

VLK 6/12/02
NRHP 9/14/02

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 or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, 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 Booth-Lovelace House
other names/site number Overhome Bed and Breakfast; VDHR file no. 33-0066

2. Location

street & number 130 Lovelace Lane N/A not for publication
city or town Hardy X vicinity
state Virginia code VA county Franklin code 067 zip code 24101

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X 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 X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide X locally. (___ See continuation sheet for additional comments.)

[Signature] 7/24/02
Signature of certifying official/Title Date
VIRGINIA DEPARTMENT OF HISTORIC RESOURCES
State or 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 commenting or other official/Title Date
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is: Signature of the Keeper Date of Action
____ 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): _____

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	
4	5	buildings
0	0	sites
2	2	structures
0	0	objects
6	7	Total

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Category	Subcategory
DOMESTIC	single dwelling
DOMESTIC	secondary structure
AGRICULTURE	animal facility
AGRICULTURE	storage

Current Functions
(Enter categories from instructions)

Category	Subcategory
DOMESTIC	single dwelling
DOMESTIC	secondary structure
DOMESTIC	hotel
LANDSCAPE	

7. Description

Architectural Classification
(Enter categories from instructions)

Greek Revival
Italianate

Materials
(Enter categories from instructions)

foundation	Brick
walls	Wood
roof	Metal
other	Stone
	Concrete
	Synthetics (rubber)

Narrative Description

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

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 a 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 fifty years.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

Ca. 1859-ca. 1930

Significant Dates

Ca. 1859

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Richardson, Seth

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 # _____

Primary location of additional data:

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

Name of repository:

10. Geographical Data

Acreege of Property approximately 67 acres

UTM References

(Place additional UTM references on a continuation sheet)

	Zone Easting	Northing	Zone Easting	Northing
1	17 600240	4114280	3	17 601020 4114090
2	17 600880	4114810	4	17 600900 4113910

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	<u>J. Daniel Pezzoni</u>	date	<u>February 24, 2002</u>
organization	<u>Landmark Preservation Associates</u>	telephone	<u>(540) 464-5315</u>
street & number	<u>6 Houston St.</u>	zip code	<u>24450</u>
city or town	<u>Lexington</u> state <u>VA</u>		

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 the SHPO or FPO.)

name	<u>James C. and L. Rebecca Ellis</u>	telephone	<u>(540) 721-5516</u>
street & number	<u>130 Lovelace Lane</u>	zip code	<u>24101</u>
city or town	<u>Hardy</u> state <u>Virginia</u>		

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 the 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 Project (1024-0018), Washington, DC 20503.

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Section number 7 Page 1

Booth-Lovelace House
Franklin Co., Va.

NARRATIVE DESCRIPTION

Summary

The Booth-Lovelace House stands on a tract of approximately sixty-seven acres of rolling farmland and woods on the flanks of the Blue Ridge in northeastern Franklin County, Virginia. The tract is bounded on the east by a branch of the North Fork of Gills Creek, a tributary of the Roanoke River, and the acreage lies at an elevation of between 1,000 and 1,200 feet above mean sea level. Lynville Mountain and other outlying peaks of the Blue Ridge are prominent to the north and west of the property. The Booth-Lovelace House itself, built ca. 1859, is a large two-story frame dwelling with weatherboard siding, a metal-sheathed hip roof above a bracketed Italianate cornice, a basement and interior chimneys of brick, and three Greek Revival one-story porches (one enclosed). In form the house is L-shaped, with its two principal elevations facing south and west. The interior is basically Greek Revival in character and features an L-shaped passage with wood floors, plaster-and-lath walls and ceilings, two stairs, ornate plasterwork on the ceilings of the passage and main parlor, and extensive graining and marbling. Several domestic and agricultural outbuildings survive from the late nineteenth and early twentieth centuries, including an overseer's office expanded into a dwelling and a small ash house. A number of secondary resources are associated with the conversion of the house into the Overhome Bed and Breakfast in the 1990s.

Inventory

1. Booth-Lovelace House. Ca. 1859. Contributing building.
2. Office/dwelling. 3rd quarter 19th c.; ca. 1890; early 20th c. Contributing building.
3. Ash house. Late 19th c. Contributing structure.
4. Granary. Late 19th c. Contributing building.
5. Barn. Early 20th c. Contributing building.
6. Spring. 19th c. Contributing structure.
7. Sheep shed. Early 1940s; 1990s. Noncontributing building.
8. Trailer. 1940s; 1990s. Noncontributing building.
9. Machinery shed. Mid-20th c. Noncontributing building.
10. Shed. Mid-20th c. Noncontributing building.
11. Restrooms/gazebo. 1997; 2000. Contributing building.
12. Root cellar. Ca. 1997. Noncontributing structure.
13. Pond. Ca. 1998. Noncontributing structure.

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**Booth-Lovelace House
Franklin Co., Va.**

Description (continued)

House Exterior

Greek Revival and Italianate stylistic influence is evident on the house exterior. The cornice has thick curved brackets that project from slightly projecting tablets. The corners are defined by pilasters with large capitals formed of cove, echinus and fillet moldings. Similar capitals appear on the square wood columns of south and west entry porches and an L-shaped back porch, and the porches have cornice brackets similar to those of the main roof eaves. Other porch details include balustrades with square-section balusters and molded handrails, foundations of continuous brick or piers (that under the south porch was rebuilt in the 1990s), plaster ceilings, rubber membrane roofs, and concrete steps that replaced wooden steps after 1937. There is an open-air basement level under the back porch. The west porch was enclosed as a sitting room in the 1990s with a door and windows with half-round fanlights between the original columns and pilasters.

