

Virginia Department of Historic Resources PIF Resource Information Sheet

This information sheet is designed to provide the Virginia Department of Historic Resources with the necessary data to be able to evaluate the significance of the property for possible listing in the Virginia Landmarks Register and the National Register of Historic Places. This is not a formal nomination, but a necessary step in determining whether or not the property could be considered eligible for listing. Please take the time to fill in as many fields as possible. A greater number of completed fields will result in a more timely and accurate assessment. Staff assistance is available to answer any questions you have in regards to this form.

General Property Information	For Staff Use Only DHR ID #: <u>043-0062</u>
Property Name(s): <u>Blackburn House</u>	
Property Date(s): <u>1840</u> <input checked="" type="checkbox"/> Circa <input type="checkbox"/> Pre <input type="checkbox"/> Post Open to the Public? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Property Address: <u>9312 Three Chopt Road</u> City: <u>Richmond</u> Zip: <u>23229</u>	
County or Ind. City: <u>Henrico County</u> USGS Quad(s): <u>37.6172 degrees N 77.5687 degrees W</u> <u>BON AIR</u>	

Physical Character of General Surroundings
Acreage: <u>+/- 1 acr</u> Setting (choose one): <input type="checkbox"/> City <input type="checkbox"/> Urban <input type="checkbox"/> Town <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Transportation Corridor
Site Description Notes/Notable Landscape Features: House is set on a hillock 8-10 ft above Three Chopt Road. The house is approx 15 feet from the road, and the survey shows the house porch to be 6.8' from the property line along the Three Chopt Rd right of way. There are 4 large and old walnut trees on the property that appear to be dead.
Secondary Resource Description (Briefly describe any other structures (or archaeological sites) that may contribute to the significance of the property: On the property is a wooden barn w/metal roof, chicken coop/house, smoke house, old building foundation, and a burial site with at least three grave markers. The original cobblestone well still exists on the property, however it has been altered with a concrete removable cover.
Ownership Category: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public-Local <input type="checkbox"/> Public-State <input type="checkbox"/> Public-Federal

Individual Resource Information
What was the historical use of this resource? Examples include: Dwelling, Grist Mill, Bridge, Store, Tobacco Barn, etc... <u>Primarily a residential dwelling, but also used as a store.</u>
What is the current use? (if other than the historical use) <u>Residential dwelling</u>
Architectural style or elements of styles: <u>Vernacular</u>
Architect, builder, or original owner: <u>David Albert Blackburn, original owner and (presumed) builder</u>
of stories <u>1 1/2</u> Condition: <input checked="" type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/> Poor <input type="checkbox"/> Ruins <input type="checkbox"/> Rebuilt <input type="checkbox"/> Renovated
Are there any known threats to this property? <u>House potentially conflicts with Henrico County's long term plans to widen Three Chopt Road. Specific road placement has not been determined.</u>

Resource Component Information

Please answer the following questions regarding the individual components of the resource. If the component does not exist, answer "n/a." If you feel uncomfortable in answering the question, please leave the space blank. Photographs of the features can also help our staff identify specific feature components. Usually, priority is given to describing features on the primary (front) facade of the structure.

Foundation:

Original brick piers support the structure. A curtain wall of brick was used to fill in between the piers at a later date.

Structure:

Mill sawn wooden frame structure with joined construction in the circa 1840 portion of the home. Circa 1925 section of home is fastened with unidentified metal spikes or nails.

Walls:

Small wall portions exist with the original beaded wood siding and original beaded fascia. Walls are primarily covered with lap wood siding and flat stock fascia/soffit installed circa 1925.

Windows:

(4) original wooden casement windows divided into (4 divided panes per sash), circa 1840, exist in the garret. (5) original double hung wooden windows (6 divided panes per sash), circa 1925. (2) twin double hung windows on house front, circa 1925, are not original house fabric. Loose (uninstalled) double pane sashes stored on the property are believed to be original, circa 1840, which would have been replaced by the circa 1925 remodeling.

Porch:

Covered wooden front porch runs the span of the façade. Floor is tongue and groove wood. Square box columns support a shed roof. Porch ceiling is wooden beaded plank. Porch structure is supported by cinderblock piers which have replaced original brick piers shown in historical photographs. Monolithic poured concrete steps descend to the grade.

Roof:

Raised seamed metal roof covers the entire structure. Circa 1840 portion of the house has horizontal boards beneath the metal roof sheathing. Such boards originally supported a wooden shingle roof.

Chimney(s):

(2) brick chimneys, circa 1840, flank the sides of the home. Per Marc Wagner, they appear to be original American brickbond, with multiple step shoulders. Joints have been retouched. Also, (2) brick wood stove chimneys exist in the circa 1920 portion of the home.

