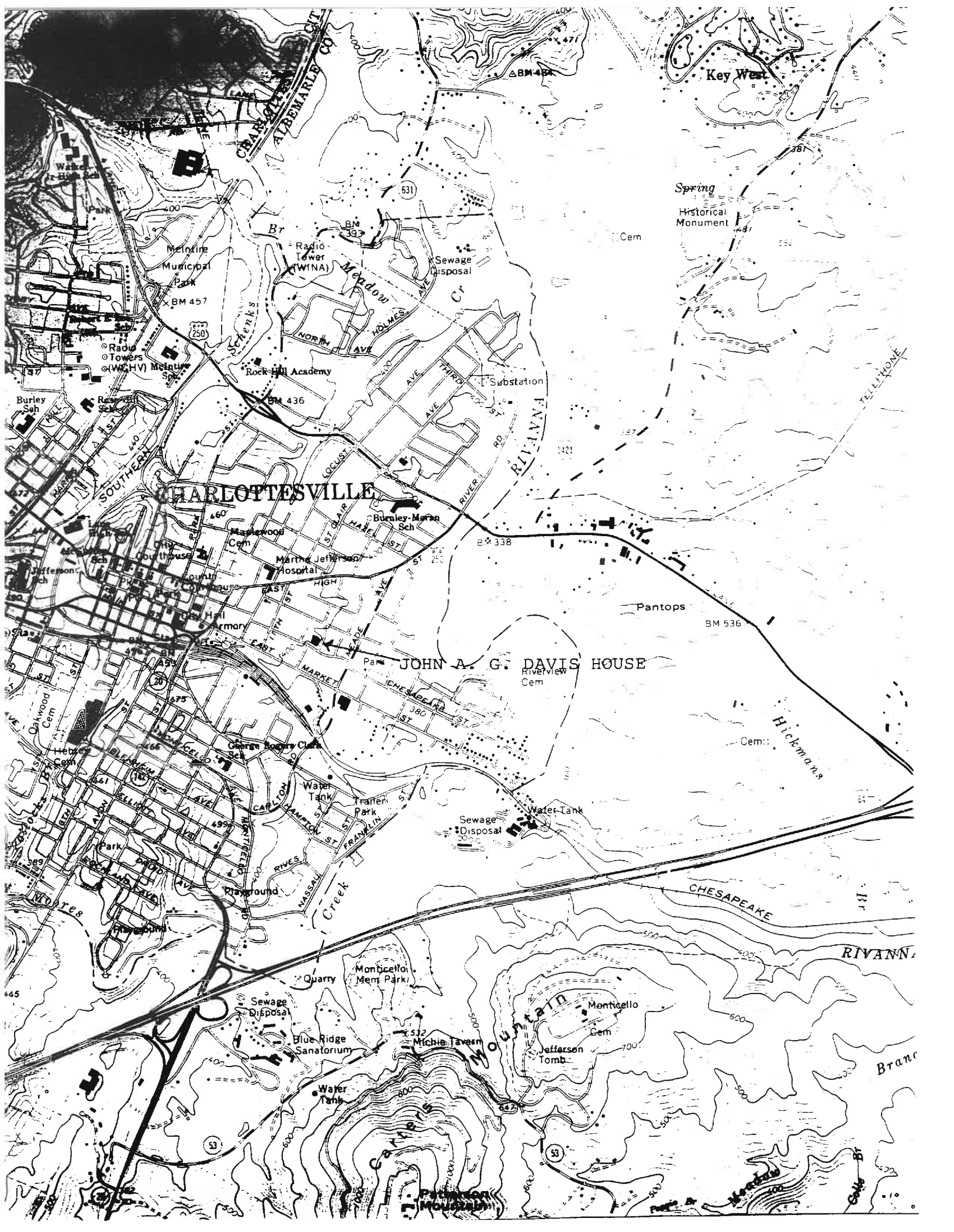
Section number 10 Page

VERBAL BOUNDARY DESCRIPTION:

LOT 1, BLOCK A Old Farm Subdivision

BOUNDARY JUSTIFICATION:

Lot on which historic building is located.