The south and (enclosed) west entries have Greek Revival pilaster surrounds with three-light sidelights, five-panel doors with molded panels, and transoms with complex gridded muntin patterns. The large six-over-six windows have molded trim, hinges for former shutters, and flanking small metal shutter dogs. The second-story center south and west windows are flanked by sidelights that repeat the sidelights of the entries below. The brick foundation is constructed in six-course American bond and has windows with vertical square-section wood bars and corners reinforced with concrete (poured in the early twentieth century).

A one-story springhouse attaches to the east elevation by way of a breezeway. The springhouse dates to the late nineteenth century and has weatherboarded frame construction, a metal-sheathed gable roof (with some modern wood-shingle roofing), and old and modern windows. It was converted into an office and studio in the late 1990s. The breezeway has lattice on the north side and square posts with reused Victorian porch detailing on the south side. The breezeway roof partially overlaps a first-story window of the main house which retains (permanently closed) louvered wood shutters. The breezeway floor covers a wide hand-dug well. A concrete cap covers a later well located in the brick patio area on the south side of the springhouse. A small open-air shed wing with a wood-shingle roof shelters a hot tub.

House Interior

The interior is organized around the L-shaped passage that connects the south and west entries. In each arm of the passage is a single-run stair. The south stair is the finer of the two, with octagonal fluted balusters and a thick tapered newel with a complex fluted octagonal section. The

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Booth-Lovelace House
Franklin Co., Va.

Description (continued)

west stair has a more slender tapered octagonal newel and round-section turned balusters. The newels, balusters, and handrails of each stair are walnut, and each stair has vertical spandrel panels with peaked tops, cove moldings under the treads, and graining in imitation of oak on the spandrels and risers. Oak graining also decorates most of the doors, door and window surrounds, and portions of baseboards throughout the house.

The ceiling over the south arm of the passage has an ornate molded plaster cornice and ceiling medallion. The medallion features concentric rings of acanthus leaves and lotus petals with a berry-like center button from which a lamp hung (an electric light fixture hangs in its place). The cornice has bands of arabesques, stylized foliage, and round and fillet moldings. Ornate plasterwork also graces the ceiling of the principal parlor, located in the southwest corner of the house. The parlor ceiling features a large square center panel with a border of smaller square and rectangular panels. At the four corners of the center panel are anthemions incorporating florets. The center of the panel once featured a medallion which is said to have had a pineapple-like element (this medallion fell years ago). The square border panels contain pinwheel medallions or rosettes formed by four partially furled acanthus leaves and with berry-like center buttons. The whole composition is framed by a cornice (more robust than that in the passage) comprised of planar Greek Revival moldings, bands of stylized foliage and loops, and a middle band with acanthus leaves wrapped around a rod and studded with florets.

On the inner east wall of the parlor is a chimney breast flanked by round-arched alcoves and featuring a richly carved slate mantel painted in imitation of gold-veined black marble. The mantel pilasters have convex fluted faces with lotiform bases and partially furled acanthus leaf caps. The frieze has a center flower and leaf carving flanked by molded panels. The shelf and a narrow overmantel band have sinuously curved edges, and the hearth is local soapstone. This mantel appears to have been the inspiration for the gold-veined black marbling that appears on most of the baseboards in the house. The baseboards are divided into blocks by painted lines and the veining takes the form of irregular chain-like loops. No initials or other identification of the artist have been found on the baseboards, but on a section to the right of the second-floor passage south window a tiny face was painted (presumably by the artist) in one of the links of the faux veining. Sections of molding either grained or conventionally painted surmount the flat marbled sections of the baseboards.

The first and second-floor rooms other than the parlor have simple but stoutly proportioned pilaster-form Greek Revival mantels, most of which are or were marbled like the baseboards. Typically the door and window surrounds have symmetrical moldings, those in the second floor

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Booth-Lovelace House
Franklin Co., Va.

Description (continued)

more varied in section than those on the first, with concave and convex lobed moldings in their center portions. One set of surrounds has a double-lobate form with a central fillet (resembling, in section, a butterfly). The door surrounds typically have turned corner blocks, and those on the first floor have transoms with gridded muntin patterns. Doors are typically five-panel with butt hinges and porcelain knobs. The closet doors under the stairs are four-panel with pottery knobs and blank corner blocks in the surrounds. Most windows have paneled aprons.

The first-floor southeast room, which probably originally served as the dining room, has peaked door and windows surrounds, a paneled wainscot, and a narrow plaster cove cornice. Most rooms have original closets that retain grained shelves and nail rails studded (or formerly studded) with cut nails for hanging garments. On the ceiling of the closet under the west stair is written in red pencil or crayon the name "M. G. Booth" (the original owner of the house) and on the walls are written in gray pencil notes about happenings on the property in the early twentieth century (for example, a note about a colt born in 1912, and so forth). The heights of children of the Lovelace family (who occupied the property from 1887 on) are preserved on a section of wall in an upstairs bedroom. When wallpaper was removed in the 1990s many graffiti were found such as horses and hand turkeys drawn in pencil by children (these graffiti were painted over). The modern sitting room in the enclosed west porch has a painted ceiling in imitation of clouds and sky with a foliated border, and some rooms have intricately stencilled friezes. The ceiling and friezes were painted by the present owner of the property, Jim Ellis.