Architectural Description of Individual Resource:

Per VHR ID#043-0062...

"The house is a one and a half story frame building with a gabled roof now covered with metal, the original shingles have been removed some years ago. Four brick chimneys.

It has wooden cornices and the windows are plain with 12 panes that are 12x14 inches. Exterior doors are 6 panel heavy pine.

There are 6 (actually 7) rooms, four (actually 5) on the lower floor and two in the attic which is reached by a (twisting) one flight rift pine stairway. There are (evidence of prior existence) of fireplaces in each room. (The living room still has a functioning fireplace, and the two rear chimneys have capped thimbles from prior woodstoves)

The house started life as a two rooms down and two rooms up, simple steep gable roof, brick end chimney farmhouse. It probably did not change much until the 1920's. A major updating occurred in the 1920's that resulted in a rear shed addition, kitchen and large room with a tin ceiling. There is a small side bump out off the rear addition—probably c. 1930 with a bath and pantry (actually washer/dryer) space. A simple colonial revival porch was added onto the front, full width, square posts. The house sits on brick piers that have been infilled—no basement"

The roof framing is joined and 1840's circular sawn. The exterior cladding is 1920's square-butt weatherboard, but there are some 1840 beaded board still surviving behind the pull-away chimney stack, near the gable peak—and surviving narrow beaded trim/barge board at (that area) as well. The chimneys have been repointed, but they are nice double shouldered random bond original brick—in great condition. There are two 1920's flues in the rear addition.

Interior: The downstairs old section has a hall and a chamber: entrance into the hall with winder stairs at the back of the hall—9 to 10 foot ceilings. The trim is a mix of 1840's, possibly teens, and 20's materials. The hall has a federal style mantel, but it looked very clean and no planing marks so most likely 1920's. All other fireplaces have been closed (probably in the 1920's when stoves were installed—stove pipe marks appear on the walls. The floors are a mystery. I think they may be chestnut—very dark wood. There are a good number of beaded vertical plank doors with 1840's hinges. These have primitive door fixtures that look like c. 20th century-mixed with 1840's fixtures in a few cases. The balance of the doors are somewhat detailed, above average, horizontal panel form that could be 1910's in date, but installed in the 1920's. There's a mix of molding profiles. The winder stairs are in original form, but may have been cleaned up over time, but the wood is very hard so it may not show as much wear as pine or oak—a lot of original fabric is likely the case. The two room garret has original baseboard and some original window frame trim. Baseboard downstairs are 1910's-20's.”

Per current property owner, and also noteworthy...

1. Per a recent inspection 2009, there appears to be absolutely no termite damage. One sill plate showed signs of beetle damage.
2. The floors are very level. There are no signs of structural cracking or past signs of settlement.
3. Random width plank floors appear to be original and quite intact throughout the 1840's portion of the house. The planks are unusually thick and do not show signs of excessive sanding. The 1920's addition is floored with carpeting and has not yet been examined. It is postulated that the unusually well preserved nature of the old floors may have resulted from the wood selection available to the, circa 1840, builder who was a wagon builder (he would have had extensive knowledge, and better sources, to purchase lasting wood products).

Significance Statement:

The house appears to be unique to Henrico County for its age, condition and architectural type.

This house is significant for its unusually original and virtually unaltered condition. Overall, the architectural elements of the home are clearly delineated between the original 1840ish fabric and the 1920's fabric. There is little change or remodeling to cover the fabric of each portion of the home. The 1920's portion of the house is virtually unchanged, and the 1840's portion of the house looks much like it did 150 years ago.

Also, the home has survived Civil War, Col Dahlgren's Raid (The campaign came down Three Chopt Road, only a few feet from the front porch). Per the research of Douglas Pitts, the Union Army was taking sniper fire from the surrounding property at the time of the raid. Dahlgren's orders included burning all structures in his path. The house was not harmed, however.

Per Marc Wagner's report... "2009: Overall impression: This is a rare survivor with a good mix of 1840's and 1900-1930 fabric. Chris Gregson believes this to be the only pre-Civil War frame on piers house yeoman farmer house surviving in Henrico (in intact condition—not buried in additions). I do think it has potential for historic designation."

Per Chris Gregson, Henrico County Recreation and Parks, "This is the only example of this economic echelon from the early 19th century in the county. The house is built on piers where all the other frame houses from this period have English basements. The house was occupied by as many as 11 people (at one time) in the 1880's." Gregson also states, "David Albert Blackburn first owner of the property served in the Civil War as a private until the end of the war. He ended up at the 'Soldier's Home of the R. E. Lee Camp'."

