VLR - 10/19/82 NRHP - 7/783
B.I. - VLR - 12/11/91 NRHP - 4/10/92

NPS Form 10-900 (7-81)

OMB No. 1024-0018
EXP. 12/31/84

United States Department of the Interior
National Park Service

For NPS use only
received
date entered

National Register of Historic Places Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*
Type all entries — complete applicable sections

1. Name

historic ROSEDALE (VHLC 118-201)

and/or common Graves Mill, (Clay's Mill, Tomahawk Mill), Johnson Cottage, Rosedale

2. Location

street & number N side of Old Graves Mill Road (State Route 126), .25 mi. SW of intersection with Graves Mill Road (State Route 675) N/A not for publication

city, town Lynchburg N/A vicinity of ~~congressional district~~

state Virginia code 51 county (In city) code 680

3. Classification

Category	Ownership	Status	Present Use	
___ district	___ public	X occupied	X agriculture	___ museum
X building(s)	X private	___ unoccupied	___ commercial	___ park
___ structure	both	___ work in progress	___ educational	X private residence
___ site	Public Acquisition	Accessible	entertainment	___ religious
___ object	___ in process	X yes: restricted	government	___ scientific
	___ being considered	___ yes: unrestricted	___ industrial	___ transportation
	N/A	___ no	___ military	___ other:

4. Owner of Property

name Mr. and Mrs. Paul G. Graves

street & number 1220 Graves Mill Road

city, town Lynchburg N/A vicinity of state Virginia 24502

5. Location of Legal Description

courthouse, registry of deeds, etc. Lynchburg City Hall

street & number N/A

city, town Lynchburg state Virginia 24505

6. Representation in Existing Surveys (2) (See Continuation Sheet

(1) Historic American Engineering Record

title Lynchburg Inventory (remains of mill) has this property been determined eligible? yes X no

date 1973 X federal ___ state ___ county ___ local

depository for survey records HAER, US Department of the Interior

city, town Washington state DC

7. Description

Condition		Check one	Check one
X excellent	deteriorated	X unaltered	X original site
good	X ruins (mill)	altered	moved date N/A
fair	unexposed		

Describe the present and original (if known) physical appearance

SUMMARY DESCRIPTION

The Rosedale property contains two buildings of major importance, the ruins of an 18th-century grist mill, and numerous subsidiary farm buildings. All of the structures are contained within a forested, hilly area which rises above the banks of Tomahawk Creek. Extensive 19th-century landscaping surrounds the two houses, and among the featured plants are boxwood, lilacs, and Kentucky coffee bean trees. Beyond the landscaped yard are pastures and woodland. Although the complex fortunately presents an appearance little changed from its 19th-century aspect, it is now within the Lynchburg city limits and is being encroached upon by commercial and residential development. The property lies only a quarter-mile from a major traffic intersection on the Lynchburg Expressway. Because of the hilly nature of the terrain, none of this nearby development has yet had any visual impact on the Rosedale property.

ARCHITECTURAL ANALYSIS

The earliest structure remaining is the Christopher Johnson Cottage, presumably dating from ca. 1764 to 1774. The small, story-and-a-half frame structure has long been known as the Johnson Cottage and that term fits it well. It is a remarkably unaltered example of a late 18th-century yeoman's cottage, more than likely typical of a number of vernacular structures erected by the first colonial settlers of this section of Piedmont Virginia. The cottage rests on a full basement, constructed of fieldstone, and has fieldstone chimneys at either end. Overall dimensions of the cottage are 32' x 23', including the front porch, which is covered by an extension of the gabled roof. The protected front wall of the house is sheathed with flush, wide siding, while the other walls have weatherboards. Inside is a typical hall and parlor plan, with the front door leading directly into the larger of the two rooms, the hall. The stair ascends, with winders, from the hall to the second story. First-floor rooms have a generous 9'-9" height, while the second story rooms have a maximum height of 6'-3". On the first floor, both rooms have a beaded wainscot capped with a molded chair. The mantel in the hall is quite elaborate, and may not be an original feature. Basically Adamesque, or Federal in style, it has a frieze decorated with festoons carved with bowknots. Other than this one item, trim is minimal and simple in both style and execution. In 1934, the Johnson Cottage was the only Lynchburg area structure to be measured and drawn by the first team. Today the house serves as a guesthouse.