Historically the basement functioned for food storage, preparation, and consumption. The southeast room was (and is) the kitchen, and the southwest room was made into a dining room sometime after 1890 when the Lovelace family converted the first-floor dining room into a bedroom. The present laundry room between the kitchen and dining room was a root cellar and storeroom for canned goods. A 1937 account notes that one of the secondary basement rooms was used as a wine cellar. The kitchen fireplace retains its original simple Greek Revival mantel over which a paneled overmantel was added in the 1990s, and an iron rod for hanging pots. The room was remodeled in the 1990s, a deteriorated plaster-and-lath ceiling was removed to expose circular-sawn ceiling joists, one brick wall was exposed, and kitchen cabinets were added. The dining room fireplace has a vernacular late-nineteenth-century Greek Revival mantel salvaged from a demolished Franklin County house. From the dining room a door leads into a 1990s bar with wood counters and a built-in diorama with stuffed birds. From the bar a door leads into a den created about 2000 from a crawlspace under the northwest corner of the house.

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Booth-Lovelace House
Franklin Co., Va.

Description (continued)

Outbuildings and Landscape Features

To the east of the main house at the crest of a hillside stands a deteriorated one-story frame building comprised of an early post-bellum farm overseer's office and additions associated with the building's later use as a dwelling. The building has weatherboard siding, a metal-sheathed gable roof, a stone foundation, and a parged brick chimney that rises on the south gable end of the overseer's office and was enclosed by the additions made to the south end. The office section has canted bed moldings in the eave and raking cornices, a two-panel door on the west front and a six-over-six window on the east rear, and mortise-and-tenon circular-sawn frame construction with pegged and nailed joints. A room of light nailed-frame construction was added to the south gable end of the office in the late nineteenth century (perhaps in the late 1880s; its weatherboards are attached with cut nails) and a shed kitchen addition was made to the rear of the first addition in the early twentieth century (it is constructed with wire nails). Under the kitchen is a crudely excavated pit, probably a root cellar. The office interior has crudely finished plaster-and-lath walls and ceiling, a vernacular Greek Revival mantel, and simple trim and baseboards. The additions have beaded matchboard walls and ceilings.

To the north of the office/dwelling stands a small ash house of circular-sawn cut-nailed light frame construction with a metal-sheathed gable roof that overhangs on the south end (the end through which the ash was loaded into the structure), wood siding with traces of whitewash, and a stone foundation. A pile of ash remains inside. To the north of the ash house stands the granary, a one-story frame building of cut and wire-nailed light frame construction. The metal-sheathed gable roof has a gabled dormer for loading corn into a crib at the south end of the building. The building has weatherboard siding (except for the crib, which has diagonal slats) with traces of whitewash, cornice returns, and stone footers.

Downhill to the east stands a stock barn with a hay loft and a west gable-end addition for machinery storage. The barn is constructed of heavy circular-sawn members joined with wire nails and has vertical board siding, lattice venting in the eaves and running up the gables, and a concrete foundation. The metal-sheathed gable roof has lightning arrestors with white glass globes. Sliding doors formerly hung from tracks at both ends of a center drive-through (the tracks were manufactured by F. E. Myers & Bro. of Ashland, Ohio). Inside is a metal hay fork track suspended from the ridge and remnants of the fork itself. The west gable-end addition is constructed with poles rather than sawn framing members, suggesting a date of construction in the mid-twentieth century. The building is basically sound although missing siding and some missing roofing may eventually lead to structural deterioration.

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Franklin Co., Va.

Description (continued)

Near the east edge of the property on the west side of the branch is a spring in the form of a stone retaining wall with the spring alcove spanned by stone lintels. The alcove is now dry, although water issues year-round from a point just below the spring structure. According to tradition, water was hauled from this spring to the main house until the well under the breezeway was dug.

Noncontributing resources include a trailer, a sheep shed, a machinery shed, a shed, a restrooms/gazebo, a root cellar, and a pond. The trailer is a 1940s model that formerly stood at Smith Mountain Lake in Franklin County and was moved to the property in 1991 to provide housing while the main house was being rehabilitated and, afterwards, for use as a tenant house. The trailer has corrugated metal siding, an added asphalt-shingled gable roof, a frame addition with T1-11 siding, a wood post foundation, two-over-two and six-over-six windows, and a deck.

The sheep shed is a large low building of pole construction that stands to the northwest of the main house. The building has vertical board siding, a metal-sheathed gable roof, north and south-end additions (the latter with a porch with reused turned posts), and several modern windows. The building is presently used for storage and it may be remodeled as an antique store in the future.

At the south end of the yard in front of the main house stands a combination restroom and gazebo building. The gazebo was constructed first, in 1997, and is rectangular in form with thick wood posts, square balusters, arched lattice spans between the posts, a metal-sheathed gable roof with a cupola, and a brick-paved floor. The gazebo connects to a system of brick walkways, one of which circles around a fountain in the middle of the front yard. The restrooms were added in 2000 as a convenience for guests at weddings and wedding receptions, and they connect to the gazebo by an angled pergola walkway of simple design. The restrooms are contained in a one-story frame building with reused weatherboard siding, a metal-sheathed gable roof, and a front pergola over a brick and stone walkway.