CHARLOTTESVILLE

JOHN A. G. DAVIS HOUSE

Key West

Spring

Historical Monument

McIntire Municipal Park
Radio Towers (WCHV)
Burley Sch
Rock Hill Academy

Burley Sch
Rock Hill Academy

Jefferson Sch
City Hall
City Courthouse

Haywood Cem
Hickman's Cem

Monticello Mem Park
Blue Ridge Sanatorium

Water Tank
Sewage Disposal

Water Tank
Sewage Disposal

Water Tank
Sewage Disposal

Radio Tower (TWNA)

Rock Hill Academy

Rock Hill Academy

George Rogers Clark Sch

Water Tank

Water Tank

Water Tank

Water Tank

Water Tank

Water Tank

Sewage Disposal

Substation

Burley-Moran Sch

Martin Luther King Jr Hospital

Market

Water Tank

Water Tank

Water Tank

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Water Tank

Cem

Pantops

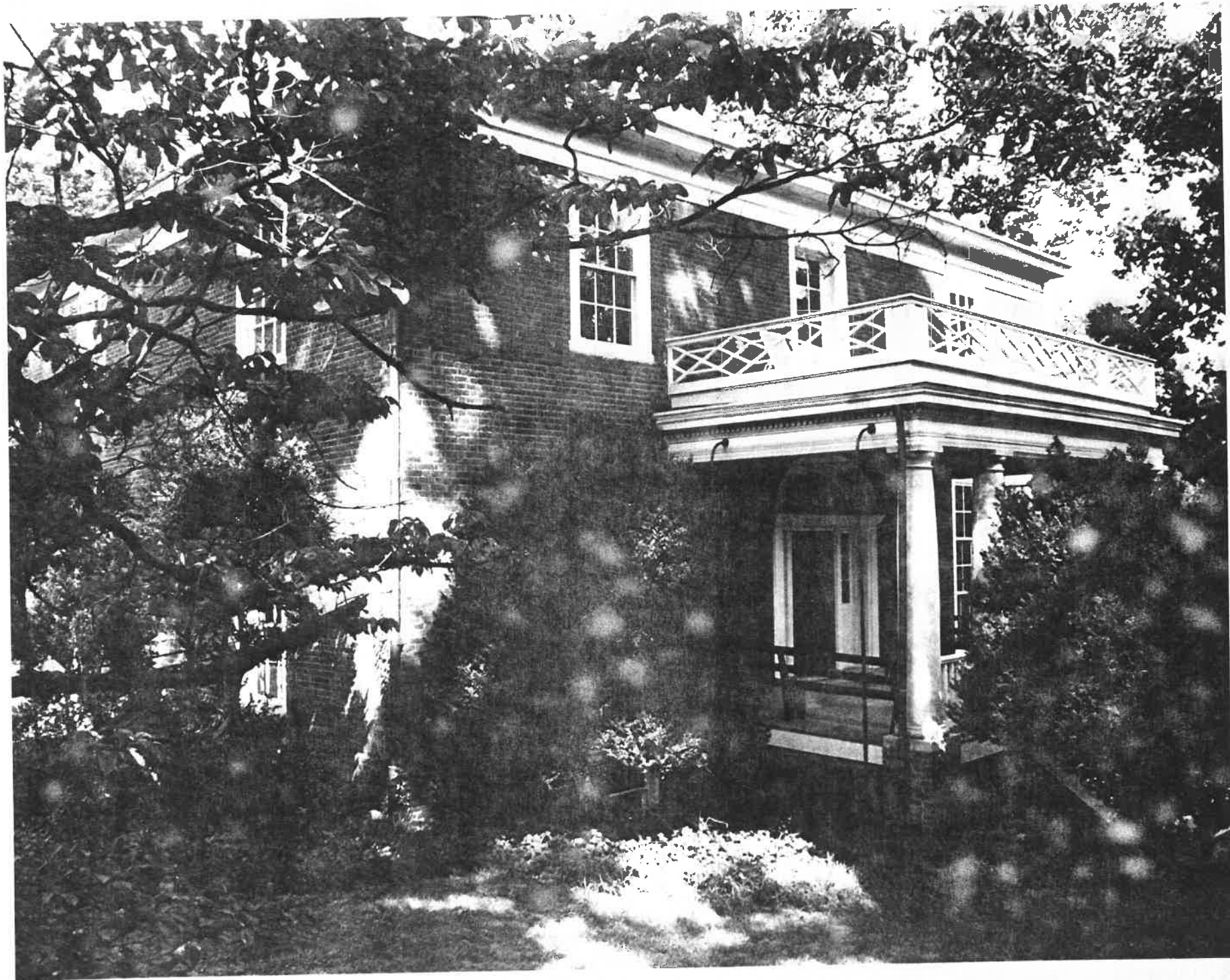
BM 536

CHESAPEAKE

RIVANNA

Branch

Parliament Mountain







1201 E Jefferson St

COMMONWEALTH of VIRGINIA

H. Alexander Wise, Jr., Director

221 Governor Street
Richmond, Virginia 23219

Department of Historic Resources

December 19, 1995

Kurt M. Wassenaar, Chairman
Charlottesville Architectural Review Board
619 East High Street, No. 1
Charlottesville VA 22902

RE: **The Farm (A. J. Davis House), City of Charlottesville**

Dear Mr. Wassenaar:

The Virginia Department of Historic Resources, the Commonwealth's agency responsible for administering historic preservation programs, is planning to present the enclosed National Register nomination to the State Review Board and the Virginia Board of Historic Resources to consider the inclusion of The Farm in the Virginia Landmarks Register and the National Register of Historic Places.