A hundred feet to the northeast of the Johnson Cottage is the Rosedale mansion erected in 1836 by Odin Clay. Built on a higher elevation than the Johnson Cottage, the mansion dominates the cluster of buildings on the property. The original portion of the mansion is a two-story, three-bay, brick rectangle measuring some 45' x 20'. The walls are laid in extremely well executed Flemish bond, and to the right of the entrance, the date 1836 is cut into one of the stretchers. Fenestration of both stories consists of large six-over-six double-hung sash. The windows are topped with flat wooden lintels, with corner blocks decorated with paterae, or rosettes. A one-story, tetrastylar porch with square pillars and a plain frieze and cornice centers the facade. Although there was undoubtedly some sort of porch or stoop originally, the detailing of the present one indicates that it may be a later feature. The railing, which consists of curvilinear,

(See Continuation Sheet #1)

8. Significance

Period	Areas of Significance—Check and justify below			
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	___ religion
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science
___ 1500–1599	___ agriculture	___ economics	___ literature	___ sculpture
___ 1600–1699	X architecture	___ education	___ military	___ social/ humanitarian
X 1700–1799	___ art	___ engineering	___ music	___ theater
X 1800–1899	___ commerce	X exploration/settlement	___ philosophy	___ transportation
___ 1900–	___ communications	___ industry	___ politics/government	___ other (specify)
		___ invention		

Specific dates ca. 1764-1774, 1838 **Builder/Architect** N/A

Statement of Significance (in one paragraph)

STATEMENT OF SIGNIFICANCE

Rosedale encompasses several related structures of great significance in the historical and architectural development of the Bedford/Campbell County section of Piedmont Virginia. The oldest structure, the Christopher Johnson Cottage, was built ca. 1767 and is one of the few remaining from the mid-18th-century Quaker migration from eastern Virginia to what was then the colony's frontier. The simple vernacular lines of the Johnson Cottage contrast eloquently with the more formal mass of the adjacent mansion, Rosedale. Built ca. 1838 for the first president of the Virginia and Tennessee Railroad, Rosedale is one of the earliest houses in the area to display Greek Revival details obviously copied from mid-19th-century architectural handbooks. With the nearby remains of an 18th-century mill, the numerous subsidiary farm buildings surrounding the two houses and its hilly, forested terrain, the Rosedale property presents the rare survival of a significant and picturesque rural ensemble on the fringe of encroaching urban development.

HISTORICAL BACKGROUND

In 1764, Christopher Johnson, one of the early Quaker settlers in Virginia's Piedmont, purchased an extensive tract of land in Bedford County, described in the deed as "569 acres on both sides of Tomahawk, a branch of Blackwater Creek." Ten years later, Johnson and a kinsman were "granted leave" by the county court to build a mill on Tomahawk Creek. Presumably, his small house situated on a steep bluff above the mill site was built during the decade between 1764 and 1774. Long known as the Johnson Cottage, the house remains in an essentially unaltered state and is an excellent example of the simple, vernacular structures erected by the first Quaker settlers of the area. Unfortunately, the grist mill which Johnson erected near the cottage has not survived. Only the stone foundation walls and traces of the millrace remain after a disastrous fire on July 28, 1967.

In 1830, Odin G. Clay purchased the present Rosedale property in two parcels: one containing 167 acres from Captain James Martin, who had resided on the mill parcel since 1811, and a smaller parcel from the heirs of Christopher Johnson. The cottage probably stood on the larger parcel, serving in later years as a dependency to the larger dwelling which Clay completed on a site above the cottage by 1838. This house, which Clay named Rosedale, also remains in excellent condition and affords an instructive architectural contrast with its earlier neighbor. Valued upon its completion at $2000, Rosedale is a three-bay, two-story brick dwelling typical of the mid-19th-century domestic architecture of the area. A degree of sophistication not generally found in area houses is seen in the front door and interior stair trim. Both feature motifs most likely derived from Asher Benjamin handbooks, including a Greek Key fret on the stair landing.

(See Continuation Sheet #3)

9. Major Bibliographical References (See Continuation Sheet #3)

Brown, Douglas Summers. Lynchburg's Pioneer Quakers and their Meeting House. Lynchburg, 1936.
Campbell County Deed Books 6 (1803); 9 (1811); 17 (1830); and 19 (1830).
Campbell County Land Tax Books, 1782-1838.
Campbell County Will Book 2 (1801).
Early, Ruth H. Campbell Chronicles and Family Sketches. Lynchburg, 1927.