Beyond the restrooms/gazebo near the south edge of the property is a ruinous machinery shed constructed in the mid-twentieth century with pole supports and rafters, vertical board siding, and a metal-sheathed gable roof. To the east between the main house and barn is a ruinous shed of frame and pole construction with a metal-sheathed shed roof, vertical board siding, stone footers, and sapling pole rafters. To the southwest of the main house and downhill is a spring-fed pond with an earthen dam constructed about 1998. Directly behind (north of) the main house is a small 1990s root cellar of partially below ground cinder-block construction with a stone front facing

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**Booth-Lovelace House
Franklin Co., Va.**

Description (continued)

and an overhanging wood-shingled gable roof. The root cellar forms a corner of a stone retaining wall that defines a graveled parking area. The wall has a brick coping topped by a reused historic cast-iron fence with a center arbor archway formed of twisted grape vines.

Integrity Statement

The Booth-Lovelace House, associated resources, and setting possess good integrity. The house retains nearly all of its character-defining features and is especially notable for the high degree of preservation of its marbled and grained finishes and interior plasterwork. The only substantial modifications to the house are the enclosure of the west side porch as a sitting room, the conversion of the semi-detached springhouse into an office and studio, the inconspicuous insertion of several bathrooms (one in the location of an existing bathroom), and the addition of the hot tub shelter to the end of the springhouse. The associated contributing resources also retain their character-defining features, although all exhibit varying degrees of deterioration. The noncontributing resources are generally small in size, located at a distance from the main house, or otherwise unobtrusive. The grounds around the house feature historically appropriate shade trees and board fences, and the remainder of the property retains its agricultural character. A number of houses have been built within view of the property in recent decades, and a small elementary school will be built on the parcel adjoining to the south (it will be largely screened by vegetation in the warm months), but these do not compete with the many views of the Blue Ridge and hills that encircle the property.

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**Booth-Lovelace House
Franklin Co., Va.**

NARRATIVE STATEMENT OF SIGNIFICANCE

Summary

The Booth-Lovelace House is one of Franklin County, Virginia's finest historic residences. Located amid rolling farmland at the foot of the Blue Ridge, the grand Greek Revival-Italianate residence was built ca. 1859 for prosperous planter and merchant Moses G. Booth by builder Seth Richardson. Architectural features of note include an L-shaped stair passage, richly detailed plasterwork, and extensive graining and marbling. Associated with the house are an overseer's office, an ash house, a granary, and a barn. In the late nineteenth century the house was acquired by the Lovelace family whose descendants today operate it as a bed and breakfast inn.

Applicable Criteria

The Booth-Lovelace House meets Criterion C and is eligible in the architecture area of significance for the quality of its Greek Revival and Italianate styling and well-preserved interior finishes. A number of historic secondary resources contribute to the property's architectural character. The period of significance extends from the date of construction of the house ca. 1859 until ca. 1930, embracing the period of construction of the property's architecturally notable historic secondary resources. The Booth-Lovelace House is eligible at the local level of significance. Information in support of designation appears throughout the historic context.

Acknowledgments

A number of individuals and organizations assisted in the preparation of this report. Foremost among these were the owners of the property and the nomination's sponsors, Jim and Becky Ellis. Others who provided assistance included Booth family genealogists Timothy and Carlson F. (Jack) Booth; the staffs of the Franklin County Public Library and the Franklin County Clerk of Court's Office; and June Ellis, John Kern, Calder Loth, Mike Pulice, and Marc Wagner of the Virginia Department of Historic Resources.

Historic Context

The Booth-Lovelace House stands on property that belonged to the Early family during the first decades of the nineteenth century. The home of Jubal Early, grandfather of Civil War General Jubal A. Early, is believed to have stood on or close to the site of the present house. A water line constructed eastward from the house in the 1990s passed through remnants of a below-ground brick foundation at three points. The configuration of the remnants suggested a house that stood partly where the present house stands and partly where the brick patio on the east side of

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Booth-Lovelace House
Franklin Co., Va.

Statement of Significance (continued)

the house is located. In addition, below-ground stone foundation remnants also to the east of the house are thought to have been associated with a dwelling, perhaps a slave house. Jubal Early was associated with Washington Furnace in present-day Rocky Mount in the late eighteenth century, and in 1792 he was a trustee for the newly established town of Germantown, which was located near the present-day Franklin County community of Wirtz.¹

In 1844 Joab Early, Jubal's son, sold 1,729 acres including the site of the future house to John S. Hale (ca. 1810-1872). A building or buildings valued at approximately \$500 stood on the property at the time of the sale, and by 1851 improvements were made boosting the total value to \$800. John S. Hale numbered among the county's most prosperous inhabitants during the antebellum period. In the 1850 federal census he is listed as a merchant; ten years later his occupation is given as farmer and tobacconist. Shortly before the Civil War Hale operated a large tobacco factory in Rocky Mount that is reported to have employed over a hundred slaves, and in 1861, according to tax records, he was the second largest slaveholder in the county (fifty-four slaves). There is no indication that Hale lived on his 1,729-acre tract. Instead he presumably farmed the property as an absentee owner with the aid of overseer C. S. Wingfield, who is listed as a member of Hale's household in the 1860 census. The \$800 value of buildings on the property--a figure that remained constant through 1858--probably represented a mix of barns and slave dwellings from the Early and Hale periods.²