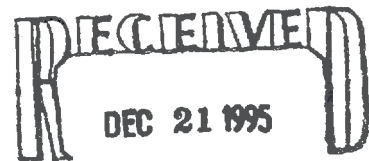
Because the city of Charlottesville is a Certified Local Government, the Architectural Review Board is entitled to a sixty-day comment period during which the Board may review the nomination and relay any comments or concerns to the Department of Historic Resources. I hope you will consider the enclosed nomination at your next meeting and relay your comments to us. We are planning to schedule the nomination for presentation at the next meeting of the State Review Board and the Virginia Board of Historic Resources and would like to have your comments by that time in fulfillment of the Certified Local Government notification requirements. No further action will be taken on the nomination until we have received your comments, or the full sixty day period has passed, this letter serving as the notification that initiates the sixty-day comment period.

I look forward to receiving your comments. Please call me if you have any questions concerning the register process.

Sincerely,

James Christian Hill
National Register Coordinator

Enclosures



WSA
ARCHITECTURE•DEVELOPMENT, P.C.



Ron

H. Alexander Wise, Jr., Director

COMMONWEALTH of VIRGINIA

Department of Historic Resources

February 19, 1996



Michael J. Bednar
1201 East Jefferson Street
Charlottesville, VA 22902

RE: The Farm (John A. G. Davis House), City of Charlottesville

Dear Mr. Bednar:

At a joint meeting on March 20, 1996, the State Review Board and Historic Resources Board will consider The Farm (John A. G. Davis House), City of Charlottesville for nomination to the National Register of Historic Places and for inclusion in the Virginia Landmarks Register. The national and state registers are the official lists of places in Virginia recognized as having architectural, archaeological or historic significance at the local, state or national level.

The enclosed material, explaining the register programs, contains information about the results of listing in the registers and describes the process by which property owners may comment on or object to listing in the registers.

You are invited to attend the meeting on Wednesday, March 20, 1996, which starts at 10:00 a.m. The meeting will be held at the Virginia Historical Society, Lecture Hall, Main Floor, 428 North Boulevard, Richmond, Virginia. We hope that you will attend.

If you have any questions or need additional information about this nomination before the board meeting, please contact Marc Wagner, the Department's National Register Coordinator, at 804/225-4316.

Sincerely,

Julie L. Vosmik, Director
Division of Survey and Register

/je
Enclosure

Page Two

RE: The Farm (John A. G. Davis House), City of Charlottesville
February 19, 1996

c: The Honorable Alvin Edwards, Mayor
City of Charlottesville

Cole Hendrix, Manager
City of Charlottesville

Satyendra Huja, Director
Charlottesville Planning Department

Donald Sours, Chairman
Charlottesville Planning Commission

Nancy K. O'Brien, Executive Director
Thomas Jefferson Planning District Commission

Kurt M. Wassenaar, Chairman
Charlottesville Architectural Review Board

Melinda Frierson
Albemarle County Historical Society

Virginia Department of Historic Resources

221 Governor Street • Richmond, Virginia 23219
(804) 786-3143 • FAX 225-4261 • TDD 786-1934

THE VIRGINIA LANDMARKS REGISTER

The Virginia Landmarks Register was established in 1966 by the Virginia General Assembly to recognize the significant historic buildings, sites, and districts in the Commonwealth. In the words of the Virginia Supreme Court, listing in the Virginia Landmarks Register is a "hortatory" act - that is it recognizes the importance of our resources and "exhorts" owners to care for them.

There are no restrictions on an owner of a property that is listed in the Virginia Landmarks Register who is using private money. However, a property that is recognized officially on the register is eligible for certain State preservation grants, when available. Properties are eligible to apply for such funds if they are listed individually on the Register or are considered contributing structures or sites within a listed historic district. The General Assembly also awards grants to historic properties for operations and renovations. These grants require that the property be listed in the Virginia Landmarks Register. Owners of registered properties are also eligible to donate to the State a preservation easement on their property, in return for which they receive tax benefits.

Historic Districts and individually listed properties receive a certificate from the Department of Historic Resources in recognition of their listing. Owners of recognized historic properties are also eligible for technical assistance from the staff of the Department of Historic Resources. Professional architects, architectural historians and archaeologists are available to provide technical guidance in the care and rehabilitation of buildings and sites.