10. Geographical Data

Acreage of nominated property 22.5 acres

Quadrangle name Lynchburg, VA — Quadrangle scale 1:24000

UMT References City Farm, VA

	Zone	Easting	Northing
A	17	656930	4138080
B	17	656900	4137640
C	17	656710	4137660
D	17	656740	4138100
E			
F			
G			
H			

Verbal boundary description and justification Beginning at a point on S side of Tomahawk Creek and approximately 1100' NNW of the intersection of VA Routes 126 and 675; thence extending approximately 1500' SSW following a tree line E of Tomahawk Creek and crossing VA 126; thence extending approximately 650' W; thence extending approximately 1500' NNE, again (See Continuation Sheet #3

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	N/A	code
state	N/A	code	county	N/A	code

11. Form Prepared By

name/title S. Allen Chambers

organization N/A — date October 1982

street & number 1237 31st Street — telephone (202) 272-3533

city or town Washington — state DC

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national X state ___ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature H. Bryan Mitchell

title H. Bryan Mitchell, Executive Director, Virginia Historic Landmarks Commission — date OCT 19 1982

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest: date

Chief of Registration

6. (2) Historic American Buildings Survey
(Christopher Johnson Cottage)
1934, 1936 Federal
Library of Congress
Washington, DC 20540

(4) Virginia Historic Landmarks Commission
1968
221 Governor Street
Richmond, VA 23219

(3) HABSI
(Rosedale) (Graves Mill) (Christopher Johnson Cottage)
1958 Federal
Library of Congress
Washington, DC 20540

7. DESCRIPTION -- Architectural Analysis

jigsaw elements between the bottom and top rails, is a still later modification. The cornice of the house is decorated both with dentils and with attenuated, stylized modillions of a type found in several early and mid-19th-century houses in the vicinity. Above, a shallow gabled roof is covered with standing seam metal. At each end of the roof is a single chimney.

In its mass and general proportions, Rosedale is not unlike many vernacular houses of its time and place. In its details, however, the house displays a number of the earliest known Greek Revival motifs found in the area. On the exterior, this is most noticeable in the front door surround. The single leaf, six-panel door is framed with rectangular side lights and topped with a rectangular transom. Glazing patterns consist of narrow rectangular and square lights surrounding larger rectangles; an arrangement identical to one shown in plate 27 of Asher Benjamin's The Practical House Carpenter (Boston, 1830). The door and lights are capped with a shallow triangular pediment, with corner blocks embellished with rosettes, as was noted in the window lintels.

The plan of the original portion of Rosedale is a simple, single-pile, center-hall arrangement. The most impressive interior feature is the reverse flight stairway. The initial run ascends in fourteen risers against the right side wall to a landing extending the full width of the center hall. Against the left wall, a shorter run continues to the second floor. Plain, rectangular balusters, set two to a tread, support a molded handrail. An unadorned, rounded newel on the initial tread is surrounded by a number of the rectangular balusters. The spandrel formed by the first run of the stair is ornamented with alternating square and rectangular panels, each vertical row of which is capped with a triangular panel following the slope of the stair run. While this arrangement can be found in many houses in the neighborhood dating from the first decades of the 19th century, the panels at Rosedale contain moldings with flatter, more Grecian profiles than is normally the case. Tread ends of the stairs are decorated with a typical "vine-and-bud" motif. The Greek Key fret on the face of the stair landing is the most obvious Greek Revival interior feature. The pattern, which could have derived from a number of sources, is identical to motifs found in plates 35, 51, and 52 of Benjamin's The Practical House Carpenter. Other trim in the original portion of the house is relatively simple. Door and window frames have fluted architrave trim, with corner

(See Continuation Sheet #2)

7. DESCRIPTION -- Architectural Analysis

rosettes. Window soffits are paneled. The two first-floor rooms have identical mantels with three-quarter columns supporting plain friezes. The unadorned, heavy mantel shelves may be replacements. The two original rooms on the first floor are now furnished as a living room to the left of the hall, and a bedroom to the right.

To the simple rectangular body of the original house, several additions have been made over the years. Fortunately, they do little to disfigure the appearance or proportions of the original construction. The frame additions to the rear and right side were built by the Graves family early in the 20th century. To the rear, this addition contains the dining room, rear hall, and kitchen. The dining room, directly behind the living room, is accessible from it through a framed opening, formerly a window. The rear hall is entered from the stair hall through a door under the landing. This doorway, an original feature, was originally an exterior door. The kitchen is behind the first-floor bedroom, but not connected to it. On the first floor, the front portion of the frame addition to the right of the house contains a bath, dressing area, and an enclosed stair to the second floor. Behind this front portion of the addition is a rear service area and laundry connecting with the kitchen. On the second floor, this addition contains another bath and dressing area. On the rear, a bedroom and bath are over the dining room/kitchen area. This portion of the second floor is entered from the main stair landing, where another former window has been converted into a framed opening.