In 1860 John S. Hale and his wife Margaret sold the 1,729-acre tract to Moses Greer Booth (1803-1874). Booth, who was a partner in the mercantile firm of Booth & Fountaine, had begun acquiring property in the area in the 1830s. In 1850, according to the federal census of that year, his lands totaled 970 acres valued at \$7,000, and the figures rose to approximately 2,000 acres valued at \$40,000 by 1860. Although Hale did not officially deed the property to Booth until August 1860, there are indications that the exchange occurred earlier. The 1858 tax record entry notes that Booth paid the taxes on the tract, as he did in 1861 when he owned the property but it was still listed under Hale. As members of the county's landed gentry, Booth and Hale were

¹ James C. Ellis personal communication; Salmon and Salmon, *Franklin County*, 97, 110. In 1966 *Roanoke Times* reporter Clare White was told by Sallie Lovelace that when her family moved to the property in 1887 "there was a derelict house in the yard that had once housed members of the Early family" (White, "Grand Scale for a Home").

² Franklin County Deed Book 18, p. 292; Salmon and Salmon, *Franklin County*, 235, 368.

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Booth-Lovelace House
Franklin Co., Va.

Statement of Significance (continued)

well acquainted with each other. They both served as county justices and, in 1872, as directors of the Liberty & Rocky Mount Narrow Gauge Railroad (a line that was not built).³

The 1859 tax record entry for the Hale-Booth tract notes an increase in the value of buildings from \$800 to \$4,800 with the marginal note "\$4000 added for improvements." This is strong evidence for the construction of Booth's grand Greek Revival-Italianate residence in 1859 or the year before. Booth's builder was Franklin County carpenter Seth Richardson (see architectural analysis), and there is a romantic legend--or rather two versions of the same legend--associated with the construction of the house. According to WPA researcher Ann S. Joplin, who had a family connection to the property and who interviewed a nephew and great niece of Moses Booth as part of her research in 1937, Booth had the house built for his bride, who died a few months after they were married and before the house was completed. Another researcher has stated that Booth had the house built while he was engaged to a Miss Redd of Henry County, who then broke off the engagement. According to John D. Booth, a relative and Booth family researcher, Moses married Ann E. S. Redd of Henry County in 1842.⁴

There is also a tradition that Booth chose not to live in the house after his unpleasant engagement experience. However, Ann Joplin stated, "This home was noted for its hospitality and many are the stories told of his lavish entertainments." During the period Booth derived comfort from the proximity of his sister Emily Booth Joplin (1816-1869) and her family. Ann Joplin wrote, "Mr. Booth, a widower, was very anxious to have his sister make her home with him, but she remarked that she had eight sons which was entirely too many to take to live with anybody so they compromised by living on the same farm but in different houses." The Joplins lived in the house that had been Jubal A. Early's boyhood home, which Booth had purchased from Jubal's father Joab in 1847. According to Ann Joplin, Booth was very proud of the conduct of six of his nephews who served in the Confederate army, and "he presented each of them with a horse

³ Franklin County tax records, Deed Book 28, p. 36, and Chancery Order Book B, p. 444; Salmon and Salmon, *Franklin County*, 137-138, 318, 484. The 1860 free population schedules valued Booth's real estate at \$55,000.

⁴ Joplin, "Lovelace Place;" John D. Booth to Carlson F. (Jack) Booth, December 14, 1957.

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Booth-Lovelace House
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Statement of Significance (continued)

and \$200.00 in gold to start life anew." Booth also willed \$500 to his sister's children.⁵

Moses Booth practiced general farming. In 1860, for example, his farm produced 2,000 bushels of wheat and 3,500 bushels each of corn and oats, among numerous livestock. Unlike his neighbors Booth appears to have grown little tobacco; none was recorded in the agricultural schedules of the 1850, 1860 and 1870 federal censuses, although sharecroppers grew tobacco on the farm at the time of Booth's death in 1874. Before 1865 Booth worked his property with slaves: sixteen in 1850 and thirty in 1860. Ann Joplin wrote:

He was a large slave owner and his cook and house-servants were noted for their skill. Although he died some years after the slaves were freed, virtually all of them remained in his employment as they had before obtaining their freedom.

Booth willed \$1,000 to each of his three house servants--Edmund Clarkson, Reuben Ferguson, and Betsy Woods--"for their faithful devotion and services to me." The three used their bequests to purchase property nearby.⁶

Moses Booth engaged in several small-scale industries on his property. Two 1880s deeds mention an old mill along the branch to the east of the house, and present owner Jim Ellis recalls seeing traces of a mill race along the branch north of the property when he was a child in the 1930s. Booth also operated a distillery, which apparently stood near or may have been attached to or housed in the mill. In the 1860s Booth's apple brandy won first prize at a Lynchburg agricultural fair, and 526 gallons of brandy were inventoried as part of his estate in 1875. Booth also made wine; seventy-seven gallons were on hand in 1875.⁷

⁵ Franklin County Deed Book 19, p. 466, and Will Book 16, p. 599; Joplin, "Lovelace Place;" and Joplin, "Hannabas House."

⁶ Salmon and Salmon, *Franklin County*, 137-138; Franklin County Will Book 16, pp. 599, 620; and Joplin, "Lovelace Place."