VIRGINIA LANDMARKS REGISTER

The Virginia Landmarks Register is an official list of buildings, structures, districts, objects and sites which constitute the principal historical, architectural and archaeological resources of the Commonwealth. Properties are designated Virginia Historic Landmarks by the Board of Historic Resources. The Board consists of seven members, each of whom is appointed by the Governor to serve for a fixed term. Ordinarily, properties eligible for listing on the Virginia Register qualify for listing on the National Register of Historic Places. With the consent of landowners, the Department provides official plaques to identify the places that are listed on the Virginia Landmarks Register.

Designation of a property by the Board of Historic Resources is intended to educate the public to the significance of the designated resource. It is also intended to encourage local governments and property owners to take the registered property's historic, architectural, archaeological and cultural significance into account in their planning and decisionmaking. However, such designation does not regulate or control the action of local governments or property owners with regard to the designated property.

The Department of Historic Resources gives written notice of nomination proposals to interested local officials and to all owners of property included within or adjacent to the boundaries of the area proposed for designation. Prior to the Board's designation of a historic district, the Department holds a public hearing within the community of the proposed district. The purpose of the hearing is to provide information on the designation proposal and to receive public comment and additional information.

Rights of Owners to Object to Listing in the Virginia Register

Under provisions of a new state law, effective on July 1, 1992, owners of properties nominated to the Virginia Landmarks Register have an opportunity to concur with or object to listing on the Virginia Landmarks Register. Any owner or partial owner of property who chooses to object to listing may submit to the Director of the Department of Historic Resources, a notarized statement certifying that the party is the sole or partial owner of the property and objects to listing.

Each owner or partial owner has one vote regardless of the portion of the property that the party owns. If a majority of the property owners within any area proposed for designation object to the designation, the Board of Historic Resources cannot take formal action to designate the property until such objection is withdrawn by the property owner or majority of the property owners. A single notarized letter may serve to certify the owner's objection to listing of the same property on the Virginia Register and National Register of Historic Places.

If you choose to object to the listing of your property, the notarized objection must be submitted to Director, Department of Historic Resources, 221 Governor Street, Richmond, Virginia 23219 before the scheduled meeting of the Board of Historic Resources noted in your letter. If you wish to object to listing on both the National Register and the Virginia Landmarks Register, you may do so concurrently; however, the notarized objection must be submitted to the Department's Director before the scheduled meeting of the State Review Board noted in your letter.

If you wish to comment on the nomination of the property to the Virginia Landmarks Register, please send your comments to the Director, Department of Historic Resources, 221 Governor Street, Richmond, Virginia 23219 before the Board of Historic Resources. A copy of the nomination and information on the Department's programs are available from the above address upon request.



COMMONWEALTH of VIRGINIA

Department of Historic Resources

221 Governor Street
Richmond, Virginia 23219

TDD: (804) 786-1934
Telephone (804) 786-
FAX: (804) 225-4261

FACTS REGARDING NATIONAL REGISTER HISTORIC DISTRICT DESIGNATION

1. National Register designation officially recognizes the cultural, architectural, and landscape features of an historically significant area, bringing them to the attention of the community, state, and nation. Ideally, the increased public awareness stemming from registration acts as a catalyst in furthering community efforts to preserve the area's historic and natural features.
2. National Register historic district designation does not restrict an owner's use of his or her property in any way as long as private, non-federal funds are used. It does not, for example, prohibit any owner from altering or demolishing any buildings, nor does it restrict subdivision or sale.
3. National Register designation can help lessen the negative impact on an historic area from government funded projects. By law, an environmental impact study is required for any federally-funded projects - such as road building, utility installation, and public housing. Also, certain state projects are reviewed for their impact on historic resources. If any project is deemed to have an adverse effect on historic buildings, archaeological sites, or landscape features within a historic district, the project may be redesigned to lessen that effect.
4. National Register designation confers two types of financial benefits on historic district property owners. First, it allows the owner of a contributing building within the registered district to claim investment tax credits for certified rehabilitations if the building is used for income-producing purposes. A "contributing" building contributes to the historic character of the district. It must be at least 50 years old and retain sufficient architectural integrity.
5. For additional information on the investment tax credit program, contact the Department of Historic Resources, 221 Governor Street, Richmond, VA. 23219 (804)786-3143.
National Register designation also makes properties eligible for matching federal grants for historic preservation. Currently, federal funds are not available for preservation projects.



COMMONWEALTH of VIRGINIA

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221 Governor Street
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NATIONAL REGISTER PROCESS IN VIRGINIA

Preliminary Information Form (PIF) received and reviewed, additional information requested if necessary ----- Department of Historic Resources (DHR) archives checked for property file and any additional information

PIF reviewed and rated by National Register Evaluation Team at monthly meeting ----- Owner and officials informed of team recommendation, additional information requested if necessary

PIF goes to State Review Board for review and recommendation ----- Owner and officials notified of Board's decision

IF STATE REVIEW BOARD RECOMMENDS NOMINATION:

Preparer of nomination consults with Department staff regarding criteria, areas of significance, period of significance and boundaries.