Another early 20th-century addition, now fortunately removed, was a sleeping porch directly above the front porch. This porch, which was shingled to a height of about three feet and screened above, shows in several early photographs as an extremely disfiguring addition to the facade.

In 1929, a three-bay brick wing was constructed to the left of the original house. Designed by Lynchburg architect Stanhope S. Johnson, this addition is slightly recessed from the front wall of the earlier section and harmonizes well with it. Among the details copied directly from the original portion are the window lintels, with their corner blocks trimmed with rosettes, and the cornice. The door which centers the facade of the first floor of the wing, however, is capped with an arched fanlight, giving a pronounced Federal flavor to the composition. On the first floor, this wing contains a library with bookcases flanking a mantel on the end wall. Set two steps below the level of the adjoining living room in the original house, the library is entered from the house through a door to the left of the living room mantel, with the steps protruding slightly into the new room. On the second floor, this wing contains a bed/sitting room.

During the 1970s, the current owner/occupants, Mr. and Mrs. Paul Graves, restored the original portion of the house to a condition approximating the original. Disfiguring elements such as the sleeping porch were removed. Needed repairs were made to the additions, and new plumbing and kitchen fixtures were installed.

Until it was burned in 1967, the grist mill on Tomahawk Creek was among the major features of the complex. A huge, five-story structure of frame construction above the stone first story, it contained elements which are thought to have dated from the original construction by Christopher Johnson. As it appeared at the time it burned, however, the mill displayed features added both by Odin Clay and the Graves family. Today,

(See Continuation Sheet #3)

7. DESCRIPTION -- Architectural Analysis

only the stone foundations and traces of the millrace remain.

The two houses and mill ruins are complemented by a number of outbuildings of various dates and functions. While the majority of these are not of sufficient importance to describe in detail, they are generally well-maintained, and contribute to the integrity of this rural historic property.

8. SIGNIFICANCE -- Historical Background

The builder of Rosedale was one of the most outstanding figures of his time in the Piedmont. From 1827 to 1847 Odin Clay served in the Virginia House of Delegates, and in 1849 became the first president of the Virginia and Tennessee Railroad, the forerunner of the Norfolk and Western system. Clay also had an interest in the mill, and was apparently responsible for enlarging it to a five-story structure. Clay died in 1882, and the property was sold by his heirs in 1893 to the Graves family. The property was used by the Graveses as a summerhome until the 1970s when it became the permanent home of Mr. and Mrs. Paul Graves, the current owners. Early in the 20th century, the Graves family built several frame additions, and in 1929 built a side wing of brick. Recently some of the later additions, including a screened sleeping porch over the front porch, have been removed, restoring the house to a condition close to its original state.

In addition to the cottage, house, and mill foundation, the Rosedale property includes several small outbuildings. Some of these are of log construction, and presumably date at least from the Clay tenure if not earlier. Now within the city limits of Lynchburg, and only a quarter of a mile from a major highway artery, Rosedale has retained a setting almost unchanged from the mid-19th century.