⁷ James C. Ellis personal communication; Salmon and Salmon, *Franklin County*, 138; Hopkins, "Agriculture in Franklin County," 68; Franklin County Will Book 16, p. 620, Deed Book 35, p. 265, and Deed Book 36, p. 260.

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Booth-Lovelace House
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Statement of Significance (continued)

By the terms of his will Moses Booth's property was subdivided and sold after his death with most of the proceeds going to his sisters Catherine Burroughs and Anne A. Saunders. On August 17, 1875 Matthew R. Allen (ca. 1815-1887) purchased the house tract and others for \$6,355. In 1880 Allen's household included himself, listed with the occupation of farmer, his wife Margaret E. (b. ca. 1835), nine children ages five through twenty, and two unrelated laborers, one white and one black.⁸

Shortly after Matthew R. Allen's death in 1887, his executor transferred a 200-acre tract including the house to Robert A. Lovelace (b. ca. 1854), a transfer confirmed in an 1890 deed. Lovelace and his wife Sally W. Saunders Lovelace (b. ca. 1861) appear to have moved into the house in 1887 with their three oldest children (eventually their family numbered nine children). Lovelace practiced general farming and he or one of his sons operated a cannery. The cannery building formerly stood approximately 500 feet north of the house beside the branch (Moses Booth's distillery and/or mill may have stood in the same general location). The Lovelace children were taught in the house by governesses.⁹

Several of Robert and Sally Lovelace's children continued to live on the property after the death of their parents. James L. Lovelace and his wife Virginia ("Aunt Virgie") added to the former overseer's office in order to convert it into their residence. In 1950 the house was occupied by Sallie and Tom Lovelace. Sallie taught in the Roanoke city school system from 1906 to 1948, principally as a teacher of Latin at Jefferson High School in Roanoke. Tom Lovelace farmed the property and added the sheep shed in the early 1940s. In the 1970s Sallie and Tom's sister Martha Haynes ("Aunt Matt"), who had been married to Claude Haynes, lived in the house. The youngest sister Mary ("Mamie") Virginia (1903-1979) married Joseph Ferebee Ellis in the mid-1920s and lived in the house with her children (including her son, present owner Jim Ellis) prior to her second marriage to Taylor Kinsey Peck in 1945.¹⁰

⁸ Franklin County Will Book 16, p. 599, Will Book 17, p. 110, and Deed Book 35, p. 265; and U.S. census.

⁹ James C. Ellis personal communication; Franklin County Deed Book 40, p. 346; and White, "Grand Scale for a Home."

¹⁰ James C. Ellis personal communication; Hancock, "Romantic Legend."

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Booth-Lovelace House
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Statement of Significance (continued)

A number of outbuildings, no longer present, stood on the property during the Lovelace family's ownership. In the early twentieth century a grape arbor stood off the north side of the springhouse. Two barns dating to the Booth or Allen years stood to the north and west of the house; these were replaced in the early twentieth century by the present stock barn. An ice house, to which a chickenhouse was later added, once stood off the north end of the granary. Other chickenhouses and a smokehouse stood near the garden to the north of the house, and a privy stood to the east of the ash house. (The garden has been located at its present site since the antebellum period.) Ann Joplin described the grounds in 1937:

The lawn containing several acres, is fenced in with wide planks in zigzag pattern and whitewashed. There are lovely old trees, locust, maple and cherry, and old shrubs, such as lilac, sweet bud and moss roses, dotted about the lawn.

Joplin also reported on the tornado that took the roof off the house in the 1930s.¹¹

Tom Lovelace, the last of his generation to live on the property, died in the late 1980s and the property was acquired by Elizabeth Irene Ellis, the daughter of James C. and L. Rebecca Ellis, in 1990. Jim, Becky and Elizabeth began the work of rehabilitating the neglected house into a bed and breakfast inn that they named Overhome. In addition to providing lodging the Ellises host weddings, wedding receptions, and other functions, uses that necessitated the construction of the restrooms attached to the gazebo. Jim Ellis, who is a retired graphic artist, has added stencilled decoration and a ceiling mural to some rooms.¹²

Architectural Analysis

Seth Richardson (ca. 1829-ca. 1895) is identified as the builder of the Booth-Lovelace House. Marginal notes on the Franklin County Public Library's copy of Ann S. Joplin's 1937 report--presumably made by Franklin County librarian and genealogist Gertrude Mann--name Richardson as the builder, and the present owners of the property were once visited by Richardson's great-great-grandson, who confirmed the information. Richardson, who is listed as a carpenter in the 1860 and 1870 federal censuses, is recorded as the builder of the nearby Red Valley United

¹¹ James C. Ellis personal communication; Joplin, "Lovelace Place."

¹² James C. Ellis personal communication; Franklin County Deed Book 688, p. 243.

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Franklin Co., Va.