Department staff reviews nomination drafts upon request and provides technical assistance ----- **COMPLETE** nomination due to DHR seven weeks prior to meeting of State Review Board and Virginia Board of Historic Resources

Department staff reviews completed nomination ----- Owner, consultant and local officials notified no less than 30 days prior to State Review Board meeting

Copies of nomination sent to members of both Boards two weeks prior to meeting ----- Nomination presented at State Review Board meeting. If approved, State Review Board recommends that nomination be forwarded to Keeper of the National Register. Virginia Board of Historic Resources lists property on the Virginia Landmarks Register

Owner and consultant notified of Boards' decisions ----- Nomination is forwarded to the Keeper of the National Register in Washington, D.C.

Property is logged in at National Register office ----- Following 45 day review period, Department is notified of decision

Owner, consultant and local officials notified of Keeper's decision

NATIONAL REGISTER CRITERIA FOR EVALUATION

- Criterion A: Properties that are associated with events that have made a significant contribution to the broad patterns of our history.
- Criterion B: Properties that are associated with the lives of persons significant in our past.
- Criterion C: Properties that embody the distinctive characteristics of a type, period, or method of construction or that represent a significant and distinguishable entity whose components may lack individual distinction.
- Criterion D: Properties that have yielded, or may be likely to yield, information important in prehistory or history.

Criteria Considerations (Exceptions)

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- B. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- C. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his or her productive life; or
- D. a cemetery which derives its primary significance from graves of persons of transcendent importance, from distinctive design features, or from association with historic events; or
- E. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- F. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or
- G. a property achieving significance within the past 50 years if it is of exceptional importance.



COMMONWEALTH of VIRGINIA

Department of Historic Resources

221 Governor Street
Richmond, Virginia 23219

TDD: (804) 786-1934
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RESULTS OF LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES

Eligibility for Federal tax provisions: If a property is listed in the National Register, certain federal tax provisions may apply. *The Tax Reform Act of 1986 revises the historic preservation tax incentives authorized by Congress in the Tax Reform Act of 1976, the Revenue Act of 1978, The Tax Treatment Extension Act of 1980, the Economic Recovery Tax Act of 1981, and the Tax Reform Act of 1984 and as of January 1, 1987, provides for a 20 percent investment tax credit with a full adjustment to basis for rehabilitating historic, commercial, industrial, and residential rental buildings. The former 15 percent and 20 percent investment tax credits for rehabilitation of older commercial buildings are combined into a single 10 percent investment tax credit for commercial or industrial buildings built before 1936. The Tax Treatment Extension Act of 1980 provides federal tax deductions for charitable contributions for conservation purposes of partial interests in historically important land areas or structures. Whether these provisions are advantageous to a property owner is dependent upon the particular circumstances of the property and the owner. Because tax aspects outlined above are complex, individuals should consult legal counsel or the appropriate local Internal Revenue Service office for assistance in determining the tax consequences of the above provisions. For further information on certification requirements, please refer to 36 CFR 67.*

Consideration in planning for Federal, Federally licensed, and Federally assisted projects: Section 106 of the National Historic Preservation Act of 1966 requires that Federal agencies allow for the Advisory Council on Historic Preservation to have an opportunity to comment on all projects affecting historic properties listed in the National Register. For further information, please refer to 36 CFR 800.

Consideration in issuing a surface coal mining permit: In accordance with the Surface Mining and Control Act of 1977, there must be consideration of historic values in the decision to issue a surface coal mining permit where coal is located. For further information, please refer to 30 CFR 700 *et seq.*

Qualification for Federal grants for historic preservation when funds are available: Funding is unavailable at present.

RIGHTS OF OWNERS TO COMMENT AND/OR OBJECT TO LISTING IN THE NATIONAL REGISTER

Owners of private properties nominated to the National Register have an opportunity to concur with or object to listing in accord with the National Historic Preservation Act and 36 CFR 60. Any owner or partial owner of private property who chooses to object to listing may submit, to the State Historic Preservation Officer, a notarized statement certifying that the party is the sole or partial owner of the private property and objects to listing.

Each owner or partial owner has one vote regardless of the portion of the property that the party owns. If a majority of private property owners object, a property will not be listed. However, the State Historic Preservation Officer shall submit the nomination to the Keeper of the National Register for determination of eligibility of the property for listing on the National Register. If the property is then determined eligible for listing, although not formally listed, Federal agencies will be required to allow for the Advisory Council on Historic Preservation to have an opportunity to comment before the agency may fund, license, or assist a project which will affect the property.

If you choose to object to the listing of our property, the notarized objection must be submitted to Director, Department of Historic Resources, 221 Governor Street, Richmond, Virginia, 23219 before the scheduled meeting of the State Review Board noted in your letter.