SAC

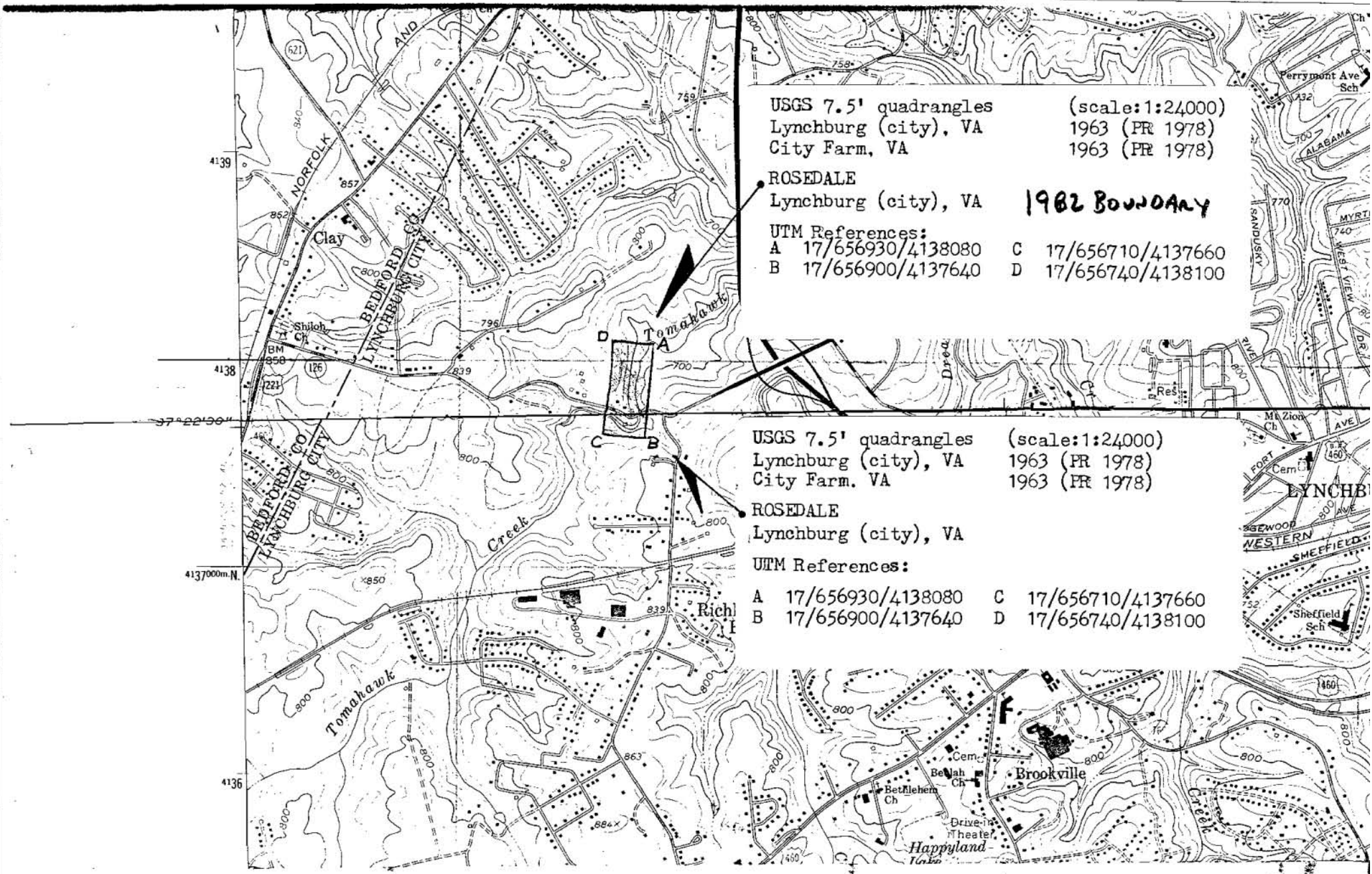
9. MAJOR BIBLIOGRAPHICAL REFERENCES

Hensley, Paul Brent. Graves' Mill: A Symbol of the Past. Lynchburg, 1967.

10. GEOGRAPHICAL DATA -- Verbal Boundary Description and Justification

crossing VA 126, along a fence line; thence extending approximately 650' E along a fence line to point of origin.

Boundary Justification: The 22.5 acres included in the nomination is a portion of the land belonging to the Rosedale tract. The acreage consists of pasture and wooded areas to provide and maintain a rural setting for the house, cottage, mill site, and other structures included in the nomination.



USGS 7.5' quadrangles (scale:1:24000)
Lynchburg (city), VA 1963 (PR 1978)
City Farm, VA 1963 (PR 1978)
ROSEDALE
Lynchburg (city), VA
UTM References:
A 17/656930/4138080 C 17/656710/4137660
B 17/656900/4137640 D 17/656740/4138100

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 3 Page 1

Rosedale, Lynchburg, Virginia

Boundary Amendment

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.)

Hugh C. Miller 4.2.92

Signature of certifying official/Title Date

Director, VA Dept. of Historic Resources

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

Contributing Resources

Buildings	6
Sites	1
Structures	
Objects	
Total	7

UTMs

A 17/656620/4138400
B 17/656920/4138080
C 17/657030/4137720
D 17/656390/4137280
E 17/656140/4137820
F 17/656160/4138140

Verbal Boundary Description

Beginning at a point UTM reference a 17/656620/4138400 proceed southeast 1200' to a point delineated by UTM reference B 17/656920/4138080, then proceed south approximately 1200' to a point delineated by UTM reference C 17/657030/4137720, then proceed southwest approximately 2500'to a point delineated by UTM reference D 17/656390/4137280, then proceed northwest approximately 1800' to a point delineated by UTM reference E 17/656140/4137820, then proceed north approximately 1100' to a point delineated by UTM reference F 17/656160/4138140, thence northeast approximately 2100' to the point of beginning.