Statement of Significance (continued)

Methodist Church, established by Moses Booth and others in 1867.¹³

A ca. 1858 Greek Revival Franklin County house known as Waverly was also built by Seth Richardson and shares many similarities with the Booth-Lovelace House. Some of these common features are not unusual for large Greek Revival houses of antebellum rural Virginia, such as corner pilasters, entry porches with square wood columns, and second-story windows with sidelights positioned over the first-story entries. Others are more specific, such as gridded exterior and interior door transoms and door surround moldings with a distinctive double-lobate "butterfly" section. The Booth-Lovelace House also shares a number of details with the Greer House in Rocky Mount, begun in 1861 and completed after the Civil War. The Greer House features a gridded front entry transom and peaked panels in the spandrel under its stair.¹⁴

Richardson copied the designs for the transoms and moldings mentioned above from Asher Benjamin's *Practical House Carpenter* (1830). In Plate 27 Benjamin features "a design for a frontispiece [front entry surround] of the most simple kind" with a gridded transom and five-panel door similar to those on the exteriors and interiors of Waverly and the Booth-Lovelace House. Plate 47 "Architraves" presents sections of five molded surrounds, three of which (double lobate, concave, and convex lobate) directly inspired moldings in the two houses. Although Benjamin's designs were published almost thirty years before the Booth-Lovelace House was built, they remained popular in areas like Franklin County where the Greek Revival constituted the dominant style through the Civil War. The Booth-Lovelace House is not purely Greek Revival for it incorporates a bracketed cornice, one of the principal hallmarks of the Italianate Style. This picturesque style, inspired by the rambling farmhouses of Italy, enjoyed nationwide popularity during the period from about 1840 until 1885, but it did not become truly common until after about 1855.¹⁵

Most of the detail of the Booth-Lovelace House is in keeping with the date of construction in the late 1850s. Less representative are the robust newel posts of the two staircases; architectural historian Calder Loth notes their similarity to examples illustrated in the 1879 catalogue of

¹³ James C. Ellis personal communication; Pezzoni, "Waverly."

¹⁴ Pezzoni, "Waverly;" Lefever, "Greer House."

¹⁵ McAlester and McAlester, *Field Guide to American Houses*, 210-214.

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Statement of Significance (continued)

Baltimore woodwork manufacturer George Stevens. The smooth turned newel posts of Waverly and the Greer House are more typical of the locale during the period.¹⁶

It is possible that Moses Booth or Matthew Allen (who acquired the property in 1875) had the stairs remodeled after the war, but perhaps more likely the stairs represent advanced design of the very late antebellum period. The latter seems to be the case with the marbled slate parlor mantel. Loth considers it is "as fine as any I have seen in an antebellum Virginia house, the type of mantel one would expect to see in a grand New York or Boston town house," and notes that it is of a form rarely encountered in Virginia. Ann Joplin claimed that the mantel was imported (she believed it was true marble), but marbled slate mantels were produced by a number of American manufacturers during the third quarter of the nineteenth century. Greek Revival motifs such as acanthus leaves suggest the mantel is most likely antebellum in date.¹⁷

So too the plasterwork in the parlor and stair passage appears to date to the original construction of the house. The acanthus leaves and anthemions of the cornices and medallion are strongly Greek Revival in character. Ann Joplin's 1937 account of the Jubal A. Early Homeplace, which makes reference to the Booth-Lovelace House, states that Booth "imported a workman to decorate his home." In a 1950 interview, Sallie Lovelace, who came to live in the house in 1887 when she was five years old, recalled a tradition that Booth "brought Italian artisans to the house to decorate the parlor," and a 1975 article containing information from Tom Lovelace reported that "Booth had a plasterer come over from Italy to decorate the 12-foot living room and hall ceilings." Joplin also noted that Sallie Lovelace "had to send to New York to get a skilled artisan to repair the plaster and frescoes" after she returned to live in the house before 1937.¹⁸

The Booth-Lovelace House is architecturally related to two houses in the immediate vicinity. The Jubal A. Early Homeplace, located about three-quarters of a mile to the southwest, is a Federal-style dwelling enlarged in the 1880s. Finishes in the principal downstairs rooms of the Early House may have been inspired by those in the Booth-Lovelace House. A segmental-arched alcove

¹⁶ Calder Loth personal communication.

¹⁷ Ibid.; Joplin, "Lovelace House."

¹⁸ Joplin, "Hannabas House;" Joplin, "Lovelace Place;" Hancock, "Romantic Legend;" and "Lovelace Place to be Open."

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Statement of Significance (continued)

was created in the space beside an early-nineteenth-century chimney breast, woodwork was grained in light oaken colors, and the ceiling in the first-story room of the 1880s addition was ornamented with a square border formed by strips of wallpaper with a richly detailed circular plaster medallion in the center. Individually these details are not compelling, but in combination they suggest the influence of the more refined analogous treatments in the Booth-Lovelace House. The other nearby dwelling with an affinity to Booth's house is the Noell House, which stands about a half mile to the south and which has Greek Revival mantels with gold-veined black marbling similar to that in the Booth-Lovelace House.¹⁹

The property's surviving outbuildings are typical of their place and time. The overseer's office is similar to one that formerly stood in front of the Jubal A. Early Homeplace, and its yard placement and simple one-room form were common for offices during the mid- and late nineteenth century. The granary is notable for its corn crib (usually treated as a separate structure) and for the dormer used to fill the crib (usually cribs are filled from hatches at the top of their sides): The property's ash house is a rare survivor of a once common outbuilding type in the region.²⁰

¹⁹ Pezzoni, "Jubal A. Early Homeplace."

²⁰ Ibid.

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UTM References (continued)

5. 600220 4113910

Verbal Boundary Description

The nominated parcel corresponds to Franklin County Property Identification Map No. 10 tax parcel 20.

Boundary Justification

The boundaries of the nominated parcel correspond to the present tax parcel on which the Booth-Lovelace House and associated resources are located, representing the core area of the larger historic property.

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PHOTOGRAPHS

1. 1. Subject: Booth-Lovelace House (same for all photos)
 2. Location: Franklin Co., Va. (same for all photos)
 3. Photographer: J. Daniel Pezzoni (same for all photos)
 4. Photo date: October 1998 (same for all photos)
 5. Original negative (VDHR # 17185) archived at the Virginia Department of Historic Resources, Richmond (location same for all photos)
 6. Description of view: South elevation of house. View looking north.
 7. Photograph number appears at beginning of entry (same for all photos)

2. 5. Original negative (VDHR # 17186)
 6. North and west elevations of house. View looking south.

3. 5. Original negative (VDHR # 17185)
 6. First-floor south stair.

4. 5. Original negative (VDHR # 17185)
 6. First-floor southwest room mantel.

5. 5. Original negative (VDHR # 17185)
 6. First-floor southwest room ceiling.

6. 5. Original negative (VDHR # 17186)
 6. Granary. View looking east.

7. 5. Original negative (VDHR # 17186)
 6. Barn. View looking northeast.

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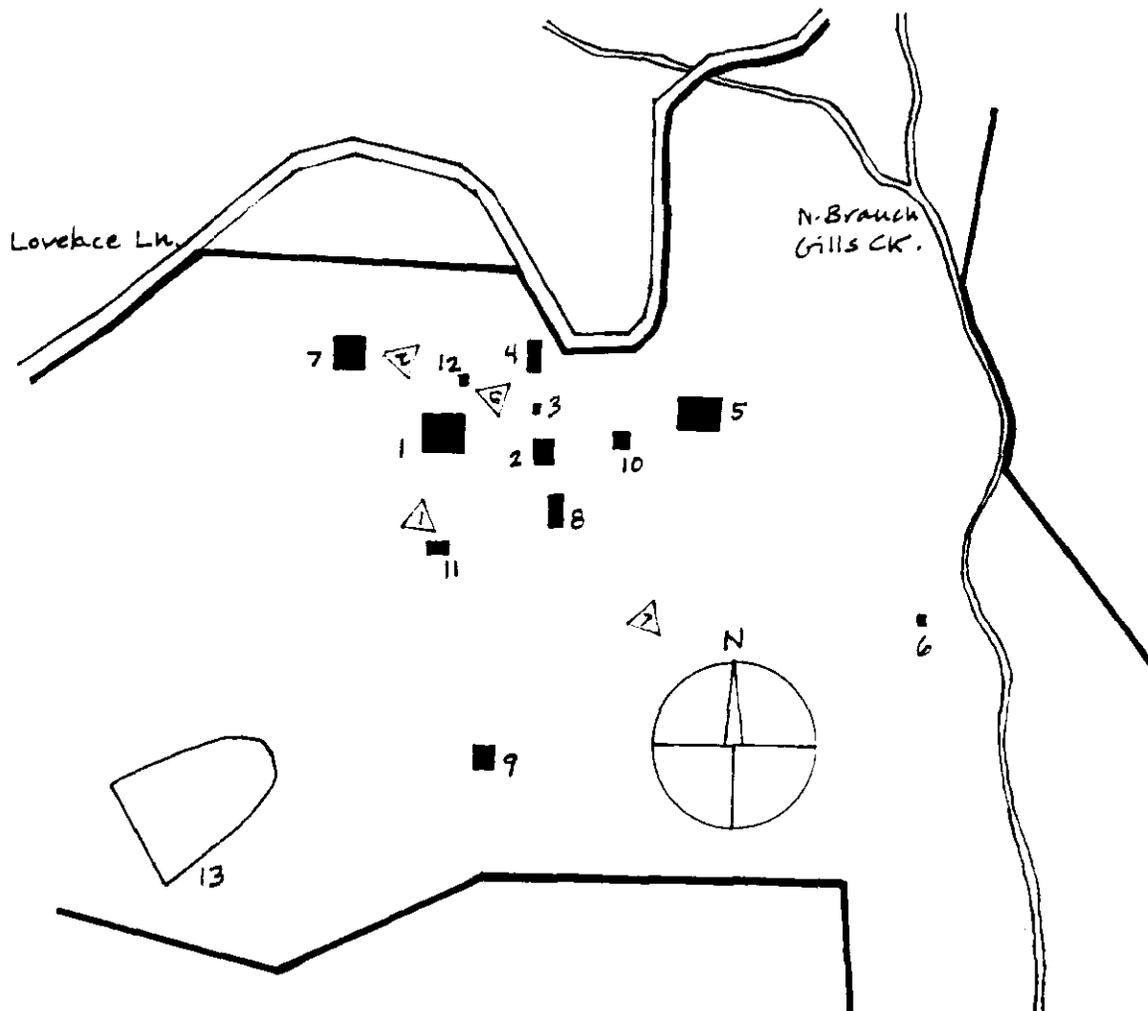


Exhibit A: Booth-Lovelace House and associated resources. Scale: 1 inch equals approximately 300 feet. Size and location of resources approximate. Number and direction of view of exterior photographs indicated by triangular markers. Key: 1. Booth-Lovelace House; 2. Office/dwelling; 3. Ash house; 4. Granary; 5. Barn; 6. Spring; 7. Sheep shed; 8. Trailer; 9. Machinery shed; 10. Shed; 11. Restrooms/gazebo; 12. Root cellar; 13. Pond.