If you wish to comment, on the nomination of the property to the National Register, please send your comments to the State Historic Preservation Officer at 221 Governor Street, Richmond, Virginia, 23219 before the State Review Board considers this nomination. A copy of the nomination and information on the National Register and the Federal Tax provisions are available from the above address upon request.



COMMONWEALTH of VIRGINIA

H. Alexander Wise, Jr., Director

Department of Historic Resources

221 Governor Street
Richmond, Virginia 23219

March 26, 1996

Michael J. Bednar
1201 East Jefferson Street
Charlottesville, VA 22902

RE: The Farm (John A.G. Davis House)

Dear Property Owner(s):

On behalf of the Commonwealth, it gives me great pleasure to inform you that the Board of Historic Resources has placed the above property on the Virginia Landmarks Register. Following final staff review, we will also forward the nomination report to the National Park Service for inclusion in the National Register of Historic Places. I am hopeful that the Keeper of the National Register will approve the nomination and include the property on this official list of the nation's historic places.

The Virginia Landmarks Register includes "historic landmarks, buildings, structures, districts, objects and sites which constitute the principal historical, architectural and archaeological sites which are of local, statewide or national significance." The Farm richly deserves this official recognition as one of the Commonwealth's historic resources.

The responsibility for preserving Virginia's irreplaceable historic resources rests ultimately with property owners like you. While registration does not in itself protect this property, we hope that this formal recognition will provide continuing encouragement to you in your ongoing efforts to preserve this important part of Virginia's history.

The continuing protection and preservation of registered Virginia landmarks is of immediate concern to this office. Many times our staff can offer technical advice to owners who contemplate alterations or sensitive renovations of their properties. We welcome the opportunity to serve, and it is our hope that you will let us know if we can be of any assistance.

Sincerely,

H. Alexander Wise, Jr.
Director

HAW/tls

c: Mayor Alvin Edwards
Cole Hendrix
Satyendra Huja
Donald Sours
Nancy K. O'Brien
Kurt M. Wassenaar
Melinda Frierson





COMMONWEALTH of VIRGINIA

Department of Historic Resources

February 19, 1996

H. Alexander Wise, Jr., Director



Michael J. Bednar
1201 East Jefferson Street
Charlottesville, VA 22902

RE: The Farm (John A. G. Davis House), City of Charlottesville
1201 E. Jeff. St.

Dear Mr. Bednar:

At a joint meeting on March 20, 1996, the State Review Board and Historic Resources Board will consider The Farm (John A. G. Davis House), City of Charlottesville for nomination to the National Register of Historic Places and for inclusion in the Virginia Landmarks Register. The national and state registers are the official lists of places in Virginia recognized as having architectural, archaeological or historic significance at the local, state or national level.

The enclosed material, explaining the register programs, contains information about the results of listing in the registers and describes the process by which property owners may comment on or object to listing in the registers.

You are invited to attend the meeting on Wednesday, March 20, 1996, which starts at 10:00 a.m. The meeting will be held at the Virginia Historical Society, Lecture Hall, Main Floor, 428 North Boulevard, Richmond, Virginia. We hope that you will attend.

If you have any questions or need additional information about this nomination before the board meeting, please contact Marc Wagner, the Department's National Register Coordinator, at 804/225-4316.

Sincerely,

Julie L. Vosmik, Director
Division of Survey and Register

/je
Enclosure

Page Two

RE: The Farm (John A. G. Davis House), City of Charlottesville
February 19, 1996

c: The Honorable Alvin Edwards, Mayor
City of Charlottesville

Cole Hendrix, Manager
City of Charlottesville

Satyendra Huja, Director
Charlottesville Planning Department

Donald Sours, Chairman
Charlottesville Planning Commission

Nancy K. O'Brien, Executive Director
Thomas Jefferson Planning District Commission

Kurt M. Wassenaar, Chairman
Charlottesville Architectural Review Board

Melinda Frierson
Albemarle County Historical Society

Virginia Department of Historic Resources

221 Governor Street • Richmond, Virginia 23219
(804) 786-3143 • FAX 225-4261 • TDD 786-1934

THE VIRGINIA LANDMARKS REGISTER

The Virginia Landmarks Register was established in 1966 by the Virginia General Assembly to recognize the significant historic buildings, sites, and districts in the Commonwealth. In the words of the Virginia Supreme Court, listing in the Virginia Landmarks Register is a "hortatory" act - that is it recognizes the importance of our resources and "exhorts" owners to care for them.

There are no restrictions on an owner of a property that is listed in the Virginia Landmarks Register who is using private money. However, a property that is recognized officially on the register is eligible for certain State preservation grants, when available. Properties are eligible to apply for such funds if they are listed individually on the Register or are considered contributing structures or sites within a listed historic district. The General Assembly also awards grants to historic properties for operations and renovations. These grants require that the property be listed in the Virginia Landmarks Register. Owners of registered properties are also eligible to donate to the State a preservation easement on their property, in return for which they receive tax benefits.