Boundary Justification

The nominated property contains the acreage and outbuildings historically associated with Rosedale.

Rosedale DHR 118-201

A 17/656620/4138400

B 17/656920/4138080

E 17/656140/4137820

F 17/656160/4138140

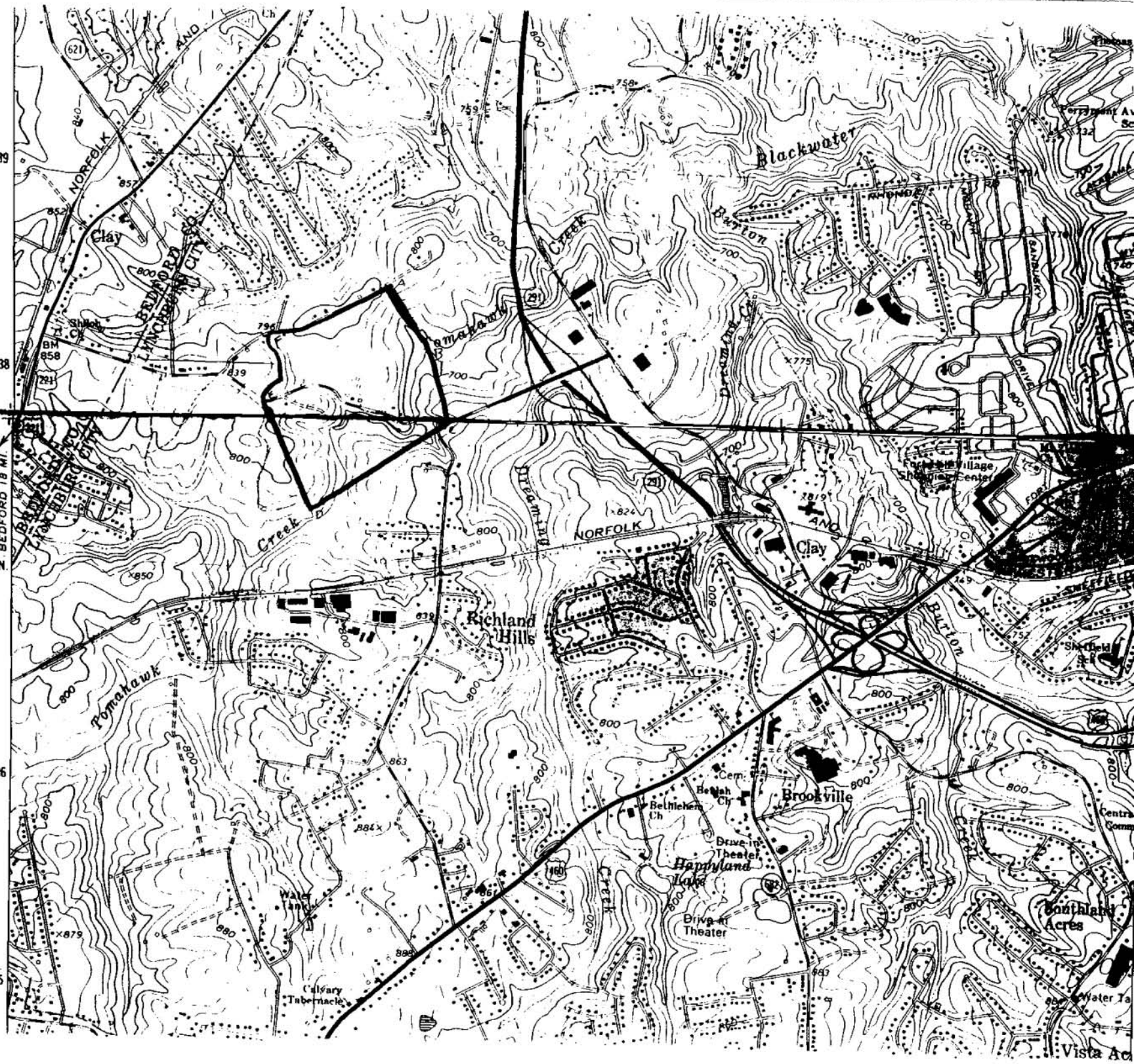
[redacted] DHR 118-201

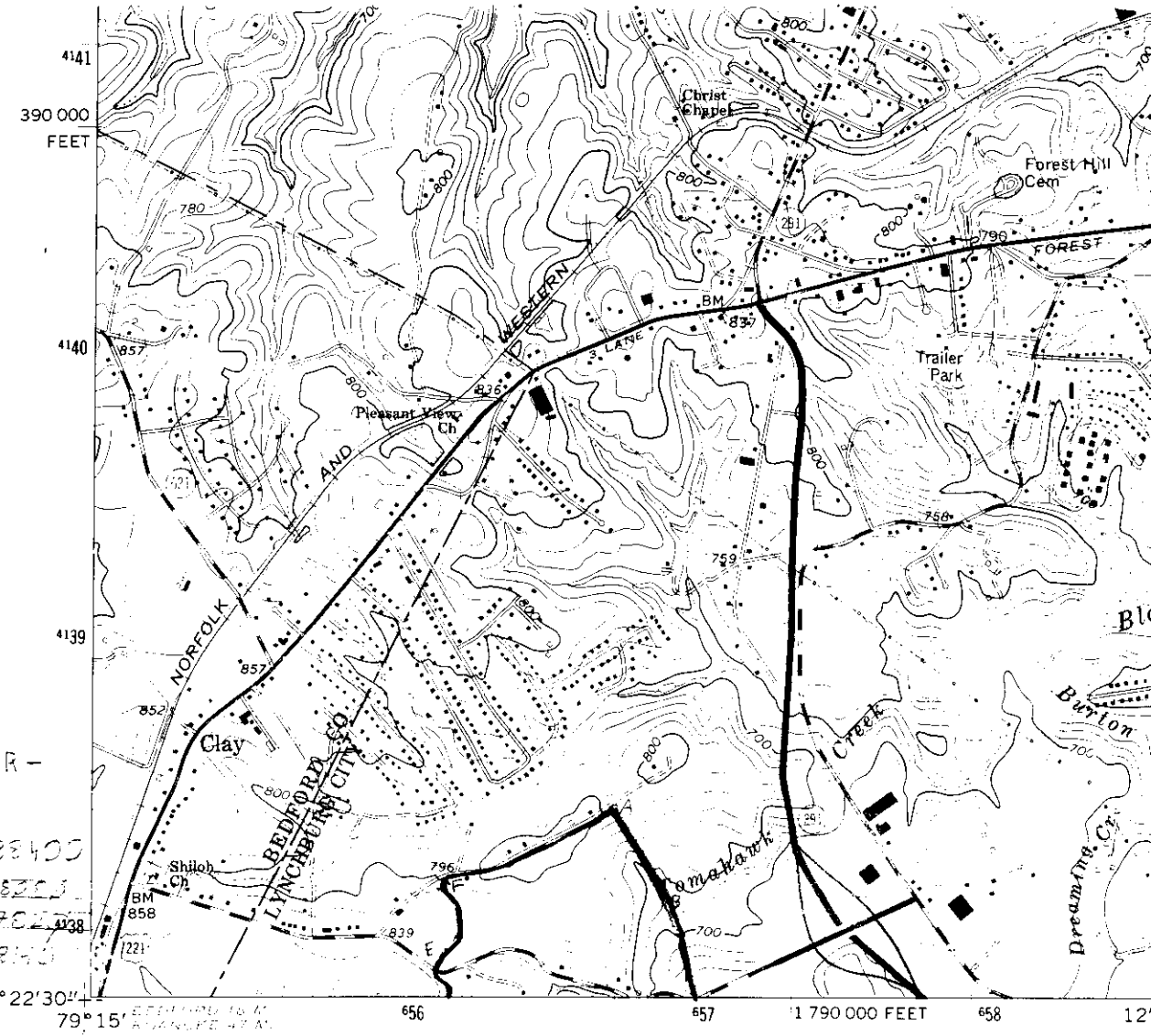
C 17/657030/4137720

D 17/656390/4137280

1992

BOUNDARY





ROSEDALE DHR -
11-6-201

A 17/6266[illegible]/4138400
B 17/6[illegible]/4138[illegible]
E 17/6[illegible]/4137[illegible]
F 17/6[illegible]/4138[illegible]

(FOREST)
5158 IV SE

Mapped, edited, and published by the Geological Survey

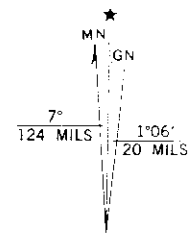
Control by USGS and NOS/NOAA

Topography by photogrammetric methods from aerial photographs taken 1962. Field checked 1963