Historic Districts and individually listed properties receive a certificate from the Department of Historic Resources in recognition of their listing. Owners of recognized historic properties are also eligible for technical assistance from the staff of the Department of Historic Resources. Professional architects, architectural historians and archaeologists are available to provide technical guidance in the care and rehabilitation of buildings and sites.

VIRGINIA LANDMARKS REGISTER

The Virginia Landmarks Register is an official list of buildings, structures, districts, objects and sites which constitute the principal historical, architectural and archaeological resources of the Commonwealth. Properties are designated Virginia Historic Landmarks by the Board of Historic Resources. The Board consists of seven members, each of whom is appointed by the Governor to serve for a fixed term. Ordinarily, properties eligible for listing on the Virginia Register qualify for listing on the National Register of Historic Places. With the consent of landowners, the Department provides official plaques to identify the places that are listed on the Virginia Landmarks Register.

Designation of a property by the Board of Historic Resources is intended to educate the public to the significance of the designated resource. It is also intended to encourage local governments and property owners to take the registered property's historic, architectural, archaeological and cultural significance into account in their planning and decisionmaking. However, such designation does not regulate or control the action of local governments or property owners with regard to the designated property.

The Department of Historic Resources gives written notice of nomination proposals to interested local officials and to all owners of property included within or adjacent to the boundaries of the area proposed for designation. Prior to the Board's designation of a historic district, the Department holds a public hearing within the community of the proposed district. The purpose of the hearing is to provide information on the designation proposal and to receive public comment and additional information.

Rights of Owners to Object to Listing in the Virginia Register

Under provisions of a new state law, effective on July 1, 1992, owners of properties nominated to the Virginia Landmarks Register have an opportunity to concur with or object to listing on the Virginia Landmarks Register. Any owner or partial owner of property who chooses to object to listing may submit to the Director of the Department of Historic Resources, a notarized statement certifying that the party is the sole or partial owner of the property and objects to listing.

Each owner or partial owner has one vote regardless of the portion of the property that the party owns. If a majority of the property owners within any area proposed for designation object to the designation, the Board of Historic Resources cannot take formal action to designate the property until such objection is withdrawn by the property owner or majority of the property owners. A single notarized letter may serve to certify the owner's objection to listing of the same property on the Virginia Register and National Register of Historic Places.

If you choose to object to the listing of your property, the notarized objection must be submitted to Director, Department of Historic Resources, 221 Governor Street, Richmond, Virginia 23219 before the scheduled meeting of the Board of Historic Resources noted in your letter. If you wish to object to listing on both the National Register and the Virginia Landmarks Register, you may do so concurrently; however, the notarized objection must be submitted to the Department's Director before the scheduled meeting of the State Review Board noted in your letter.

If you wish to comment on the nomination of the property to the Virginia Landmarks Register, please send your comments to the Director, Department of Historic Resources, 221 Governor Street, Richmond, Virginia 23219 before the Board of Historic Resources. A copy of the nomination and information on the Department's programs are available from the above address upon request.



COMMONWEALTH of VIRGINIA

Department of Historic Resources

221 Governor Street
Richmond, Virginia 23219

TDD: (804) 786-1934
Telephone (804) 786-3111
FAX: (804) 225-4261

FACTS REGARDING NATIONAL REGISTER HISTORIC DISTRICT DESIGNATION

1. National Register designation officially recognizes the cultural, architectural, and landscape features of an historically significant area, bringing them to the attention of the community, state, and nation. Ideally, the increased public awareness stemming from registration acts as a catalyst in furthering community efforts to preserve the area's historic and natural features.
2. National Register historic district designation does not restrict an owner's use of his or her property in any way as long as private, non-federal funds are used. It does not, for example, prohibit any owner from altering or demolishing any buildings, nor does it restrict subdivision or sale.
3. National Register designation can help lessen the negative impact on an historic area from government funded projects. By law, an environmental impact study is required for any federally-funded projects - such as road building, utility installation, and public housing. Also, certain state projects are reviewed for their impact on historic resources. If any project is deemed to have an adverse effect on historic buildings, archaeological sites, or landscape features within a historic district, the project may be redesigned to lessen that effect.
4. National Register designation confers two types of financial benefits on historic district property owners. First, it allows the owner of a contributing building within the registered district to claim investment tax credits for certified rehabilitations if the building is used for income-producing purposes. A "contributing" building contributes to the historic character of the district. It must be at least 50 years old and retain sufficient architectural integrity.
5. For additional information on the investment tax credit program, contact the Department of Historic Resources, 221 Governor Street, Richmond, VA. 23219 (804)786-3143.
National Register designation also makes properties eligible for matching federal grants for historic preservation. Currently, federal funds are not available for preservation projects.



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NATIONAL REGISTER PROCESS IN VIRGINIA

- Preliminary Information Form (PIF) received and reviewed, additional information requested if necessary ----- Department of Historic Resources (DHR) archives checked for property file and any additional information
- PIF reviewed and rated by National Register Evaluation Team at monthly meeting ----- Owner and officials informed of team recommendation, additional information requested if necessary
- PIF goes to State Review Board for review and recommendation ----- Owner and officials notified of Board's decision

IF STATE REVIEW BOARD RECOMMENDS NOMINATION:

Preparer of nomination consults with Department staff regarding criteria, areas of significance, period of significance and boundaries.

- Department staff reviews nomination drafts upon request and provides technical assistance ----- **COMPLETE** nomination due to DHR seven weeks prior to meeting of State Review Board and Virginia Board of Historic Resources
- Department staff reviews completed nomination ----- Owner, consultant and local officials notified no less than 30 days prior to State Review Board meeting
- Copies of nomination sent to members of both Boards two weeks prior to meeting ----- Nomination presented at State Review Board meeting. If approved, State Review Board recommends that nomination be forwarded to Keeper of the National Register, Virginia Board of Historic Resources lists property on the Virginia Landmarks Register
- Owner and consultant notified of Boards' decisions ----- Nomination is forwarded to the Keeper of the National Register in Washington, D.C.
- Property is logged in at National Register office ----- Following 45 day review period, Department is notified of decision
- Owner, consultant and local officials notified of Keeper's decision

NATIONAL REGISTER CRITERIA FOR EVALUATION

- Criterion A: Properties that are associated with events that have made a significant contribution to the broad patterns of our history.
- Criterion B: Properties that are associated with the lives of persons significant in our past.
- Criterion C: Properties that embody the distinctive characteristics of a type, period, or method of construction or that represent a significant and distinguishable entity whose components may lack individual distinction.
- Criterion D: Properties that have yielded, or may be likely to yield, information important in prehistory or history.

Criteria Considerations (Exceptions)

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- B. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- C. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his or her productive life; or
- D. a cemetery which derives its primary significance from graves of persons of transcendent importance, from distinctive design features, or from association with historic events; or
- E. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- F. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or
- G. a property achieving significance within the past 50 years if it is of exceptional importance.

54-212

Hillcrest Nursing Home

WB 16522 Eugene C Beagle 1942

148-116 Lucy B Barrett 1949

M B B Corp

plat 145-333

Eugene Beagle = son of Lucy Barrett

1920 Sanborn (ACHS)

F/B

auto	FE
------	----

18	shed
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Hillcrest Nursing Home (Mon Lucy B Barrett)

1951-52 until 1966

apts in 1940's

The Farm &
Nicholas Lewin House

331-

~~5334~~

145-334

plat showing both houses

1949 subdivision of the east of The Farm by the MBB Corp
bounded by E Mkt, W of 12th, Little High, in ends

142-58

Maude W P Miskie (wid.) ^{of B. R. B. Miskie} → MBB Corp

\$40,000

12/1948

16.259 acres, "The Farm"
part of ACDB 139-480, 1909,

The Farm

24 Lewis and Davis "

129
127, 28, John A B Daker 68 3/4 adj. Ch. a, SE + 1250 = 2693
for Wm D McInerney

26 Wm D McInerney 68 " + 4 = 2697 reassessed

33
35, John A B Daker 148 3/4 " + 3250 = 7192 2 parcels added
131 " " " = 4528 *2000 added for
single

The Farm

med bellcast hips roof, date, proj eaves, entab

2 large int chin w/ cor caps

wind 6/6, arch. trim, very sl shorter 2nd & base;
6/6/6 E end & facade & W, some changed to 6/6 of expanded
3-bay, 2-5

1.5 ent porch - nearly flat metal roof
chin ship bal, entab w/ dentile 4 Tuscan
columns, ~~wooden~~ simple bal, wooden fl, underbook
slips; req wind above ~~the~~ ^{or} not door, ~~let expanded~~!

6-paneled ent door, ^{on} fluted pilaster bet it & 3-2
sidelight/panel, cornice, semi-elys fan light;
fluted pilasters support architrave w/ ^{of}
corniche, semi-elys brick arch beyond

Flem found

orig 2-5 ~~near~~ ^{wide} ent rear wing matches

~~matching~~ ^{2, 1, 2M} 1.5 ent. porch ent. rear - ped. gable roof,
entab, 2 Tuscan columns, brick floor w/
brick steps fr each side & half-round w/ ^{over}
over basement door (re/2 panels)

round-arched back door w/ fan light