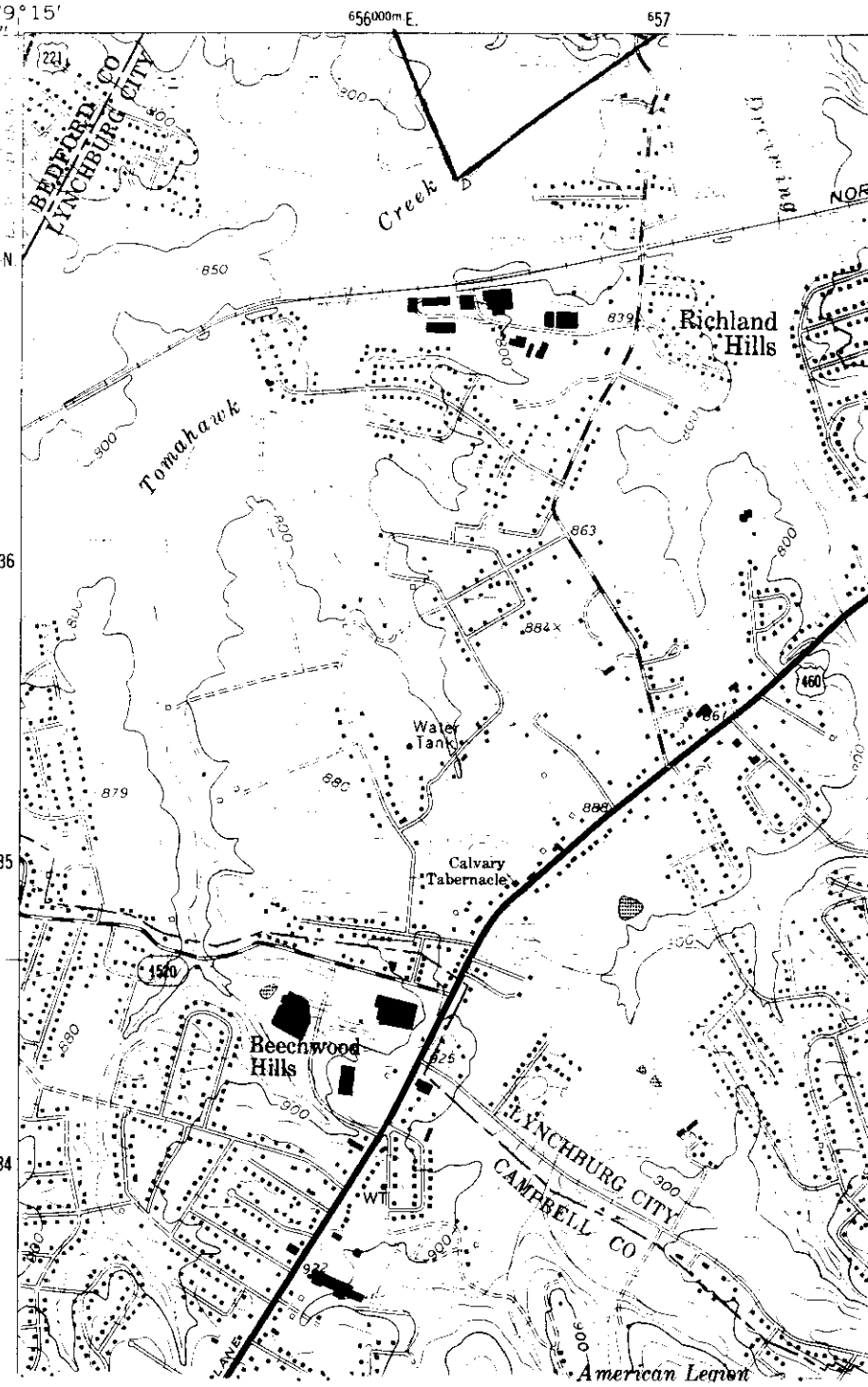
Polyconic projection. 10,000-foot grid ticks based on Virginia coordinate system, south zone
1000-meter Universal Transverse Mercator grid ticks, zone 17, shown in blue
1927 North American Datum
To place on the predicted North American Datum 1983 move the projection lines 10 meters south and 22 meters west as shown by dashed corner ticks

Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked

Red tint indicates areas in which only landmark buildings are shown



UTM GRID AND 1984 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

5158 IV NE
(BOONSBORO)

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY