

VLR 7/15
N/A 11/9/15

**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 Lovington Historic District
other names/site number VDHR 062-5108

2. Location

street & number: Along Route 56 (Front Street) from Orchard Road (North) to Sunset Lane (South), Parallel to U.S. Route 29
not for publication N/A
city or town Lovington vicinity _____
state Virginia code VA county Nelson code 125
zip code 22949

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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] _____ Date [Signature] _____
Signature of certifying official
Virginia Department of Historic Resources
State or Federal Agency or Tribal government

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

Signature of commenting official/Title Date _____

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this 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 _____

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: (Not including one previously contributing resource)

Contributing	Noncontributing
<u>130</u>	<u>34</u> buildings
<u>3</u>	<u>1</u> sites
<u>0</u>	<u>5</u> structures
<u>0</u>	<u>2</u> objects
<u>133</u>	<u>42</u> Total

Number of contributing resources previously listed in the National Register: 1

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

6. Function or Use

Historic Functions (Enter categories from instructions):

Cat: DOMESTIC
COMMERCE/TRADE
GOVERNMENT
SOCIAL
EDUCATION
RELIGION
FUNERARY
RECREATION AND CULTURE
AGRICULTURE/SUBSISTENCE
HEALTH CARE
LANDSCAPE

Sub: Single Dwelling, Multiple Dwelling, Secondary Structures,
Hotel
Business, Professional, Financial Institution, Specialty Store
Department Store, Restaurant, Warehouse
Courthouse, Post Office, Correctional Facility, Government Office
Meeting Hall
School
Religious Facility, Church-related Residence
Cemetery
Theater
Processing, Storage, Agricultural Field, Agricultural Outbuilding
Hospital, Medical Business/office
Plaza

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Nelson County, Virginia

Current Functions (Enter categories from instructions):

Cat: DOMESTIC
COMMERCE/TRADE
GOVERNMENT
RELIGION
FUNERARY
RECREATION AND CULTURE
AGRICULTURE/SUBSISTENCE
HEALTH CARE
LANDSCAPE
VACANT/NOT IN USE

Sub: Single Dwelling, Multiple Dwelling, Secondary Structures,
Business, Professional, Financial Institution, Specialty Store
Courthouse, Post Office, Correctional Facility, Government Office
Religious Facility
Cemetery
Monument/marker
Agricultural Outbuilding
Medical Business/office
Plaza
Theater, Processing/storage

7. Description

Architectural Classification (Enter categories from instructions):

NO STYLE
EARLY REPUBLIC/Federal
MID-19th CENTURY/Greek Revival
MID-19th CENTURY /Gothic Revival
LATE VICTORIAN/Queen Anne
LATE VICTORIAN/Italianate
OTHER

LATE 19th and EARLY 20th CENTURY REVIVALS
/Colonial Revival
LATE 19th and EARLY 20th CENTURY AMERICAN MOVEMENT
/Commercial Style
LATE 19th and EARLY 20th CENTURY AMERICAN MOVEMENT
/Bungalow Craftsman
MODERN MOVEMENT/ Art Deco, Moderne

Materials (Enter categories from instructions):

foundation: STONE: Rubble
BRICK:
roof: METAL: Standing Seam
ASPHALT: Shingle
walls: WOOD: Log, Weatherboard
BRICK
other: N/A

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.)

- 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 50 years.

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Areas of Significance (Enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING/DEVELOPMENT

POLITICS/GOVERNMENT

TRANSPORTATION

Period of Significance

c. 1809-1955

Significant Dates

1809, 1810, 1823, 1925

Significant Person (Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Crosthwait, Shelton

Jefferson, Thomas

Phillips, William B.

Varnum, George W.

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: Library of Virginia; Library of Congress; University of Virginia Special Collections; Nelson County Historical Society
Archives; Nelson County Library; Nelson County Courthouse ; Virginia Department of Historic Resources

10. Geographical Data

Acreage of Property: 224.8 acres

UTM References (Place additional UTM references on a continuation sheet):

	Zone	Easting	Northing		Zone	Easting	Northing
1)	<u>17</u>	<u>687632</u>	<u>4182093</u>	3)	<u>17</u>	<u>687955</u>	<u>4181656</u>
2)	<u>17</u>	<u>688617</u>	<u>4182682</u>	4)	<u>17</u>	<u>687630</u>	<u>4181358</u>

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 Jennifer Hallock, Principal/Architectural Historian
organization Arcadia Preservation, LLC date 03/15/05
street & number P.O. Box 138 telephone 434.293.7772
city or town Keswick state VA zip code 22947

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 Multiple Owners
street & number _____ telephone _____
city or town Lovington state VA zip code 22949

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.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

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 Keeper, National Register of Historic Places, 1849 "C" Street NW, Washington, DC 20240

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**NATIONAL REGISTER OF HISTORIC PLACES
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Section 7 Page 1

**Lovingston Historic District (062-5108)
Nelson County, Virginia**

Summary Description

SUMMARY DESCRIPTION

The Lovingston Historic District is centrally located in Nelson County along U.S. Route 29. Following the formation of Nelson County in 1807, Lovingston was selected as the site for the new county seat after land was donated by James Loving. Platted in 1809, the village of Lovingston featured a formal grid plan with a public courthouse square and forty-nine additional lots. Commercial, governmental, and residential buildings were constructed immediately to support the newly formed county seat. In 1823, the original plat was expanded to the south with the addition of Liberty Street and a handful of new lots. Although no other formal plans for expansion were submitted, the village continued to grow linearly from the early plan throughout the 20th century. Significantly, this linear pattern of growth, established by historic precedent, was easily followed due to a steep eastern topography and a western boundary formed by an important transportation route from Charlottesville to Lynchburg. Although the original road is no longer in use, a popular north-south corridor has always been in existence, including the Midland Highway established in the 1920s and U.S. Route 29, which continues to traverse central Nelson County. The 224.8-acre historic district includes the entirety of the 1809 and 1823 plats as well as the continued early-to-mid-20th-century growth.

The cohesive village contains a diverse collection of building types and architectural styles that reflect the town's growth and development as the seat of Nelson County from its inception to the present. Although the original lots were subdivided by the early 20th century, the town continues to reflect its early urban form by maintaining a building tradition that sites structures close to the streets. Most feature driveways and only a few outbuilding types other than garages. The larger, more complex properties are primarily located along the perimeters of the district, in spaces that were initially more rural. Over time these semi-suburban areas slowly became more urbanized as the village expanded to meet them. In these cases, the more complex properties at the perimeter of the district community have much larger collections of supporting outbuildings. The established grid plan features an off-center courthouse square complex on the east side of the village and a parallel primary artery (Front Street) on the west side. Having essentially two development centers, the governmental courthouse square and the more commercial Front Street, Lovingston developed an unusual di-centric growth pattern. The two early growth areas were linked by a one-block east-west Main Street, forming two primary intersections at each end; one historically linked to the courthouse and one more focused on the traffic from the adjacent road from Charlottesville to Lynchburg. Because the village developed over time, there are slight variations in the streetscapes and lot configurations.

Today, Lovingston is defined by a variety of architectural styles and building types, including commercial, governmental, ecclesiastical, agricultural, and residential resources, ranging from the early 19th century to the present. The resources reflect this steady growth, displaying stylistic interpretations of the time in which they were constructed, including, albeit often vernacular, the Federal, Greek Revival, Gothic Revival, Italianate, Colonial Revival, Dutch Colonial Revival, Craftsman, and Modern Movements, as well as commercial and governmental

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styles. The 224.8-acre Lovingston Historic District consists of 105 properties with 176 total resources, including a courthouse, forty-nine single dwellings, twenty-four commercial structures, six multiple dwellings, twenty-five sheds, three churches, five tavern/hotels, eleven offices, a theater, a cooper shop, a packing shed, a post office, a bank, a cemetery, and two statues. Additionally, three kitchens, two log outbuildings, two jails, two smokehouses, two barns, five tenant/guest houses, two ruins, a chicken coop, a carport, a well house, a trailer, a greenhouse, a poolhouse, a pool, a carwash, a health clinic, and a foot bridge are located within the district boundaries, resulting in a total of 134 contributing resources and forty-two non-contributing resources.

Architectural Analysis

Early development in Lovingston (1809-1865)

Part of Albemarle County until 1761 and part of Amherst County until 1807, Nelson County was officially established in 1808 with the founding of Lovingston as the new county seat. Extremely rural in nature, the mountainous county needed a central county seat to replace the former Amherst seat at Cabellsville. James Loving, a county commissioner, donated a thirty-acre parcel centrally located just to the south of Loving's Gap. Named Lovingston, in honor of Loving's generosity, the county seat was quickly established with a plat of the town and the construction of a courthouse. The community grew quickly in response to its prominent position in the county, with the establishment of a clerk's office and jail, as well as various taverns, hotels, and residences. Additionally, growth was spurred by the town's location along the Lynchburg Stage Road, the primary overland tobacco trade route between Charlottesville and Lynchburg. Located halfway between the two cities, Lovingston's growth and development was significantly influenced by the constant flow of travelers.

The initial plat of Lovingston, submitted by George W. Varnum, featured a public lot with the courthouse and forty-nine additional lots. The grid plan featured a seventy-foot wide Main Street connecting the courthouse square to Front Street, which runs parallel one block to the west. Court Street (originally known as Second Street) ran parallel to Front Street on the east side of town, terminating at the courthouse. Pleasant Street ran perpendicular to Main Street, with small alleys interspersed between every two lots. The first lots were sold in 1809, forming the nucleus of early 19th century Lovingston. Initially not all of the lots were sold and many were purchased by the county commissioners, perhaps as speculative land holdings. Initial deeds, however, stipulated that a twelve by twelve foot structure must be constructed on each lot within five years of purchase.

One of the first areas to be established was the courthouse square. In 1809, Shelton Crosthwait submitted plans for the new courthouse (062-0009/062-5108-0068). The successful plan, which remains in use today, was a derivative of the English town-hall plan, featuring a two-story temple front with a ground floor arcaded piazza. Significantly, this courthouse plan, used briefly in Virginia between 1799 and 1822 (with seven Virginia courthouses reflecting the form), bridged the gap between colonial courthouse design and the more ubiquitous Jeffersonian temple form. Although the original building has had four subsequent additions, the elements of the original plan remain intact. Set

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on a solid stone foundation, the two-story stucco-clad building features a gable-front form with five-bay arcade. Capped by a standing seam metal roof with crowning cupola, the building is detailed with a modillion-course cornice on the side elevations.

A circa 1810 clerk's office was also built on the square and two earlier log structures that had been constructed adjacent to the square by George Varnum were appropriated for use as the first jails. In 1823, a second "model" jail was constructed based on a design developed by Thomas Jefferson. Constructed by William B. Phillips, a mason who also worked on Jefferson's Academic Village at the University of Virginia, the second jail is located at 94 Courthouse Square (062-5108-0069/062-0009). Set on a solid parged foundation, the one-story brick jail is constructed with Flemish bond, contains two 6/6 windows, a front-gabled roof with standing-seam metal, a central single-leaf paneled door with lights, and a parged exterior-end brick chimney. The building features detailing that includes a houndstooth brick cornice with wood molding and a boxed soffit. The building utilizes a rectangular footprint with a symmetrical three-bay facade and five-bay depth. While it still serves the county as a sheriff's office, it ceased use as a jail in 1836 when a third jail was built. The third jail was demolished when the current jail, which displays the Colonial Revival Style, was built in 1937. The current jail at 100 Courthouse Square (062-0391/062-5108-0067) is an eight-course American bond brick building, set on a brick foundation, and capped by a side-gabled slate roof with parapets. The three-bay wide rectangular block has a dentiled wood cornice, parapeted gables, concrete sills and lintels, and rectangular louvered vents in the gable peaks. Most of the windows are covered with wire mesh security screens. The single-leaf entry door, on the south side, has a Colonial Revival-style pedimented door surround with Tuscan fluted pilasters.

Many of the original structures in Lovington were simple log buildings, built hastily to satisfy the requirements of the deed. Although it is unknown how many buildings were actually constructed on these early lots, some log structures survive as part of later expanded buildings. One example is the circa 1809 Proffitt House (062-0355/062-5108-0037) at 633 Front Street, which was originally established as a tavern. Located on Front Street near the intersection of Main Street, the building catered to both court day activities as well as people traveling along the stage road. Set on an American bond variant brick foundation, the wood-frame structure features weatherboard cladding, a side-gable new standing seam metal roof, and rear shed addition with gable addition. The appearance of this five-bay-wide building largely reflects ca. 1890 changes. A sixteen-bay raised Victorian-era, hipped roof porch wraps around the east, south, and west walls of the block. This two-story porch has a boxed cornice, closely spaced eaves brackets, square posts on the ground level and chamfered posts on the first story. Each post has paired sawn brackets with spindlework, and the porch has a flat, patterned, cut balustrade. The porch rests on raised brick piers along the south and west sides of the block. The house has a boxed, molded cornice with architrave and frieze with returns at the gable ends. Circular vents with cutouts are used in the gable peaks. The main entry door on the facade has a three-light transom and three-light, $\frac{3}{4}$ -length sidelights. The basement door has two lights, four panels and a three-light transom. Other detailing includes Tuscan cornerboards, thin square-edged window surrounds on the second story, while molded door and window caps detail the first story.

Other log structures are known to exist inside the dwellings at 645 Front Street (062-0357/062-5108-0033) and at the Pierce Loving summer house (also called the Tucker House) at 31 Orchard Road (062-0384/ 062-5108-0059), but

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each was greatly expanded by the early 20th century, so no exterior evidence of the early log structure remains. The dwelling at 645 Front Street was originally constructed prior to 1850. The gable-front, weatherboard-clad dwelling is said to have originally been a one-story log structure dating to the mid-19th century. Currently the house stands as a two-story front-gabled structure with a boxed cornice and a louvered, rectangular vent in the gable peak. A hipped porch, raised on brick piers with concrete steps to the north and south sides, extends across the facade. On the south wall of the block is a modern nine-light/two-panel door sheltered by a gabled portico. To the rear of the main block is a lower, gable roofed two-story ell with a shed roofed porch along its north wall. Other detailing of the main block includes square-edged wood surrounds and sills, two single-leaf entries, a molded cornice, square balusters, and operable wood louvered shutters.

Similar in purpose to the Proffitt House, the neighboring Federal-style Stage Inn/Central Hotel (062-0051/062-5108-0039) at 605-611 Front Street served both travelers and participants in court day activities. The building was constructed circa 1809 in the Federal style. British in origin, the Federal style of architecture became popular with America's wealthy mercantile class, who remained tied to England. Chaste, conservative, and elegant, the style first appeared in important coastal cities, but eventually was adapted everywhere in simpler vernacular forms. Brick was the most common material for simplified Federal-style facades, marked by refined decorations and elongated proportions.¹ Typically, the brick façades were laid in Flemish bond, while the secondary elevations were laid in American bond. Features most often associated with this style are low-pitched roofs, smooth symmetrical facades, semi-elliptical fanlights, slender sidelights, and attenuated columns. During the Federal period (1780-1840), ornamental details, particularly interior elements, echo the work of the Adam brothers of Britain. Much of this refined detailing was substantially diluted when applied to the more rural regions of America. Thus, Federal-style ornamentation was primarily reflected in the attenuated ornamental features, decorative cornice detailing, and the use of fanlight transoms.

Typical of the Federal style, the Stage Inn /Central Hotel is a Flemish bond brick hotel building featuring a solid brick foundation (now veneered with stretcher bond) and is capped by a brick parapeted side-gable standing-seam metal roof. This side-gable building has a molded wooden boxed cornice, parapeted gable ends, and painted stone lintels with corner blocks. The entry door (a replacement) is raised above the street level and has a four-light transom. The full-width front porch has Tuscan columns and half-engaged columns. The columns rest on battered concrete piers (replacements). In the rear is a 6-panel basement door. Other detailing of the single pile structure includes side elevation parging, poured concrete modern steps, and 6/9 and 9/9 wood windows. Historic photos reveal a wood-frame addition on the south side. Circa 1933, this wing was removed and the current one-story commercial block wings were added, serving as commercial store space. Constructed of stretcher bond brick with a parapet roof, each wing is three bays in width and features commercial display windows, soldier lintels, concrete sills, and a molded cornice band.

The other Federal-style dwelling in Lovingston is the circa 1819 Legacy House (062-0395/062-5108-0051) at 434 Main Street. Located south of the courthouse on an unpaved spur of Main Street, Legacy House is typical of early Federal-period dwellings. Constructed of Flemish bond brick, the two story side-gabled structure features symmetrical fenestration, a three bay façade, a corbelled brick cornice, and molded wood surrounds. Slight influences

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of the later Greek Revival style are seen in the six-light transom which crowns the entrance instead of a more typical Federal-style fanlight. The dwelling was updated during the late 19th century with the addition of an Italianate bracketed porch and a rear ell. A late 20th century addition was added to the rear elevation. The property also features an early 19th century kitchen wood-frame kitchen with a boxed cornice. Beaded weatherboard cladding, a side-gable standing-seam metal roof, a large exterior end stone and brick chimney, a single-leaf door, and 6/6 wood windows further define the structure.

An early to mid 19th-century vernacular building tradition was also popular throughout Lovingston's early growth, reflecting a typical rural Virginian building pattern. Early 19th-century examples include the circa 1818 house at 714 Front Street (062-0364/062-5108-0026), which served as the first Methodist Parsonage. The two-story wood-frame house, set on a solid, random rubble stone foundation, is capped by a side-gable roof with asphalt shingles. The main block is capped with a lower, gable roofed one-and-a-half story wing with a nine-light window in the half story. The hipped-roof porch along most of the façade and has a boxed cornice, pilasters, a rectangular railing, and rests on concrete piers. Other detailing includes 2/2 and 6/6 wood windows, a boxed wood cornice, square-edged wood surrounds and sills, and a rear one-story shed roof addition.

Another example is the dwelling at 788 Front Street (062-0371/062-5108-0018) constructed circa 1840. The primary, two-story side-gable block has a boxed cornice and American bond, partially parged exterior-end chimneys. The single pile wood-frame dwelling is five bays wide. The front porch has turned posts, a concrete floor, turned pilasters, and brackets. The balustrade is constructed of closely set square balusters. A lower, two story, gabled ell projects from the east elevation (rear) of the main block. Detailing includes symmetrical fenestration, a three-light transom over the central single-leaf entry, overhanging eaves, square-edged surrounds, and a circa 1993-rear addition. An historic photo reveals that a scroll-sawn "H-shaped" balustrade was previously on the porch. Later aluminum siding was added.

The circa 1820 building at 622 Front Street (062-0354/062-5108-0038), is known as the White House Tavern (licensed in 1822) and is again an example of the region's vernacular traditions. Set on a solid parged foundation, the wood frame, weatherboard-clad tavern/dwelling stands two stories in height with a raised basement. Capped by a side-gabled standing-seam metal roof, the five bay single-pile dwelling features a five bay one-story porch with a shed roof that stretches the length of the building along Front Street. The porch has six wood Tuscan posts with simple brackets and two pilasters. The balustrade is scroll-sawn with a diamond motif. The porch is supported now by eight metal pipes on cement piers at street level. The second floor has five 6/6 and 9/9 windows along the Front Street side. The side entrance is reached by climbing a short flight of stairs and passing through a wrought iron gate to a modest side yard. The side porch has a gable roof with a pediment of vertical boarding, supported by two pair of slender Doric columns and two squared wooden pilasters. The balustrade is picket and ends with a square newel post. The steps have stuccoed brick risers with stone treads. The basement level, converted into commercial space, features modern display windows, plate-glass doors, and a brick veneer with rowlock cornice.

In 1823, after William Digges expanded the plat of Lovingston to the south, he constructed a vernacular wood-frame I-house at 464 Front Street (062-0344/ 062-5108-0090). Although the house was greatly expanded in the 1920s by

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the Lea brothers, portions of the original structure are retained on the interior. Similarly, the Stevens-Varnum House at 200 Main Street (062-0042/062-5108-0049) was constructed circa 1820 and served as a tavern, as well as a dwelling. The two-story building consists of an early-19th-century Flemish bond brick main block (three-course American bond side elevations) with a late-19th-century Italianate wood-frame wing extending to the west. The brick block has a boxed cornice, rectangular modillion blocks and a molded architrave. The 6/9 and 6/6 wood windows on the main block facade have splayed wooden lintels. On the east side of the main block is a two level, shed roofed porch with a Victorian sawn balustrade and replacement wooden porch posts. On the north side of the main block are paired one-light/two-panel entry doors with a two-light rectangular transom. The side-gable frame wing has a two-story porch with center gable, bracketed columns, a scroll-sawn balustrade on the second story, and a boxed cornice with eave brackets. The wing features weatherboard cladding, a single-leaf paneled door with two-light transom, 9/6 wood windows, operable louvered wood shutters, and a poured concrete porch floor. Originally, the south elevation featured a two-story porch with the west end enclosed. This porch had a sawn balustrade on both levels and square porch posts. It has been replaced with a rear addition with vinyl siding, exterior wood stairs, 6/9 vinyl windows and metal multi-light doors.

Transitional in design, the Garlanza/Lingo House at 551 Main Street (062-0043/062-5108-0055), located on a secluded property east of the courthouse, incorporates a Federal-style form with modest Greek-Revival-style detailing. The Greek Revival style, which drew on monumental Classical Greek architecture, was popular in Virginia from about 1840 to 1860. Identifying features of the style generally include a shallow-pitched gabled roof, symmetrical fenestration, a heavy molded cornice, a column-supported porch, and entrance with a multi-light transom and sidelights. The Greek Revival style adhered strictly to the systems of proportion and ornamentation demonstrated by the Greek Orders. Like the dwellings erected in the previous period, the Greek Revival domestic resources of the antebellum period maintained the central-passage, single-pile plan, but incorporated Greek Revival proportions and applied decorations. Grander domestic examples generally featured a columned portico supporting a triangular pediment, as on a monumental Greek temple, while more vernacular interpretations simply included shallow-pitched gabled roofs, symmetrical fenestration, a heavily molded cornice, a porch with columns, and/or a multi-light transom and sidelights. At the Garlanza/Lingo House the Greek Revival influence is reduced to a four-light transom, replacing the Federal-style fanlight that would have been popular in earlier forms. Constructed of four-course American bond brickwork, the two-story Federal-style building features a side-gable standing-seam metal roof. The main block of the house has a corbelled brick cornice. Brick steps lead to the central front door which has an architrave surround and a rectangular four-light transom. The two-story wood-frame ell to the rear has a boxed cornice and arcaded pilasters on the first and second story of the south wall. The single-pile, five-bay dwelling also features 9/9 and 9/6 wood windows with molded surrounds and square-edged wood sills, as well as operable louvered wood shutters. Secluded on a wooded lot to the east of the courthouse, the dwelling features a more complex assembly of buildings than those located closer to the village. A one-story wood-frame smokehouse and a log outbuilding/kitchen survive intact, both dating to the mid-19th century. The smokehouse is set on a solid stone foundation, features weatherboard cladding, and is capped by a side-gabled roof with wood shingles. Overhanging eaves, a boxed wood cornice, and a central single-leaf vertical-board door further define the one-story structure. The one-story kitchen building is marked by a large exterior-end stone chimney with a brick stack. A side-gabled wood-shingle roof, a solid stone foundation, a central single-leaf vertical-board door, and overhanging eaves also mark the building.

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More reflective of the Greek Revival style is the house at 728 Front Street (062-0366/062-5108-0025), known as the second Methodist Parsonage. Set on a solid foundation, obscured by vegetation, the wood-frame weatherboard-clad house features a Greek Revival temple-front form. The three-bay-wide facade has a molded, dentiled cornice with returns and a circular, louvered vent in the front gable peak. The corner boards take the form of stylized pilasters. The entry door has a four-light transom and $\frac{3}{4}$ -length three-light sidelights with dado panels below. The end-bay entry portico has a pedimented gable. A one-story, gabled ell projects from the rear wall of the block, and a shed-roofed enclosed porch projects from the north wall of the ell. Other detailing includes a flush fascia, molded-wood surrounds, square-edged sills, 6/6 wood windows, and operable, louvered wood shutters. A half-hipped, one-story sun porch projects to the south.

Although vernacular, the circa 1850 Gordon's Oak dwelling at 235 Front Street (062-0341/062-5108-0096) features a Greek Revival inspired form, later updated with Italianate stylistic detailing. Set on a stone foundation, the wood-frame, two-story dwelling features weatherboard cladding, a hipped asphalt-shingle roof, and a traditional I-house form. The house features a boxed cornice, two-story block with flanking one-story gabled wings (the south wing is a later addition). Running the length of the facade of the main block is a five-bay half-hipped porch with center gabled bay. This porch has wood Tuscan posts with brackets, eaves with closely spaced scroll-sawn cut brackets, and 6/6 wood windows. The Italianate detailing is a later addition. Square surrounds and sills, a wide fascia, three-light sidelights, operable louvered wood shutters, and cornerboards further define the three-bay structure. Rear shed roof additions extend off the main block and north wing. An historic photo reveals that the north wing originally projected to the front as a wood-frame front-gable wing.

In the latter half of the 19th century, a multitude of architectural influences emerged and reflect the rise in commerce and the increased wealth in Lovingston. This increased growth is noted in 1835 by Martin's in his *Gazetteer*, which stated that Lovingston contained "124 houses among which are the courthouse, clerk's office, and jail, enclosed by a brick wall, which is entered through two arched gates. There are six mercantile stores, one apothecary shop, two schools, two taverns, a tanyard, two saddlers, a blacksmith, two cabinet makers, a milliner and mantua maker, a wheelwright, a house joiner, and a chair maker." The different Christian denominations are Methodist, Baptist, and Presbyterian. The courthouse is also used as a place of public worship." ²

The later 19th century is a period characterized by the rapid adoption of industrialization and the growth of the railroads. Both of these factors led to considerable changes in house design and construction. Mass production of doors, windows, roofing, siding, and decorative detailing in large factories allowed merchandise to be shipped at relatively low costs. Although not located directly on the railroad line (the nearest depot was located four miles to the south at Shipman) Lovingston most certainly took advantage of this opportunity. Although no major battles occurred in Nelson County, the economy declined quickly because of the war, resulting in a lack of domestic construction. Thus, no dwellings were recorded as being constructed in Lovingston during the Civil War.

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Reconstruction and Growth through World War II (1866-1945)

Expanding on the Victorian trends that began during the Civil War period, the architecture of the Reconstruction and Growth Period (1866-1917) in Virginia includes more elaborate detailing and more intricate floor plans. Often, a number of elements were taken from various styles and were applied to vernacular house forms, particularly I-houses, as evidenced by a melding of Gothic Revival, Italianate, and Queen Anne detailing. The Gothic Revival style was the first of the Victorian-era styles to challenge the symmetry and ordered reason of classicism. Brooding and romantic, it was a picturesque mode with vaulted ceilings, battlements, lancet-arched windows, and tracery, all suggesting the mysterious architectural vocabulary of the medieval past. Popular between 1840 and 1880, the Gothic Revival style was often seen in rural communities as it was considered particularly compatible with the open landscape. The vernacular interpretations of the style are identified by steeply-pitched roofs, decorative vergeboard, and the use of Gothic, or lancet, arched windows. The style was popular for domestic as well as ecclesiastical architecture, which accounts for all three examples of the style in Lovingston.

Located at 632 Front Street, the Methodist Church (now the Catholic Church, 062-0356/062-5108-0035) is a one-story Gothic Revival structure constructed in 1838. The church is a simple front-gable brick block set on a random rubblestone foundation. Two modified lancet windows flank the double-leaf entry doors, which are topped by a 13-light lancet arch colored glass transom and flanked by 8/8 windows with Gothic-arched transoms. There is a six-sided belfry at the front of the building set on a square pedestal. It has louvered vents, scrolled brackets, and a pyramidal steeple/roof. There is a basement entrance and a row of windows along the Pleasant Street side. In the rear, an apse projects slightly, pierced by a stained-glass window. Thin molded wood surrounds and square wood sills, rowlock arched brick lintels, an aluminum cornice with returns, and central steps further define the structure. It was remodeled in 1908 and 1961.

The Baptist Church at 571 Front Street (062-0350/ 062-5108-0081) was constructed circa 1910. The church building itself is complex, with a central gable front with a pyramidal tower. The stucco-clad building sits on a solid foundation and is capped by a hipped roof with asphalt shingles. Gothic-arched windows, boxed eaves, a molded wood cornice, one-light fixed windows, and double-leaf doors accent the facade. Built into the hill, the south elevation, which features composition weatherboard cladding, includes a raised basement. The building was converted into commercial shops.

The Presbyterian Church at 667 Front Street (062-0361/062-5108-0030) is the third example of Gothic Revival ecclesiastical architecture in Lovingston. Constructed circa 1888 the wood-frame gable-fronted church is typical of mid-to-late 19th century ecclesiastical architecture. Currently serving as a residence, the church features a stone foundation, weatherboard cladding, and a standing-seam metal roof. The facade has an ornamented gable peak with pendant and a circular louvered vent in the gable peak. The two-leaf front doors are located in a modified side tower with a Gothic-style lancet-arched transom. All the windows on the four-bay deep sides and rear have lancet-arched upper sashes. The facade features a tripartite window configuration with lancet 4/4 wood windows. Other detailing includes a wide fascia, a porch deck with slate cap, and overhanging eaves.

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Faint references to the Gothic Revival style are also visible in the late-Victorian cottage at 543 Courthouse Square (062-5108-0056), manifested in the decorative vergeboard gable peaks.

The Italianate style emerged in the 1830s along with the Gothic Revival style and in general proved to be more popular throughout the nation, lasting well into the 1880s. With square towers, asymmetrical plans, broad roofs, and generous verandas, the rambling Italianate houses that began to appear in both the American suburbs and countryside were romanticized interpretations of rural Italian villas. During the mid-1800s, the Italianate style was enthusiastically adapted for urban rowhouse designs, characterized by ornately molded door and window surrounds, bracketed cornices, and decorative cupolas. However, like the Gothic Revival, the style also lent itself well to the rural "picturesque" landscape.

Examples of the Italianate style in Lovingston include the dwelling at 833 Front Street (062-0373), the neighboring dwelling at 21 Pleasant Street (062-0358), and Gordon's Oak at 235 Front Street (062-0341/062-5108-0096), which was constructed circa 1850 and later expanded. Located at 833 Front Street, the Sheffield House (062-0373/062-5108-0013) is a two-story dwelling. The original portion of the house consists of the northern two facade bays. A third, southern bay was added later to mirror the two northern bays. The facade of the block has a central recessed entry bay containing a door with a two-light transom. Extending most of the width of the facade is a hipped roof porch with boxed columns and pilasters, scroll-sawn column brackets, and eave brackets in the boxed cornice, mirroring the eave brackets in the cornice of the block. The roof of the entire main block consists of two hipped sections joined with a low gabled center section. Detailing includes a boxed aluminum cornice, scroll-sawn brackets, fixed louvered shutters, square aluminum surrounds, a two-light transom, and a one-story side-gabled wing on the north elevation. A rear ell with shed- and hipped-roof additions extends to the west.

Similarly, the dwelling at 21 Pleasant Street (062-0358/ 062-5108-0034) is a two-story Italianate dwelling, constructed circa 1890. Set on a random rubblestone foundation, the late 19th century wood-frame dwelling (now offices) features weatherboard cladding, 2/2 wood windows, a central interior brick chimney, and Italianate detailing. An unusual feature of the building is the shed roofed main block, which is masked by a projecting off-center gable that forms a more common gable-front-and-wing form. A two-story L-shaped porch with decorative eave brackets and Tuscan bracketed posts stretch three bays across the facade. Other detailing includes a projecting three-sided bay window with panels above the windows, scroll-sawn vergeboard, a wide fascia, and square-edged surrounds and sills. A two-story ell with shed roof additions projects to the east.

Additionally, Italianate detailing is visible at Gordon's Oak/Boscabelle (062-0341/062-5108-0096). Originally constructed circa 1850, the vernacular wood-frame structure was stylistically updated with the addition of a bracketed porch. Italianate detailing is also visible on the wood-frame wing at the Stevens-Varnum House and on the bracketed porch at Legacy.

Among the attractions generating considerable interest at the 1876 Centennial Exhibition in Philadelphia were several English buildings designed in the Queen Anne style, which would prove to be widely influential in America from the

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1870s until the turn of the 20th century. The facades showed a great variety of forms, featuring projecting oriels, bay windows, varied rooflines, rich textures, ornamental gables, multi-light windows, turrets, large wraparound porches and an open, asymmetrical plan. In America, the Queen Anne style was favored for everything from urban rowhouses to sprawling seaside retreats to rural farm dwellings. The style found an exuberant expression in wood and featured patterned shingles, turned spindles, carved brackets, large verandas, turrets, and sleeping porches, frequently incorporating columns and decorative motifs borrowed from the nation's colonial architectural heritage. The architectural detailing of the Queen Anne style was also easily manipulated by applying only selected embellishments, making the fashionable style adaptable to many building types. The Queen Anne style in Lovingston, while not widespread, is found on one notable dwelling, at 668 Front Street (062-0359/062-5108-0031), albeit a vernacular transitional example. Known as the Pierce Loving Winter House/Ralph Turpin House, the dwelling was constructed circa 1890 and features a Queen Anne form with Italianate detailing, typical of Lovingston's fashionable style in the late 19th century. The transitional dwelling features a stone foundation, weatherboard cladding, and a gable-front-and-wing form. A one-story "L-shaped" four-bay porch with Tuscan posts and carved brackets, diamond-patterned vergeboard on the gables, square-edged surrounds and sills, a two-light transom, multiple single-leaf entries, three-light sidelights, a rear central gable, a one-story full-width hipped-roof addition, and a rear shed-roof addition accent the dwelling. Decorative projecting gable vergeboard, overhanging eaves supported by brackets, and shallow gable molded hood lintels on the front gable are Italianate-style stylistic elements that define the dwelling. The property is distinctive as one of the few downtown building complexes with a plethora of historic supporting outbuildings. These include a smokehouse, tenant house, garage, and office.

Following on the heels of America's Centennial celebrations in 1876, the Colonial Revival style emerged strongly in the early 1880s throughout America. The style, which borrowed heavily from early American architecture, was largely an outgrowth of a new nationwide pride in the past. In the early phase, the Colonial Revival style remained the exclusive domain of fashionable architectural firms and was favored for the large residences of wealthy clients. Designs incorporated characteristic features of Colonial buildings, including Palladian windows, gambrel roofs, pedimented porticoes, columns, and classical detailing such as swags and urns, and crisp white trim. This new building type was larger than its historic counterparts, with details also enlarged and plans laid out on a grandiose scale. As the style spread to rural areas, it was re-interpreted to reflect a more conservative design and scale, and was often applied to modest residences. Identifying features of the style commonly include accentuated main entry doors, symmetrically balanced facades, single and paired double-hung sash windows, and side-gable or gambrel roofs. Despite its frequent use for domestic buildings, the style also lent itself well to religious and institutional buildings such as churches, schools, and municipal buildings.

In Lovingston, the Colonial Revival style was wholeheartedly embraced with nineteen percent of the existing building stock constructed in a form of the style. The style was popular in Lovingston beginning about the turn of the 20th century and has continued to the present in variations of the form. The Colonial Revival style was also often mixed with other popular styles or used in small scale applied stylistic elements.

The Pierce Loving Summer House/Tucker House at 31 Orchard Road (062-0384/062-5108-0059) is a good example of an earlier log structure that was expanded into the popular Colonial Revival style. Set on a stone foundation, the

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wood-frame, two-story dwelling is capped by a hipped standing-seam metal roof and features weatherboard cladding. The square block has a boxed cornice. It has two identical entry porches on the west and south sides (probably indicating that there was originally an entrance on the Route 29 side, as well as the main façade). These flat-roofed entry porches have Tuscan columns, and the one on the south side of the block is topped by a Chinese Chippendale-inspired balustrade. The entry doors have patterned tracery in the upper section with central diamond-shape lights, a four-pane rectangular transom, and half-length sidelights with the same diamond-shaped central lights as the door. On the east side of the block is a shed-roofed entry porch with square porch posts. The rear (north side) of the block extends outward on the west end, possibly indicating that the west bay of the house was the original portion of the house and was later enlarged. Other detailing includes 2/2 wood windows, and interior brick chimneys. The building is located on the northern boundary of the district, once serving as Pierce Loving's summerhouse. He had a second house at 668 Front Street (062-0359/062-5108-0031) for winter use, revealing how difficult travel could be in the late 19th century.

Similar in design to the Pierce Loving/Tucker House, the Lovingston Inn at 486 Front Street (062-0345/062-5108-0089) was constructed circa 1920 in the Colonial Revival style. Set on a parged concrete foundation, the two-story wood-frame dwelling features a hipped asphalt-shingle roof and a one-story four-bay shed-roofed porch on brick piers. Four Tuscan posts and two pilasters with a picket balustrade detail the porch, which is accessed via poured concrete steps. The central entry door is flanked by three-light sidelights. There is also a modest, partially screened, back porch. Most windows are paired 4/1 wood sash. A boxed aluminum cornice further accents the three-bay-wide building.

The two-story Colonial Revival dwelling at 890 Front Street (062-0377/062-5108-0008) was constructed in the Colonial Revival Style circa 1940. The gable-roofed block has a molded boxed cornice with returns. Centered on the facade is a one-bay, hipped roof, entry porch with Tuscan posts, a concrete pad, and a modern, wrought iron balustrade. Other detailing includes a wide fascia, square-edged wood surrounds and sills, 4/1 windows, fixed louvered shutters, cornerboards, two chimneys, and weatherboard siding. Almost identical in design, the neighboring dwelling at 878 Front Street (062-0378/062-5108-0009) also features faint Colonial Revival references. The rectangular block has a boxed cornice with returns and hipped-roof front and rear porches. The front entry porch extends most of the width of the facade and is reached by wooden steps on its north end. It has concrete piers, Tuscan columns, a boxed cornice, and a metal balustrade. The hipped roof, one story rear porch, originally screened, has been enclosed with latticework. Fixed louvered shutters, 6/1 wood windows, and square-edged wood surrounds and sills further detail the structure.

Typical of the mid-20th century suburban expression of the Colonial Revival style is the one-and-a-half story dwelling at 850 Front Street (062-0375/062-5108-0012). The stretcher bond brick dwelling has a side-gable roof, off-center projecting gable, and inset two-bay porch with a boxed cornice and Tuscan posts. Other detailing includes 6/6, four-light and 2/2 windows, shed-roof front and rear dormers, square balusters, a steeply pitched roof, thin molded wood surrounds, a molded cornice with wide returns, and a one-story wood-frame ell.

Another example of the Colonial Revival style is seen on the porch addition at 791 Front Street (062-0370/062-5108-

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0017). The dwelling consists of a rectangular two-story block with a one-and-a-half story wing, which is the earliest part of the building. The building was expanded after it was moved from its original site in the early 20th century. The added two-story block has a full-width, full-height shed roofed portico with Tuscan columns, typical of Colonial Revival porches modeled after Mount Vernon. The entry door has a two-light transom. The north wing has two gabled wall dormers and a tripartite window.

Constructed on the original site of the Dawson house, the dwelling at 773 Front Street (062-0369/062-5108-0019) was constructed circa 1930 and features numerous high-style Colonial Revival elements. Set on a parged concrete foundation, the two-and-a-half story dwelling features a side-gable roof, 6/1 wood windows, and symmetrical fenestration. A central entry features a fanlight with brick surround. The rectangular main block of the house has a boxed cornice with returns. Decorative brickwork includes a soldier bond watertable and lintels and rowlock sills. The house has a one-bay, hipped roof, entry porch with paired Tuscan columns and a boxed cornice.

The Dutch Colonial Revival form of the style is noted only once, at 906 Front Street (062-0379/062-5108-0007). Dominated by the style-revealing gambrel roof, the dwelling features a boxed cornice and a full-width porch with paneled Tuscan posts. Full-width shed-roof dormers with paired 4/1 windows project from the roof.

Similar to the Colonial Revival style, the Classical Revival style lends itself well to public buildings throughout the country. Lea Brothers House at 464 Front Street (062-0344/ 062-5108-0090) was originally constructed as an I-house in 1823 by William Digges. Currently, the stretcher bond brick high-style Colonial/Classical Revival house is reflective of a 1920s renovation by the Lea brothers, successful Lovingsston merchants. The house features a two-story full-height entrance portico on its north side with paired Tuscan columns, a full entablature, and a dentil motif in the cornice and pediment. The central entry door has a fanlight with leaded tracery and four-lights-and-dado-panel sidelights. The boxed cornice continues the adapted dentil motif of the portico and the cornice features a paneled frieze with circular medallions. The windows have poured concrete splayed lintels and sills, and a belt course runs below the second story windows. A rear ell and recessed half-hipped wing provide irregularity to the hipped asphalt-shingle roof. Paired and triple 8/1 wood windows, a closed tympanum, and an interior-end brick chimney further mark the structure. The building, which was once the only property on the south side of Lovingsston, is set on a hill. An intact collection of early-20th century outbuildings includes two wood-frame vertical-board clad barns, a wood-frame chicken coop with shed roof and wide overhanging eaves, a one-story tenant house with central-interior brick chimney, gabled ell, and shed-roof porch, and a one-story shed/well house with a front-gable roof and shed wing.

After the turn of the 20th century, domestic forms began to be re-interpreted for economic and convenience reasons. One resulting form was the bungalow. Bungalows were originally derived from an English form inspired from small Indian dwellings. Early bungalows often mimicked the fashionable Queen Anne style, although the style elements were applied to a one-and-a-half-story cottage. The bungalow eventually came to be inspired by the Craftsman aesthetic and predominantly featured a low-pitched roof, irregular open plan, and a wraparound porch. The Craftsman/Bungalow style is typically one of the most popular early-20th-century styles and building forms noted throughout Virginia, as the form tends to lend itself well to suburban environments. Stylistic elements include battered wood posts on brick piers, full-width, gable-front porches, exposed rafter tails, eave brackets, and multi-light

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windows. The proliferation was enhanced by the mass availability of kit-houses, often purchased through mail-order catalogs. Although not widespread in Lovingston, the overwhelmingly popular bungalow form is represented by almost eight percent of the extant primary resources. However, these resources are found scattered throughout the district instead of being concentrated in one area.

Examples of the style in Lovingston include the single dwelling at 12 Brookside Lane (062-0385/062-5108-0060). Set on a parged concrete foundation, the wood-frame dwelling features a front-gabled roof with asphalt shingles. The rectangular block has a half-hipped one-bay porch with Craftsman-style post-on-pier supports. In the gable peak is a 6/6 double-hung window. Other detailing includes 3/1 wood windows, and a rear sunporch.

The dwelling at 814 Front Street (062-0374/062-5108-0016) is a wood-frame bungalow featuring a side-gabled roof with central gabled dormers on the front and rear. An inset porch, typical of the style stretches across the façade. Wide overhanging eaves and a central oversized gable dormer further define the building's style. Similarly, the Craftsman/bungalow at 14398 James River Road (062-5108-0103) is a typical example of the style/form. Set on a brick foundation, the wood-frame dwelling features a side-gable roof with asphalt shingles. The front-gable porch extends three bays and features battered posts on brick piers. Other detailing includes overhanging eaves, exposed rafters, and square-edged wood surrounds.

Often the Craftsman/Bungalow style was also used in conjunction with elements consistent with the Colonial Revival style, as revealed at the dwelling at 521 Front Street (062-0347/ 062-5108-0087), which was constructed in 1932. Set on a brick foundation, the wood-frame dwelling stands one-and-a-half stories in height and is capped by a side-gable roof with standing-seam metal. An inset three-bay porch features a boxed cornice, Tuscan columns, and central concrete steps. The house has shed-roofed dormers on both the front and rear with exposed rafter ends and two pairs of 4/1 double-hung windows. Other details include overhanging eaves, a wood cornice, square-edged wood surrounds and sills, and a single-leaf door. The use of Tuscan columns reveals the use of Colonial Revival detailing on newer house forms.

Similarly, the dwelling at 189 Main Street (062-0394/062-5108-0048) reveals the melding of Craftsman and Colonial Revival detailing. However, in this case the circa 1922 dwelling features an American Foursquare Colonial Revival form with Craftsman-inspired details. Set on a solid, parged concrete foundation, the wood-frame dwelling is capped by a pyramidal roof with standing seam metal. This cube-shaped house has a one-bay, hipped-roof entry porch supported by paneled Tuscan posts, a typical Colonial Revival detail. However, the roof features wide overhanging eaves ornamented with exposed scallop-edged rafter tails. Other Craftsman detailing includes square-edged wood surrounds and sills.

The vernacular building tradition, which adhered to no stylistic fashions, continued during the early to mid 20th century in Lovingston. Examples of this dwelling type are exemplified by the worker's housing found throughout the district. The small dwelling at 88 Main Street (062-5108-0042) was constructed in 1930 for Mary Washington who worked at the neighboring Central Hotel. The vernacular one-story wood-frame cottage is set on a stone pier foundation, features weatherboard cladding, and is capped by a side-gabled standing-seam metal roof. Exposed rafter

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tails, 6/6 wood windows, a single-leaf wood paneled door with lights, and square-edged surrounds and sills detail the three-bay wide single-pile dwelling. The similarly designed dwelling at 735 Front Street (062-5108-0024), also constructed circa 1930, appears to have been built for workers at the Lovingston Tea Room, which occupied the front portion of the property before succumbing to fire in 1990. The wood-frame, one-story dwelling features a poured concrete foundation, weatherboard siding, and a side-gable asphalt shingle roof. A bank of four 6/6 wood windows and an off-center single-leaf entry with shed-roofed porch supported by turned posts extends across the facade. Overhanging eaves, a square-edged wood surround, and one-story shed-roofed wings further describe the small dwelling. A rear shed-roofed addition extends to the west.

The dwelling at 934 A Front Street (062-0380/062-5108-0004) also follows the vernacular building tradition in Nelson County. The single-pile house has a side-gable main block and a two-story, gabled rear ell with a shed-roofed, two-story porch running the length of its south side. The main block of the house has a boxed aluminum cornice with returns, and a five-bay, hipped-roof front porch. The porch, set on concrete piers, has square porch posts, a boxed cornice, and a turned balustrade. Other details include symmetrical fenestration, 2/2 and 6/6 wood windows and a three-bay facade. Chimney ruins of an earlier building are located on the property.

The vernacular dwelling at 78 Brookside Drive (062-0387/062-5108-0063) is a significant example of late 19th/early-20th-century dwellings that were built mimicking early to mid-19th-century dwellings. Set on a solid foundation, the single-pile, wood-frame, weatherboard-clad dwelling is capped by a side-gable standing-seam metal roof. The house consists of a two-story gable roofed main block with a one-story gable-roof ell extending from the north end of the rear of the block. A full-width, two-story porch extends across the facade. This porch has a central gable, Tuscan wood columns on the first story, chamfered wood posts on the second story, and rectangular balusters on both stories. The porch has a boxed cornice and a spoke-and-wheel-motif vent in the gable peak. Other detailing includes an exterior-end stone chimney with brick stack, an interior-end brick chimney, 9/6 and 2/2 wood windows, a rear shed-roof addition, molded wood surrounds, and cornerboards.

Reflecting the influence of the automobile, many of the dwellings within the Lovingston district have freestanding garages. The structures are typically built of wood frame or concrete block, often matching the cladding of the primary structure. A number of properties also have sheds and carports, although most are non-historic and date to the last quarter of the 20th century. Some of the original garages have been expanded into rental apartments or home offices.

Lovingston's Commercial Architecture

Twelve contributing commercially-significant structures remain intact within the district, recalling Lovingston's success as a commercial center, both as a courthouse town and as a stop along the road from Charlottesville to Lynchburg, the county's primary north-south transportation artery as early as the first quarter of the 19th century. Therefore, taverns and inns, as previously described, became one of the most prevalent early commercial ventures in the village, followed by tanneries, carriage makers, and carpentry shops. While initial commercial development was

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located facing the courthouse square or at the intersection of Main and Front streets, later development has been interspersed throughout the district. Late 19th- and early-20th-century commercial structures include the general stores, automobile dealerships, movie theaters, apple-packing sheds, and other enterprises that helped boost the local economy throughout the early 20th century.

One of the first “modern” commercial stores was L.J. Sheffield’s general store, constructed circa 1890. Located at 817 Front Street (062-0372/062-5108-0015) the two-story wood-frame commercial building is set on a random rubblestone foundation. The building is dominated by a false-front façade with parapeted shed roof. A shed-roofed wing extends to the north. A gabled warehouse extension was added to the rear elevation. The main block has a parapeted boxed cornice and 2/2 double-hung windows flanking modern double-leaf metal and glass doors. At the north end of this portion of the facade is a six- light/six-panel door. This portion of the facade has an overhead garage door in the southern portion and double-leaf one-light/one-panel doors flanked by 2/2 double-hung windows. A shed-roofed porch constructed in two sections extends six bays across the facade.

The Shelton Store at 994 Front Street (062-0383/062-5108-0001) was constructed in the 1920s in the Bungalow/Craftsman style. A large gable-on-hip standing-seam metal roof with large inset porch dominated the one-story structure. The main block, set on concrete block piers, has exposed rafter ends on the eaves, weatherboard cladding, and a projecting porte-cochere. Projecting from the north side of the block is a shed-roof addition with paired five-panel doors.

Lovingston, surrounded by orchards, was a prime location for commercial packing and selling of the apple and peach crops, particularly once trucking overtook railroad shipping in the 1920s. Nelson County’s success in the commercial orchard business is reflected in two buildings that remain standing in Lovingston, including a packing shed and a cooper shop. Located at 924 Front Street (062-0381/062-5108-0003) is Mawyer’s packing shed, constructed in the 1920s. The vernacular wood-frame structure features multiple additions, exposed rafter tails, and vertical board siding. A concrete block, parapeted firewall separates the south addition from the remainder of the building. The building has a variety of window types and several large, double, side-hinged or sliding wood doors, including modern plate glass entries. Overhanging eaves, a diagonal entry, loading dock, and square-edged wood surrounds further define the structure. While the building has been updated for modern uses, the overall agricultural feel of the building remains intact. Little of the rear has been altered. Similarly, a cooper shop is located at 323 Court Street (062-0388/-5108-0065). Set on a wood post and concrete pier foundation, the one-story cooper shop features vertical board-and-batten cladding and a side-gable roof with standing-seam metal. The large, six-bay-wide building has two vertical-board doors on the west side in addition to the main entry door, reached by a flight of wooden steps. Two six-light awning windows are located on the facade. All the windows on the east side of the block feature hinged wood shutters. Rafter ends are exposed at the eaves. Remnants of an exterior-end chimney on a concrete base are seen near the Southeast corner. A central-interior brick chimney rises from the roofline.

The Odd Fellows Hall at 177-179 Front Street (062-0393/062-5108-0047) was constructed circa 1890, reflecting further non-residential development in Lovingston. The vernacular gable-front building features a stone foundation, weatherboard cladding, and a one-story three bay porch with turned posts and brackets. The dwelling has a molded,

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boxed cornice with returns. Corner boards are in the form of attenuated pilasters. A circular louvered vent is located in the gable peak. A lodge sign once hung from between the second story windows, but has been removed. At the west end of the façade is a five-panel door. The wide main entry door, which may have served as a coffin door (a wide door that allowed coffins to be easily transported inside for viewings), has a single light transom. On the rear of the block is a five-panel door with a shed-roof door hood supported by angle brackets. Other details include molded wood surrounds, and a flush fascia.

Lovington also boasts Nelson County's only movie theater, called Nelson Hall (062-0367/ 062-5108-0022). Located at 751-753 Front Street, the theater was constructed from a structure moved from the nearby Oak Ridge estate in the 1920s. The building currently consists of two sections. The original west (rear) section is a two story, front-gable weatherboard-clad block. Detailing of the original block includes a molded wood cornice with returns, nine-light wood windows, wide fascia, and a peak louvered vent. The east end of the building, constructed circa 1940, consists of a two-story, brick-faced reception/entry block with a flat, parapeted roof and stringcourses at the cornice line. This front portion has a recessed entry bay with four, fifteen-light entry doors and a ticket window with glass blocks. The modern facade addition also features 8/8 wood windows, fixed one-light display windows, rowlock sills, soldier lintels, and a stepped parapet roof. An exterior-end brick chimney extends from the original block, while an interior-end brick chimney rises from the roofline of the facade addition.

The modern movement in architecture is also visible in Lovington's commercial building stock. One example is the Bailey-Spencer building at 584 Front Street (062-5108-0044). The two-story circa-1940 masonry commercial block is constructed on a solid, concrete block foundation. The concrete block structure is capped by a flat roof with parapet. The facade, facing west, features a central inset entry with square-edged surround. The upper story is marked with a band of inset concrete forming the cornice and sills of the five symmetrically-placed metal three-light windows. A similar inset concrete band is located on the first floor, above the entry level. Two inset panels also flank the entry. The north side elevation (facing Front Street and built into the hill) features similar three-light windows on the upper story, as well as 3/3 metal windows on the first story. The northeast corner of the building features a glass corner (display windows) sheltered by a bracketed flat overhang. Similarly reflecting the modern movement is the circa 1939 government office at 63 Court Street (062-0389/ 062-5108-0066). The building is a well-constructed example of the modern movement, using Art Deco-style detailing for institutional architecture. The main entrance is in the southwest corner of the block. Double entry doors with Art Deco streamlined handles are reached by a flight of concrete steps with a wrought iron railing. Above the double doors is a large frosted glass transom lettered with "Nelson County Health Department". On the south wall in the entrance bay is a large, eighteen-light window with prominent metal spandrels. Along the east side of the block is a protruding section with a wraparound, flat-roofed, five-bay porch supported by metal posts. Because of the slope of the land, the building has two full stories on the north side. A metal cornice, parged concrete foundation, stucco cladding, and decorative banded concrete further define the structure.

With the Midland Highway running along Front Street beginning in the 1920s, numerous automobile dealerships began to appear on Front and Main Street, catering to both local consumers and travelers. The building at 463 Front Street (062-5108-0091) is a prime example of commercial Colonial Revival architecture. The commercial structure is

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composed of two distinct parts, a Colonial Revival-style main block and more utilitarian automobile-related masonry addition. The main block is set on a solid concrete foundation. Standing two-and-a-half stories in height, the wood-frame weatherboard-clad building features a side-gable asphalt-shingle roof with five gabled dormers. A dentiled cornice, broken pediment door surround, and symmetrical fenestration, reveal Colonial Revival style influences. Commercial features include large, multi-light windows flanking the main entry. The rear of the structure features a two-story half-hipped ell and a rear shed-roofed dormer. A large commercial wing, constructed of concrete block, was added to the building. The adjacent portion is clad in a stone veneer, while the northernmost portion is stucco. Each features large roll-up wood doors. The addition wraps around the rear of the main block.

The building at 740-750 Front Street (062-5108-0021) was originally constructed as an automobile dealership circa 1940. Set on a concrete block foundation, the commercial building features a brick-veneered, stepped-parapet central section with one-story parapeted shed-roof wings. The center block features three roll-up paneled with lights doors, a single-leaf entry and a one-light fixed display window. The north wing features a single-leaf entry and a one-light fixed display window. The south wing features a central single-leaf door with three-light transom flanked by three-part display windows. Rowlock sills, molded wood surrounds, and three central-interior brick chimneys further define the large commercial structure.

Commercial success was also revealed in the department stores and banks that dominated the corner of Main and Front streets in the early 20th century, including the Lea Brothers Store, Morris Estes, and the First National Bank. Of these, only the Lea Brothers store remains standing. Located at 167 Main Street (062-0352/062-5108-0043) the building was constructed circa 1920, but has been subsequently altered. Set on a solid, parged concrete foundation, the masonry building was constructed with six-course American bond brickwork, a flat parapeted roof, and 2/2 and fixed one-light windows. The building originally featured an inset central entry with large flanking plate-glass display windows. A band of rectangular one-light fixed windows formed a transom over the first story, while a bank of three multi-light fixed windows pierced the second story. A continuous decorative brick lintel capped the windows. Eight inset bays with 2/2 window configurations defined the Front Street elevation. While the window designs and entry have been altered with partial stucco cladding, the building continues to retain its original form.

While some non-historic commercial buildings have been constructed, they are primarily on lots occupied by earlier structures or are clustered within Tanbark Plaza, which is adjacent to Route 29 near the southern district boundary. An example of the sympathetically designed infill construction is seen at 400 Main Street (062-5108-0050), designed circa 1990. Constructed to blend with its historic neighbors, the office building interprets the Colonial Revival style. Set on a solid concrete foundation with brick veneer, the two-story stretcher brick building features a side-gable asphalt shingle roof, a one-story side-gable wing, and front and rear entries. A porch with paneled Tuscan posts wraps around the southeast corner, while secondary porches are located on the north end of the facade and on the rear. Arched brick lintels, a molded-wood cornice, 6/6 wood windows, a peak louvered vent, standing-seam metal porch roofs, and molded-brick sills further define the modern structure.

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Lovingston's Development After 1955

By the early to mid-20th century Lovingston had assumed much of the appearance it has today. Since 1955 little development has occurred within the Lovingston Historic District boundaries, resulting in only twenty-four additional primary resources. Primarily infill development on lots previously established, the modern structures are, in general, consistent or smaller in massing, material, and scale with that of their historic neighbors. This trend reflects the typical mid-20th century trend for buildings constructed on a smaller scale with more modest detailing. In the mid 1960s, the Green Acres subdivision was added to the northwest corner of Lovingston, on land formally part of the surrounding orchards. The small modern subdivision has been excluded from the district boundaries. However, it is small in scale and does not detract from the central village.

In 1968, the Route 29 bypass was constructed, taking north-south through traffic out of the village. Although the change took travelers away from the downtown area, widespread commercial growth, including a large-scale chain grocery store and McDonald's, is located outside the district on Route 29, resulting in a cohesive historic village primarily free of modern commercial intrusion.

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**Lovingson Historic District (062-5108)
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**Historic District Inventory Report
Lovingson Historic District**

Brookside Drive

0052 Brookside Drive 062-0386 Other DHR Id #: 062-5108-0062

Primary Resource Information: Single Dwelling, Stories 2, Style: Bungalow/Craftsman, ca 1906

Set on a parged concrete foundation, the wood-frame dwelling features aluminum cladding, and a hipped roof with asphalt shingles. The rectangular block has a boxed cornice and a full width, three-bay front porch with turned wood porch posts and a concrete pad. Other detailing includes a rear shed addition, a central-interior brick chimney, vinyl louvered shutters, 1/1 vinyl replacement windows, a boxed aluminum cornice, and a central hipped one-light dormer.

Individual Resource Status: Single Dwelling

Contributing

Individual Resource Status: Shed

Contributing

0078 Brookside Drive 062-0387 Other DHR Id #: 062-5108-0063

Primary Resource Information: Single Dwelling, Stories 2, Style: Other, ca 1900

Set on a solid foundation, the single-pile, wood-frame, weatherboard-clad dwelling is capped by a side-gable standing-seam metal roof. The house consists of a two-story gable roofed main block with a one story gable roof ell extending from the north end of the rear of the block. A full-width, two-story porch extends across the facade. This porch has a central gable, Tuscan wood columns on the first story, chamfered wood posts on the second story, and rectangular balusters on both stories. The porch has a boxed cornice and a spoke-and-wheel motif vent in the gable peak. A four-panel wood door leads to the second level of the porch. To the rear of the one-story gabled ell is a shed roofed, one bay porch. Other detailing includes an exterior-end stone chimney with brick stack, an interior-end brick chimney, 9/6 and 2/2 wood windows, a rear shed addition, molded wood surrounds, and cornerboards.

Individual Resource Status: Single Dwelling

Contributing

Individual Resource Status: Shed

Contributing

0012 Brookside Drive 062-0385 Other DHR Id #: 062-5108-0060

Primary Resource Information: Single Dwelling, Stories 1, Style: Bungalow/Craftsman

Set on a parged concrete foundation, the wood-frame dwelling features aluminum siding and a front-gabled roof with asphalt shingles. The rectangular block has a half-hipped one-bay porch with Craftsman-style post-on-pier supports. In the gable peak is a 6/6 double-hung window. Other detailing includes 3/1 wood windows, a rear sunporch, aluminum soffit, and square-edged aluminum surrounds. On the west side is a gabled bulkhead providing access to the basement.

Individual Resource Status: Single Dwelling

Contributing

0028 Brookside Drive 062-5108-0061

Primary Resource Information: Single Dwelling, Stories 2, Style: Colonial Revival, ca 1940

Set on a poured concrete foundation, the wood-frame dwelling, clad in vinyl siding, is capped by a side-gable roof with asphalt shingles. The dwelling features a two-bay main block with off-center entry portico, and recessed one-bay wings. A rear one-story gabled ell, 6/1 paired wood windows, a central-interior chimney, an aluminum cornice, a rear deck and a single-leaf door further define the structure.

Individual Resource Status: Single Dwelling

Contributing

Individual Resource Status: Shed

Non-Contributing

Court Street

0063 Court Street 062-0389 Other DHR Id #: 062-5108-0066

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Primary Resource Information: Government Office, Stories 1, Style: Art Deco, ca 1939

The building is a well-constructed example of Art Deco institutional architecture. The main entrance is in the southwest corner of the block. Double entry doors with Art Deco streamlined handles are reached by a flight of concrete steps with a wrought iron railing. Above the double doors is a large frosted glass transom lettered with "Nelson County Health Department". On the south wall in the entrance bay is a large, 18 light window with prominent metal spandrels. Along the east side of the block is a protruding section with a wrap-around, flat roofed, five bay porch supported by metal columns. Because of the slope of the land, the building has two full stories on the north side. A metal cornice, parged concrete foundation, stucco cladding, and decorative banded concrete further define the structure.

Individual Resource Status: Government Office

Contributing

0291 Court Street 062-5108-0064

Primary Resource Information: Commercial Communications Facility, Stories 1, Style: Other, ca 1965

Set on a poured concrete foundation, the one-story corrugated metal building is capped by a side-gabled standing-seam metal roof. A garage bay, which is slightly taller, is located on the east end. A six-light metal window, three open garage bays, and metal doors accent the industrial building.

Individual Resource Status: Communications Facility

Non-Contributing

0323 Court Street 062-0388 *Other DHR Id #:* 062-5108-0065

Primary Resource Information: Warehouse, Stories 1, Style: Other, ca 1910

Set on a wood post and concrete pier foundation, the one-story cooper shop features vertical board-and-batten cladding and a side-gable roof with standing-seam metal. The large, six-bay-wide gable roofed cooperage building has two vertical boarded doors on the west side in addition to the main entry door, reached by a flight of wooden steps. Two six-light awning windows are located on the facade. All the windows on the east side of the block feature hinged wood shutters. Rafter ends are exposed at the eaves. Remnants of an exterior-end chimney on a concrete base is seen near the SE corner. A central interior brick chimney rises from the roofline.

Individual Resource Status: Warehouse

Contributing

Courthouse Square

Court and Main Streets 062-0009

Other DHR Id #: 062-5108-0068

Primary Resource Information: Courthouse, Stories 2, Style: Colonial, ca 1809

Individual Resource Status: Courthouse

Contributing

Courthouse Square 062-5108-0058

Primary Resource Information: Monument/Marker

The granite statue/monument of a soldier reads: Erected April 1965 in memory of the heroic Confederate soldiers of Nelson County who served in the War Between the States 1861-1865. Love Makes Memory Eternal. A second statue honors Nelson County residents who lost their lives during Hurricane Camille.

Individual Resource Status: Monument/Marker

Non-Contributing

Individual Resource Status: Monument/Marker

Non-Contributing

0058 Courthouse Square 062-5108-0071 *Other DHR Id #:* 062-0009

Primary Resource Information: Office, Stories 1, Style: Other, ca 1840

The small masonry building, constructed as the clerk's office, features five-course American bond construction and a side-gable roof clad with standing-seam metal. 6/6 wood windows, a single-leaf paneled with lights wood door, and an exterior-end shouldered brick chimney mark the structure. Detailing includes a splayed door lintel, a stepped brick cornice, and thin wood surrounds and sills.

Individual Resource Status: Office

Contributing

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0074 Courthouse Square 062-0396 *Other DHR Id #:* 062-5108-0057

Primary Resource Information: Office, Stories 1, Style: Other, ca 1810

Set on a stone foundation, the brick office is capped by a side-gabled standing-seam metal roof. The main block of the building has parapeted gables and a corbelled brick cornice. The building has operable wood, louvered shutters and star-shaped tie bar ends. A two panel door is in the basement level of the south side of the ell, and a six panel door is on the ground floor of the south side of the main block.

Individual Resource Status: Office

Contributing

0094 Courthouse Square 062-5108-0069 *Other DHR Id #:* 062-0009

Primary Resource Information: Jail, Stories 1, Style: Other, ca 1823

Set on a solid parged foundation, the one-story 1823 jail building features Flemish bond brick construction, two 6/6 windows, a front-gabled roof with standing-seam metal, a central single-leaf paneled with lights door, and a parged exterior-end brick chimney. Designed originally by Thomas Jefferson, the building features detailing that includes a houndstooth brick cornice with wood molding and a boxed soffit. The building features a rectangular footprint with a symmetrical three-bay facade and five-bay depth.

Individual Resource Status: Jail

Contributing

0100 Courthouse Square 062-0391 *Other DHR Id #:* 062-5108-0067

Primary Resource Information: Jail, Stories 2, Style: Colonial Revival, ca 1937

Set on a brick foundation, the 8-course American bond masonry building is capped by a side-gabled slate roof with parapets. The three-bay wide rectangular block has a dentiled wood cornice, parapeted gables, concrete sills and lintels, and rectangular louvered vents in the gable peaks. Most of the windows are covered with wire mesh security screens. The single-leaf entry door, on the south side, has a Colonial Revival-style pedimented door surround with Tuscan fluted pilasters.

Individual Resource Status: Jail

Contributing

Individual Resource Status: Shed

Non-Contributing

0543 Courthouse Square 062-5108-0056

Primary Resource Information: Office/dwelling, Stories 1, Style: Late Victorian/Gothic Revival, ca 1870

The wood-frame cottage, set on a solid stone foundation, features weatherboard cladding and is capped by a side-gable standing-seam metal roof. A one-story, three-bay porch supported by Tuscan posts stretched across the four-bay facade, which faces west. Decorative scroll-sawn Victorian-era vergeboard marks the gable ends, which also feature a molded wood cornice with returns. Other detailing includes a Chippendale porch balustrade, 6/6 wood windows with square-edged wood surrounds and sills, a wide fascia, gable peak louvered vents, and a double entry on the porch. A central-interior brick chimney rises from the roofline.

Individual Resource Status: Office/dwelling

Contributing

Front Street

0235 Front Street 062-0341 *Other DHR Id #:* 062-5108-0096

Primary Resource Information: Single Dwelling, Stories 2, Style: Italianate, ca 1850

Set on a stone foundation, the wood-frame, two-story dwelling features weatherboard cladding, a hipped asphalt-shingle roof, and a traditional I-house form. The house features a boxed cornice, two-story block with flanking one story gabled wings (the south wing is a later addition). Running the length of the facade of the main block is a 5 bay half-hipped porch with center gabled bay. This porch has wood Tuscan posts with brackets, eaves with closely spaced scroll-sawn-cut brackets, and 6/6 wood windows. Square surrounds and sills, a wide fascia, three-light sidelights, operable louvered wood shutters, and cornerboards further define the three-bay structure. Rear shed additions extend off the main block and north wing. An historic photo reveals that the north wing originally projected to the front as a wood-frame front-gable wing.

Individual Resource Status: Single Dwelling

Contributing

Individual Resource Status: Kitchen

Contributing

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Individual Resource Status: Shed
Individual Resource Status: Shed

Non-Contributing
Contributing

0356 Front Street 062-5108-0095

Primary Resource Information: Commercial Building, Stories 1, Style: Other, ca 1990

Set on a concrete block foundation, the eye care center is a concrete block and vinyl siding structure with a gable on hip asphalt-shingle roof. Vinyl eight-light vertical windows, a five-bay facade, a rear concrete block addition, overhanging eaves, an aluminum soffit, paneled vinyl shutters, a single-leaf plate-glass door, and a 1/2-round transom light detail the structure.

Individual Resource Status: Commercial Building

Non-Contributing

Individual Resource Status: Foot Bridge

Non-Contributing

0374-376 Front Street 062-5108-0094

Primary Resource Information: Office, Stories 1, Style: Other, ca 1940

Set on a poured concrete foundation, the office building is clad in corrugated metal and capped by a side-gabled corrugated metal roof. A ca. 1980 one-story shed addition projects to the south, featuring a metal door. Other details include three double-leaf metal doors and concrete entry steps.

Individual Resource Status: Office

Contributing

Individual Resource Status: Office

Contributing

0390 400 Front Street 062-5108-0093

Primary Resource Information: Commercial Building, Stories 2, Style: Commercial Style, ca 1950

The large commercial structure is composed of a flat-roofed brick main block with rectangular footprint, rear ell hyphen, and a perpendicular concrete warehouse addition. The main block, which faces west, features a central entry with inset plate-glass doors, a granite veneer surround, and off-center projecting overhang with corrugated transom and concrete lintel. The entry is flanked on the north by a band of eight 2/2 windows with shared concrete surround and on the south by a band of 9-part windows separated by granite veneer panels (one section is only a three-light window). A soldier cornice and beltcourse further define the structure. A large rear concrete block addition forms an "L-shaped" rear ell/addition. A hyphen connects the main block to the first warehouse addition, while a porte-cochere at a right angle attaches to the second addition.

Individual Resource Status: Commercial Building

Contributing

0393 Front Street 062-5108-0092

Primary Resource Information: Health Clinic, Stories 1, Style: Modern Movement, ca 1990

Constructed of stretcher bond brick, the modern health care facility is a large one-and-a-half story building with a southern entrance, a cross-shaped addition, and multiple modern shed additions. An inset porch, porte-cochere, large plate-glass windows, clerestory lights, rowlock sills, metal balustrades, and broken gables further accent the property.

Individual Resource Status: Health Clinic

Non-Contributing

0463 Front Street 062-5108-0091

Primary Resource Information: Commercial Building, Stories 3, Style: Colonial Revival, ca 1920

The commercial structure is composed of two district parts, a Colonial Revival style main block and a commercial automobile-related two-part masonry addition. The main block is set on a solid concrete foundation. Standing two-and-a-half stories in height, the wood-frame weatherboard clad building features a side-gable asphalt-shingle roof with five gabled dormers. A dentiled cornice, broken pediment surround, and symmetrical fenestration, reveal Colonial Revival style influences. Commercial influences include large, multi-light windows flanking the main entry. The rear of the structure features a two-story half-hipped ell and a rear shed dormer. A large commercial wing, constructed of concrete block, was added to the building. The adjacent portion is clad in a stone veneer, while the northernmost portion is stucco. Each features large roll-up wood automobile-related doors. The addition wraps around the rear of the main block.

Individual Resource Status: Commercial Building

Contributing

0464 Front Street 062-0344 *Other DHR Id #:* 062-5108-0090

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Primary Resource Information: Single Dwelling, Stories 2, Style: Colonial Revival, ca 1823

The house was originally constructed in a typical I-house form in 1823. Currently, the stretcher bond brick high-style Colonial/Classical Revival house is reflective of a ca. 1920 renovation. The house features a two-story full-height entrance portico on its north side with paired Tuscan columns, a full entablature, an adapted dentil-motif in the cornice and pediment and a deep set pediment. The central entry door has a fanlight with leaded tracery, 2/3 length sidelights with four-lights and a panel. The boxed cornice continues the adapted dentil motif of the portico and the cornice features a paneled frieze with circular medallions. The windows have poured concrete splayed lintels and sills, and a string course runs below the second story windows. A rear ell and recessed half-hipped wing provide irregularity to the hipped asphalt-shingle roof. Paired and triple 8/1 wood windows, a closed tympanum, and an interior-end brick chimney further mark the structure.

<i>Individual Resource Status:</i> Shed	Contributing
<i>Individual Resource Status:</i> Chicken coop	Contributing
<i>Individual Resource Status:</i> Barn	Contributing
<i>Individual Resource Status:</i> Barn	Contributing
<i>Individual Resource Status:</i> Tenant House	Contributing
<i>Individual Resource Status:</i> Single Dwelling	Contributing

0486 Front Street 062-0345 *Other DHR Id #:* 062-5108-0089

Primary Resource Information: Hotel/Inn, Stories 2, Style: Colonial Revival, ca 1920

Set on a parged concrete foundation, the two-story wood-frame dwelling features a hipped asphalt-shingle roof, vinyl siding, and a one-story four-bay shed porch on brick piers. Four square wooden posts and two pilasters with a picket balustrade detail the porch, which is accessed via door is flanked by three-light-sidelights. There is also modest back porch, partially screened that stretches along approx 3/4 the width of the rear of the building, with a side entrance. Most windows are paired 4/1 wood sash. A boxed aluminum cornice further accents the three-bay-wide building.

<i>Individual Resource Status:</i> Hotel/Inn	Contributing
<i>Individual Resource Status:</i> Tenant House	Contributing
<i>Individual Resource Status:</i> Office	Non-Contributing

0499 Front Street 062-0346 *Other DHR Id #:* 062-5108-0088

Primary Resource Information: Single Dwelling, Stories 2, Style: Other, ca 1910

Constructed as a typical I-house, the wood-frame two-story single-pile dwelling features a side-gable roof with standing-seam metal cladding. The dwelling features 2/2 and 1/1 windows, a rear gabled two-story ell, and aluminum siding. The one-story half-hipped porch has been enclosed. Overhanging eaves, exposed rafter tails, and symmetrical fenestration patterns define the structure.

<i>Individual Resource Status:</i> Single Dwelling	Contributing
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0521 Front Street 062-0347 *Other DHR Id #:* 062-5108-0087

Primary Resource Information: Single Dwelling, Stories 1.5, Style: Bungalow/Craftsman, ca 1932

Set on a brick foundation, the wood-frame dwelling stands one-and-a-half stories in height and is capped by a side-gable roof with standing-seam metal. The bungalow has a front porch beneath a cat slide roof. The porch has a boxed cornice, three bays, Tuscan columns, a concrete pad, and central concrete steps. The house has shed dormers on both the front and rear with exposed rafter ends and two pairs of 4/1 double-hung windows. The rear shed dormer features a central projection. At the southern end of the rear of the block is a rear deck. Other details include overhanging eaves, a wood cornice, square-edged wood surrounds and sills, and a single-leaf door.

<i>Individual Resource Status:</i> Single Dwelling	Contributing
<i>Individual Resource Status:</i> Shed	Contributing

0526 Front Street 062-0348 *Other DHR Id #:* 062-5108-0086

Primary Resource Information: Single Dwelling, Stories 2, Style: Bungalow/Craftsman, ca 1937

The masonry building, with brick stretcher bond veneer, features a side-gable roof with asphalt shingles. The facade features a porch that has been bricked and glassed in and has a metal awning surrounding it. The predominant window style is a 4/1 configuration

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0584 Front Street 062-5108-0044

Primary Resource Information: Commercial Building, Stories 2, Style: Modern Movement, ca 1940

The two story masonry commercial block is constructed on a solid, concrete block foundation. The concrete block structure is capped by a flat roof with parapet. The facade, facing west, features an central inset entry with square-edged surround. The opening has been retrofitted with plywood, featuring an off-center double-leaf flush door with vinyl siding around it. The upper story is marked with a band of inset concrete forming the cornice and sills of the five symmetrical placed metal three-light windows. A similar inset concrete band is located on the first floor, above the entry level. Two inset panels also flank the entry. The north side elevation (facing Front Street and built into the hill) features similar three-light windows on the upper story, as well as 3/3 metal windows on the first story. The NE corner of the building features a glass corner (display windows) sheltered by a bracketed flat overhang.

Individual Resource Status: Commercial Building

Contributing

0605-611 Front Street 062-0051 *Other DHR Id #:* 062-5108-0039

Primary Resource Information: Hotel/Inn, Stories 2, Style: Federal, ca 1809

2005 survey:

The Flemish bond brick Federal-style hotel building features a solid brick foundation (now veneered with stretcher bond) and is capped by a brick parapeted side-gable metal standing seam metal roof. This gable roofed, eaves front building has a molded wooden boxed cornice, parapeted gable ends, and painted stone lintels with corner blocks. The entry door (a replacement) is raised above the street level and has a four-light transom. The full-width front porch has Tuscan columns and pilasters in the form of half-engaged columns. The columns rest on battered concrete piers (replacements). In the rear is a 6-panel basement door. Other detailing of the single pile structure includes side elevation parging, poured concrete modern steps, and 6/9 and 9/9 wood windows. Historic photos reveal a wood-frame addition on the south side. In ca. 1933 this wing was removed and the current one-story commercial block wings were added. Constructed on stretcher bond brick with a parapet roof, each wing is three bays in width and features commercial display windows, soldier lintels, concrete sills, and a molded cornice band.

1992 survey:

One-Story Post Office Wing, 1933: The facade has corner brick pilasters with wooden capitals intersecting a molded wooden commercial cornice. The pilasters define the bays of the facade with pilasters flanking the central door. This central door has a six light transom matching the upper sashes of the windows on the facade. The rear of the block has a 6 light window, a 6/6 double-hung window and a central 1 light/1 panel door. In the center of the gable roof is a triangular wood frame skylight with a 4/4 double-hung window.

One-Story Store Wing, 1933: The facade has corner pilasters with wood capitals whose tops join a molded wood commercial cornice. Flanking the door are two additional pilasters. The door has a 2 light rectangular transom, and the front windows have three square lights in the upper section matching the form of the transom lights and three oblong lights below. Windows have concrete sills and lintels constructed of vertical stretchers. On the rear of the block are two ten-light windows with louvered vents and a 12 light/1 panel door. Also on the rear wall is a gabled weatherboarded bulkhead with a six panel door.

Individual Resource Status: Hotel/Inn

Contributing

0622 Front Street 062-0354 *Other DHR Id #:* 062-5108-0038

Primary Resource Information: Tavern/Ordinary, Stories 2, Style: Other, pre 1820

Set on a solid parged foundation, the wood frame, weatherboard-clad tavern/dwelling stands two stories in height with a raised basement. Capped by a side-gabled standing-seam metal roof, the five bay single-pile structure dwelling features a five bay one-story porch with a shed roof that stretches the length of the building along Front Street. The porch has six wood Tuscan posts with simple brackets and two pilasters. The balustrade is scroll-sawn with a diamond motif. The porch is supported by 8 metal pipes on cement piers at street level. The second floor has five 6/6 and 9/9 windows along the Front street side. The side entrance is gained by climbing a short flight of stairs and passing through a wrought iron gate (The Stewart Ironworks Cincinnati, Ohio) to a modest side yard. The side porch has a gable roof with a pediment of vertical boarding, supported by two pair of slender Doric columns and two squared wooden pilasters. The balustrade is picket and ends with a square newel post. The steps are stuccoed brick risers with stone

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treads. The basement level, converted into commercial space, features modern display windows, plate-glass doors, and a brick veneer with rowlock cornice.

Individual Resource Status: Shed

Non-Contributing

Individual Resource Status: Tavern/Ordinary

Contributing

0632 Front Street 062-0356 *Other DHR Id #:* 062-5108-0035

Primary Resource Information: Church, Stories 1, Style: Gothic Revival, ca 1838

The church is a simple front gable brick block set on a random rubblestone foundation. Two modified lancet windows flank the double-leaf entry doors, which are topped by a 13-light lancet arch colored glass transom and flanked by 8/8 windows with Gothic arch transoms. There is a belfry at the front of the building, six-sided atop a square pedestal. It has louvered vents, scrolled brackets, and a pyramidal steeple/roof. There is a basement entrance and a row of windows along the Pleasant street side. In the rear an apse juts out, containing a stained glass window. Thin molded wood surrounds and square wood sills, rowlock arched brick lintels, an aluminum cornice with returns, and central steps further define the structure. It was remodeled in 1908 and 1961.

Individual Resource Status: Church

Contributing

0633 Front Street 062-0355 *Other DHR Id #:* 062-5108-0037

Primary Resource Information: Tavern/Ordinary, Stories 2, Style: Federal, ca 1817

Set on an American bond variant brick foundation, the wood-frame structure features weatherboard cladding, a side-gable new standing seam metal roof, and rear shed addition with gable addition. The appearance of this five-bay-wide building largely reflects ca. 1890 changes. A sixteen-bay raised Victorian, hipped roof porch wraps around the east, south, and west walls of the block. This two level, two story porch has a boxed cornice, closely spaced eaves brackets, square posts on the ground level and chamfered posts on the first story. Each post has paired sawn brackets with spindlework, and the porch has a flat, patterned, cut balustrade. The porch rests on raised brick piers along the south and west sides of the block. The house has a boxed molded cornice with architrave and frieze with returns at the gable ends. Circular vents with cutouts are used in the gable peaks. The main entry door on the facade has a three-light transom and 3 light, 3/4 length sidelights. The basement door has 2 lights and 4 panels and a 3 light transom. Other detailing includes Tuscan cornerboards, thin square surrounds on the second story and molded surround caps on the first.

Individual Resource Status: Tavern/Ordinary

Contributing

0645 Front Street 062-0357 *Other DHR Id #:* 062-5108-0033

Primary Resource Information: Single Dwelling, Stories 2, Style: Other, ca 1850

The gable-front, weatherboard-clad dwelling is said to have been originally a one-story log structure dating to the mid 19th century. Currently the house stands as a two-story front-gabled structure with a boxed cornice and a louvered rectangular vent in the gable peak. A hipped porch, raised on brick piers with concrete steps to the north and south sides, extends across the facade. On the south wall of the block is a modern nine-light/two panel door sheltered by a gabled portico. To the rear of the main block is a lower, gable roofed two-story ell with a shed roofed porch along its north wall. Other detailing of the main block includes square-edged wood surrounds and sills, two single-leaf entries, a molded cornice, square balusters, and operable wood louvered shutters.

Individual Resource Status: Single Dwelling

Contributing

Individual Resource Status: Shed

Contributing

0667 Front Street 062-0361 *Other DHR Id #:* 062-5108-0030

Primary Resource Information: Church, Stories 1, Style: Gothic Revival,

The wood-frame gable fronted church is typical of mid-to-late 19th century ecclesiastical architecture. Currently serving as a residence, the church features a stone foundation, weatherboard cladding, and a standing-seam metal roof. The facade has an ornamented gable peak with pendant and a circular louvered vent in the gable peak. The two-leaf front doors are located in a modified side tower with a Gothic-style lancet transom. All the windows on the 4-bay deep sides and rear have lancet tops. The facade features a tripartite window configuration with lancet 4/4 wood windows. Other detailing includes a wide fascia, a porch deck with slate cap, and overhanging eaves.

Individual Resource Status: Church

Contributing

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0711 Front Street 062-0365 Other DHR Id #: 062-5108-0027

Primary Resource Information: Single Dwelling, Stories 2, Style: Colonial Revival, ca 1925

The wood-frame dwelling, set on a solid concrete foundation and capped by a hipped roof with asphalt shingles, consists of a two-story central block with one-story, hipped roof wings to the north and south. The main block and wings have boxed cornices with overhanging eaves. The three-bay front porch has a central, pedimented, entrance bay with a diamond shaped louvered vent in the tympanum. The porch has paneled Tuscan post supports and turned balusters. Most of the windows are 4/1 although a vinyl octagonal fixed window was added. To the rear of the main block is a hipped roof, screened porch which appears to be contemporary with the remainder of the house.

<i>Individual Resource Status:</i> Garage	Contributing
<i>Individual Resource Status:</i> Log Building	Contributing
<i>Individual Resource Status:</i> Single Dwelling	Contributing
<i>Individual Resource Status:</i> Shed	Contributing

0714 Front Street 062-0364 Other DHR Id #: 062-5108-0026

Primary Resource Information: Single Dwelling, Stories 2, Style: Other, ca 1818

The two-story wood-frame house, set on a solid, random rubble stone foundation, is capped by a side-gable roof with asphalt shingles. The main block is accented with a lower, gable roofed 1 1/2 story wing with a 9 light window in the half story. The hipped porch along most of the façade and has a boxed cornice, pilasters, a rectangular railing, and rests on concrete piers. Other detailing includes 2/2 and 6/6 wood windows, a boxed wood cornice, square-edged wood surrounds and sills, and a rear one-story shed addition.

<i>Individual Resource Status:</i> Garage	Contributing
<i>Individual Resource Status:</i> Single Dwelling	Contributing
<i>Individual Resource Status:</i> Shed	Contributing

0728 Front Street 062-0366 Other DHR Id #: 062-5108-0025

Primary Resource Information: Single Dwelling, Stories 2, Style: Greek Revival, ca 1840

Previous VDHR surveys suggest this dwelling was built circa 1905, while a plaque on the door states an 1815 construction date. Set on a solid foundation, obscured by vegetation, the wood-frame weatherboard-clad house features a Greek Revival temple-front form. The three-bay-wide facade has a molded, dentiled cornice with returns and a circular, louvered vent in the front gable peak. The corner boards take the form of stylized pilasters. The entry door has a four light transom and 3/4 length 3-light sidelights with dado panels below. The end-bay entry portico has a pedimented gable. A one story gabled ell projects from the rear wall of the block, and a shed roofed enclosed porch projects from the north wall of the ell. Other detailing includes a flush fascia, molded wood surrounds, square-edged sills, 6/6 wood windows, and operable louvered wood shutters. A half-hipped one-story sunporch projects to the south.

<i>Individual Resource Status:</i> Garage	Contributing
<i>Individual Resource Status:</i> Single Dwelling	Contributing

0735 Front Street 062-5108-0024

Primary Resource Information: Single Dwelling, Stories 1, Style: Other, ca 1930

The wood-frame, one-story dwelling features a poured concrete foundation, weatherboard siding, and a side-gable asphalt shingle roof. A bank of four 6/6 wood windows and an off-center single leaf entry with shed porch supported by turned posts extends across the facade. Overhanging eaves, a square-edged wood surround, and one-story shed wings further describe the small dwelling. A rear shed addition extends to the west.

<i>Individual Resource Status:</i> Single Dwelling	Contributing
<i>Individual Resource Status:</i> Garage	Contributing
<i>Individual Resource Status:</i> Well House	Contributing
<i>Individual Resource Status:</i> Ruins	Contributing

0740 750 Front Street 062-5108-0021

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**Lovingsston Historic District (062-5108)
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Primary Resource Information: Commercial Building, Stories 1, Style: Commercial Style, ca 1940

Set on a concrete block foundation, the commercial building features a brick veneer stepped parapet central section with one-story shed and parapet wings. The center block features three roll-up paneled with lights doors, a single-leaf entry and a one-light fixed display window. The north wing also features a single-leaf entry and a one-light fixed display window. The south wing features a central single-leaf door with three-light transom flanked by three-part display windows. Two shed additions are located on the north side of the building, behind the parapet, while a large shed addition is located to the south, also behind the parapet. Rowlock sills, molded wood surrounds, and three central-interior brick chimneys further define the large commercial structure.

<i>Individual Resource Status:</i> Commercial Building	Contributing
<i>Individual Resource Status:</i> Shed	Contributing
<i>Individual Resource Status:</i> Shed	Contributing

0741 Front Street 062-5108-0023

Primary Resource Information: Commercial Building, Stories 2, Style: Commercial Style, ca 1940

The brick commercial building features a rectangular footprint capped by a hipped standing-seam metal roof. The masonry building features a brick veneer facade with a circa 1970 hipped overhang with wood shingles over the entry. Symmetrically fenestrated, the building features a central double-leaf entry with transom flanked by fixed display windows with rowlock sills. The second story features 1/1 replacement windows.

<i>Individual Resource Status:</i> Commercial Building	Contributing
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0751 753 Front Street 062-0367 Other DHR Id #: 062-5108-0022

Primary Resource Information: Theater, Stories 2, Style: Other, ca 1921

The building consists of two sections. The west (rear) section is a two story, front-gable weatherboard-clad block. Detailing of the original block included a molded wood cornice with returns, nine-light wood windows, wide fascia, and a peak louvered vent. To the rear of the block is a gabled bulkhead and two raised wooden doors, which are apparently now missing steps. Along the south wall are two 5-panel doors and a shed roofed concrete block entry vestibule. The east end of the building, which was constructed later, is a two-story, brick-faced block with a flat, parapeted roof and string courses at the cornice line. This front portion has a recessed entry bay with four 15-light entry doors and a ticket window in a screen of glass blocks in the south side of the entry bay. The facade addition also features 8/8 wood windows, fixed one-light display windows, rowlock sills, soldier lintels, and a stepped parapet roof. The front addition dates to circa 1940. An exterior-end brick chimney extends from the original block, while an interior-end brick chimney rises from the roofline of the facade addition.

<i>Individual Resource Status:</i> Machine Shed	Contributing
<i>Individual Resource Status:</i> Theater	Contributing

0770 Front Street 062-0368 Other DHR Id #: 062-5108-0020

Primary Resource Information: Single Dwelling, Stories 2, Style: Colonial Revival, ca 1890

The eaves front, gable-front-and-wing form house features an off-center crossed gable. The building, which is a transitional Italianate/Colonial Revival style, has a boxed cornice and a four-sided, hipped roof with decorative panels. This bay, with its canted sides, has three 4/4 double-hung windows, each topped by a panel. The Colonial Revival-style entry door is framed by Tuscan pilasters carrying a molded entablature. Other detailing includes interior-end brick chimneys, square-edged aluminum-clad surrounds, overhanging eaves, and a molded cornice with aluminum soffit. A side-gabled breezeway attaches the main block to the garage. A large two-story, full-width ell projects from the rear elevation. A half-hipped addition is added to that on the east side.

<i>Individual Resource Status:</i> Garage	Non-Contributing
<i>Individual Resource Status:</i> Single Dwelling	Contributing

0773 Front Street 062-0369 Other DHR Id #: 062-5108-0019

Primary Resource Information: Single Dwelling, Stories 3, Style: Colonial Revival, ca 1930

Set on a parged concrete foundation, the two-and-a-half story dwelling features a side-gable roof, 6/1 wood windows, and symmetrical fenestration. A central entry features a fanlight with brick surround. The rectangular main block of the house has a boxed cornice with returns. Decorative brickwork includes soldier bond water table and lintels and rowlock sills. The house has a

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one-bay, hipped roof, entry porch with paired Tuscan columns, a boxed cornice, and concrete pad and steps. The main entry has a fanlight topped by a brick Roman arch. To the north of the rear of the block is a hipped roof screened porch.

<i>Individual Resource Status:</i> Garage	Non-Contributing
<i>Individual Resource Status:</i> Office	Contributing
<i>Individual Resource Status:</i> Single Dwelling	Contributing

788 Front Street 062-0371 *Other DHR Id #:* 062-5108-0018

Primary Resource Information: Single Dwelling, Stories 2, Style: Other, ca 1840

The main, two-story, eaves front block has a boxed cornice and American bond, partially parged exterior-end chimneys. The single pile wood-frame dwelling is five bays wide. The front porch has turned posts, a concrete floor, turned pilasters, and brackets. The balustrade is constructed of closely set square balusters. A lower, two story, gabled ell projects from the east elevation (rear) of the main block. Detailing includes symmetrical fenestration, a three-light transom over the central single-leaf entry, aluminum overhanging eaves, square-edged aluminum surrounds, and a circa 1993 rear addition. An historic photo reveals that a scroll-sawn "H-shaped" balustrade was previously on the porch.

<i>Individual Resource Status:</i> Single Dwelling	Contributing
<i>Individual Resource Status:</i> Tenant House	Non-Contributing

0791 Front Street 062-0370 *Other DHR Id #:* 062-5108-0017

Primary Resource Information: Single Dwelling, Stories 2, Style: Colonial Revival,

The earliest parts of the house consist of a rectangular 2-story block with a 1 1/2 story wing added to the north end. The one and one-half story wing appears to be the earliest portion, possibly constructed around 1840. The 2 story block may have been constructed around the turn of the 20th century. The 2-story block has a full width, full height shed roofed portico with wood box columns, typical of Colonial Revival porches modeled after Mount Vernon. The entry door has a two-light transom. The north wing has two gabled wall dormers and a tripartite window. The main block has a boxed cornice and rectangular louvered vent in the south gable end. Other detailing includes a parged foundation, weatherboard cladding, 2/2, 4/4, 6/1/ and 8/8 wood windows, Tuscan porch posts and pilasters, square-edged wood surrounds and sills, fixed louvered shutters, and a number a rear shed additions. It appears that a gabled outbuilding was also incorporated into the main block as a rear ell.

<i>Individual Resource Status:</i> Carport	Non-Contributing
<i>Individual Resource Status:</i> Single Dwelling	Contributing
<i>Individual Resource Status:</i> Shed	Contributing

0814 Front Street 062-0374 *Other DHR Id #:* 062-5108-0016

Primary Resource Information: Single Dwelling, Stories 2, Style: Bungalow/Craftsman,

The wood-frame, vinyl-clad bungalow features a side-gabled roof with central gabled dormer on the front and rear. A shed roofed porch is set beneath the front cat slide. Concrete steps lead to the center bay of the three bay porch, a porch which is supported by concrete piers. Most of the windows on the block are 4/1 with the exception of 6/6 windows at the rear of the rear enclosed porch. At the rear of the block is a shed roofed enclosed porch. Overhanging eaves, an aluminum soffit, square aluminum surrounds, and an exterior-end 1/2 shouldered chimney further define the symmetrically fenestrated three-bay structure.

<i>Individual Resource Status:</i> Single Dwelling	Contributing
<i>Individual Resource Status:</i> Shed	Contributing

0817 Front Street 062-0372 *Other DHR Id #:* 062-5108-0015

Primary Resource Information: Commercial Building, Stories 2, Style: Commercial Style,

Set on a random rubblestone foundation, the wood-frame commercial building features aluminum siding, a false-front parapet shed roof, and a large shed north wing. A gabled warehouse extension extends to the west. The south end of the main block has a parapeted boxed cornice and a shed roof. This two-story section has 2/2 double-hung windows flanking modern double, metal and glass doors. At the north end of this portion of the facade is a 6 light/6 panel door. To the north of this portion of the block is a shed roofed, one story section with the shed roof descending from south to north. This portion of the facade has an overhead garage door

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Primary Resource Information: Single Dwelling, Stories 2, Style: Colonial Revival, ca 1941

The rectangular block has a boxed cornice with returns and hipped front and rear porches. The front entry porch extends most of the width of the facade and is reached by wooden steps on its north end. It has concrete piers, Tuscan columns, a boxed cornice, and a metal balustrade. The hipped roof, one story rear porch, originally screened has been enclosed with lattice work. Fixed louvered shutters, 6/1 wood windows, and square-edged wood surrounds and sills.

Individual Resource Status: Garage Contributing
Individual Resource Status: Single Dwelling Contributing

0890 Front Street 062-0377 *Other DHR Id #:* 062-5108-0008

Primary Resource Information: Single Dwelling, Stories 2, Style: Colonial Revival,

The gable-roofed block has a molded boxed cornice with returns. Centered on the facade is a one bay, hipped roof, entry porch with Tuscan posts, a concrete pad, and a modern, wrought iron balustrade. Other detailing includes a wide fascia, square-edged wood surrounds and sills, 4/1 windows, fixed louvered shutters, cornerboards, two chimneys, and weatherboard siding.

Individual Resource Status: Single Dwelling Contributing
Individual Resource Status: Garage Contributing

0906 Front Street 062-0379 *Other DHR Id #:* 062-5108-0007

Primary Resource Information: Single Dwelling, Stories 2, Style: Dutch Colonial Revival, ca. 1940

Dominated by a gambrel roof with shed dormers, the house has a boxed cornice with rectangular louvered vents in the gable peaks. The full-width, front porch has a boxed cornice, paneled posts, and a solid balustrade. It is set on concrete piers. Projecting from the front and rear slopes of the roof are full-width shed dormers. These dormers have two pairs of 4/1 double-hung windows. Projecting from the rear of the block is a shed roofed porch extending the width of the rear wall. A small side-gabled entry is located on the north elevation. Other details include fixed louvered shutters, an aluminum soffit and siding, paired 4/1 windows, and two chimneys.

Individual Resource Status: Garage Contributing
Individual Resource Status: Single Dwelling Contributing
Individual Resource Status: Shed Contributing

0911 Front Street 062-5108-0006

Primary Resource Information: Commercial Building, Stories 1, Style: Other, ca 1980

The deli and store is a one-story building with side-gable asphalt-shingle roof. Cedar siding and concrete block enhance the masonry structure. Two bays in width, the building features overhanging eaves, a peak louvered vent, and a single-leaf plate glass door.

Individual Resource Status: Commercial Building Non-Contributing
Individual Resource Status: Other Non-Contributing

0924 Front Street 062-0381 *Other DHR Id #:* 062-5108-0003

Primary Resource Information: Agricultural Bldg/Packing Shed., Stories 2, Style: Other,

The building, which originally served as an agricultural packing shed, has been substantially altered in its conversion to recent uses. The multiple gable building has exposed rafters ends and vertical board siding. A concrete block, parapeted fire wall separates the south gable end from the remainder of the building. The building has a variety of window types and several large, double, side hinged or sliding wood doors, including modern plate glass entries. Overhanging eaves, a diagonal entry, loading dock, and square-edged wood surrounds further define the structure. Little of the rear has been substantially altered.

Individual Resource Status: Agricultural Bldg. Contributing

0934 A Front Street 062-0380 *Other DHR Id #:* 062-5108-0004

Primary Resource Information: Single Dwelling, Stories 2, Style: Other,

The vernacular single pile house has a side-gable main block and a two story, gabled rear ell with a shed roofed, two story porch running the length of its south side. The main block of the house has a boxed aluminum cornice with returns, and a five bay, hipped roof front porch. This front porch has square porch posts, a boxed cornice, and a turned balustrade and is set on concrete piers. The

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Individual Resource Status: Single Dwelling

Contributing

0088 Main Street 062-5108-0074

Primary Resource Information: Commercial Building, Stories 1, Style: Other, ca 1990

The Dollar General is constructed of a metal Butler building with a solid concrete poured foundation and a brick veneer facade. Facing Route 29, the facade features a projecting metal pediment with overhang, stretcher bond brick facing, rowlock sills, a central double-leaf plate-glass door, and six 1-light fixed metal windows. A seven-light transom stretched across the door and windows.

Individual Resource Status: Commercial Building

Non-Contributing

0096 Main Street 062-5108-0073

Primary Resource Information: Commercial Building, Stories 2, Style: Other, ca 1950

Set on a solid, concrete block foundation with Permastone veneer, the wood-frame structure features aluminum and Permastone siding, a hipped roof with asphalt shingles, and an exterior-end concrete block chimney. Windows include 8/8 wood and metal 4-lights with 4-light sidelights and three-light transoms. Other details include an exterior wood stair, a two-story shed porch, boxed eaves, and an off-center single-leaf entry.

Individual Resource Status: Commercial Building

Contributing

0121 123 Main Street 062-5108-0041

Primary Resource Information: Commercial Building, Stories 1, Style: Other, ca 1960

The concrete block one-story building is capped by a flat roof with a side-gabled parapet with asphalt shingles. The facade features pressed vertical board siding, two fixed one-light display windows, and an inset entry with two plate-glass single-leaf doors. Square wood surrounds, a canvas awning, and metal side elevation 16-light windows further detail the structure.

Individual Resource Status: Commercial Building

Non-Contributing

Individual Resource Status: Trailer

Non-Contributing

0124 Main Street 062-5108-0072

Primary Resource Information: Bank, Stories 1, Style: Modern Movement, ca 1970

The one-story brick bank building features a flat roof, a stretcher brick veneer, fixed metal windows, and a side elevation drive-through teller. A corrugated metal cornice, concrete sills, and plate glass double-leaf doors define the structure.

Individual Resource Status: Bank

Non-Contributing

0131 Main Street 062-5108-0040

Primary Resource Information: Post Office, Stories 1, Style: Modern Movement, ca 1960

Set on a poured concrete foundation, the modern Post Office features a square form, flat roof, and masonry brick veneer construction.

The one-story building features granite panel facing on the facade, one-light fixed windows, a single-leaf plate-glass door, and a rear loading dock. An entry overhang, metal cornice, side elevation four-light windows with rowlock sills, and a ramp further detail the structure. An exterior-end chimney is located at the NW corner.

Individual Resource Status: Post Office

Non-Contributing

0167 Main Street 062-0352 *Other DHR Id #:* 062-5108-0043

Primary Resource Information: Commercial Building, Stories 2, Style: Commercial Style, ca 1920

Set on a solid, parged concrete foundation, the masonry building features six-course American bond brickwork, a flat parapeted roof, and 2/2 and fixed on-light windows. The building, which features a rectangular footprint, is a two story commercial block. The primary facade features a stucco-clad frame pierced with three sets of five-light windows with five-light transoms on the second story and fifteen one-light elongated fixed windows have been added to the first floor. Each features a rowlock sill. The entire fenestration panel features a decorative brick cap/cornice with central diamond motifs. An off-center one-leaf door is located in the easternmost bay. The Front Street elevation consists of 8 bays, delineated by inset panels, with the first story parged, leaving a string of seven, now infilled, transom windows and decorative panels between the first and second story in the last four bays. Paired 2/2 wood windows pierce these bays on the second story. The entire inset panel is brick, with no fenestration, in the third and four bays.

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0512 Main Street 062-0399 *Other DHR Id #:* 062-5108-0054

Primary Resource Information: Single Dwelling, Stories 2, Style: Other,

The two-story, wood-frame dwelling is set on a stone foundation, features weatherboard cladding, and is capped by a side-gable standing-seam metal roof. The main block of the house has a boxed cornice and returns. Protruding from the west end of the south wall is a one-story gable roofed ell with a shed roofed porch on the east side. The central front entry porch has a boxed cornice, boxed pilasters, and is set on concrete block piers. 6/6 wood windows and a single-leaf central single-leaf paneled with lights wood door pierce the symmetrical facade.

Individual Resource Status: Shed

Contributing

Individual Resource Status: Single Dwelling

Contributing

0551 Main Street 062-0043 *Other DHR Id #:* 062-5108-0055

Primary Resource Information: Single Dwelling, Stories 2, Style: Federal, ca 1820

Constructed of four-course American bond brick, the two-story Federal-style building features a side-gable standing-seam metal roof.

The main block of the house has a corbelled brick cornice. Brick steps lead to the central front door which has an architrave surround and a rectangular four-light transom. The two-story wood frame ell to rear has a boxed cornice and arcaded pilasters on the first and second story of the south wall. The single-pile, five-bay dwelling also features 9/9 and 9/6 wood windows with molded surrounds and square-edged wood sills, and operable louvered wood shutters.

Individual Resource Status: Smoke/Meat House

Contributing

Individual Resource Status: Single Dwelling

Contributing

Individual Resource Status: Log Building

Contributing

Individual Resource Status: Shed

Contributing

Orchard Road

Orchard Road 062-5108-0105

Primary Resource Information: Cemetery,

Mountain View cemetery is located at the northeast corner of the Lovingston Historic District. The grassy property features mountain views, a paved circular drive, and approximately 100 grave markers.

Individual Resource Status: Cemetery

Contributing

0117 Orchard Road 062-5108-0104

Primary Resource Information: Single Dwelling, Stories 2, Style: Colonial Revival, ca 1990

The two-story brick dwelling is set on a solid foundation and is capped by a side-gable asphalt-shingle roof. The dwelling is dominated by a full-width two-story inset shed porch with wood column supports. There are three single-leaf doors and three 1/1 windows on the symmetrical two-story facade. The porch features square balusters and brick pier supports. A one-story wood-frame wing features vinyl siding, casement windows, and a side-gable wood-shingle roof. An exterior-end brick chimney is located on the west elevation.

Individual Resource Status: Single Dwelling

Non-Contributing

0031 Orchard Road 062-0384 *Other DHR Id #:* 062-5108-0059

Primary Resource Information: Single Dwelling, Stories 2, Style: Colonial Revival, ca. 1850

Set on a stone foundation, the wood-frame, two-story dwelling is capped by a hipped standing-seam metal roof and features weatherboard cladding. The square block has a boxed cornice. It has two identical entry porches on the west and south sides (probably indicating that there was originally an entrance on the Rt. 29 side, as well as the main facade. These flat roofed entry porches have Tuscan columns, and the one on the south side of the block is topped by a semi-Chinese Chippendale balustrade. The entry doors have patterned tracery in the upper section with central diamond-shape lights, a four pane rectangular transom, and half length sidelights with the same diamond-shaped central lights as the door. On the east side of the block is a shed roofed entry porch with square porch posts. The rear (north side) of the block extends outward on the west end, possibly indicating that the west bay of

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the house was the originally portion of the house and was later enlarged. Other detailing includes 2/2 wood windows, and interior brick chimneys.

Individual Resource Status: Kitchen Contributing
Individual Resource Status: Single Dwelling Contributing

Pleasant Street

0021 Pleasant Street 062-0358 *Other DHR Id #:* 062-5108-0034

Primary Resource Information: Office/dwelling, Stories 2, Style: Italianate, ca 1890

Set on a random rubblestone foundation, the late 19th century wood-frame dwelling (now offices) features weatherboard cladding, 2/2 wood windows, a central interior brick chimney, and Italianate detailing. An unusual feature of the building is the shed roofed main block, which is masked by a projecting off-center gable that forms a more common gable-front and wing form. A two-story L-shaped porch with decorative eave brackets and Tuscan bracketed posts stretched three bays across the facade. Other detailing includes a projecting three-sided bay window with panels above the windows, scroll-sawn vergeboard, a wide fascia, and Square-edged surrounds and sills. A two-story ell with shed additions projects to the east.

Individual Resource Status: Garage Contributing
Individual Resource Status: Office/dwelling Contributing

0024-38 Pleasant Street 062-5108-0036

Primary Resource Information: Multiple dwelling, Stories 1, Style: Other, ca 1960

The row of modern multiple dwellings features four separate residences with individual entries along Pleasant Street and an additional dwelling in the alley to the west. Set on concrete block foundations, the wood-frame buildings feature vinyl siding, side-gabled roof with asphalt shingles, four shed porches with aluminum clad posts, 6/6 and 8/8 wood windows, and single-leaf wood paneled door with lights.

Individual Resource Status: Multiple dwelling Non-Contributing

Proffitt Lane

0028 Proffitt Lane 062-5108-0070

Primary Resource Information: Single Dwelling, Stories 2, Style: Colonial Revival, ca 1965

Set on a brick veneer foundation, the stretcher brick split-level dwelling features a gable-front and wing form capped by an asphalt shingle roof. The dwelling is dominated by a two-story three-bay gabled porch with Tuscan column supports. Rowlock sills, 2/2 horizontal wood windows, a Colonial Revival door surround with fluted pilasters, and a single-leaf paneled wood door further define the structure.

Individual Resource Status: Single Dwelling Non-Contributing

Sunset Lane

0024 Sunset Lane 062-5108-0102

Primary Resource Information: Single Dwelling, Stories 1, Style: Other, ca 1960

The brick one-story dwelling features a side-gable roof with off-center projecting front gable and rear gabled ell with sunporch. A wing sunporch also projects to the north. Details include an asphalt-shingle roof, rowlock sills, wood paneled shutters, overhanging

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eaves, an exterior-end brick chimney, a single-light fixed window, and 2/2 horizontal windows.

Individual Resource Status: Single Dwelling Non-Contributing

0045 Sunset Lane 062-5108-0097

Primary Resource Information: Single Dwelling, Stories 2, Style: Other, ca 1940

Set on a concrete block foundation, the masonry dwelling stands one-and-a-half stories in height and is capped by a side-gable asphalt-shingle roof. A central gabled portico marks the single-leaf entry, while other details include exposed rafter tails, square aluminum surrounds, a rear shed addition with vinyl siding, overhanging eaves, and 6/6 vinyl windows.

Individual Resource Status: Single Dwelling Contributing

0046 Sunset Lane 062-5108-0101

Primary Resource Information: Single Dwelling, Stories 1, Style: Modern Movement, ca 1960

The one-story masonry dwelling features a gable-front and wing ranch form, stretcher bond bricks, and a side-gable asphalt shingle roof. Rowlock sills, weatherboard gable peaks, overhanging eaves, 6/6 wood windows, a 16-light bow window, and a boxed wood cornice further define the building.

Individual Resource Status: Single Dwelling Non-Contributing

0059 Sunset Lane 062-5108-0098

Primary Resource Information: Single Dwelling, Stories 1, Style: Other, ca 1940

The concrete block dwelling is capped by a side-gable roof with asphalt shingles. Measuring three bays wide and two deep, the one-story dwelling features a shed overhang entry with exposed rafters, square wood surrounds, 6/6 wood windows, a molded cornice, and aluminum shutters.

Individual Resource Status: Single Dwelling Contributing

0070 Sunset Lane 062-0342 *Other DHR Id #:* 062-5108-0100

Primary Resource Information: Single Dwelling, Stories 1, Style: Other,

The one-story, side-gable house dwelling features a parged concrete foundation, weatherboard cladding, and a corrugated metal roof. The dwelling has an open roof rake and a shed roofed rear porch. A one-story shed porch with wood post supports extends to the north. Detailing includes exposed porch rafters, square surrounds, a three-bay facade, a wood cornice, 1/1 wood windows, and a fifteen-light single-leaf door.

Individual Resource Status: Single Dwelling Contributing

0071 Sunset Lane 062-0343 *Other DHR Id #:* 062-5108-0099

Primary Resource Information: Single Dwelling, Stories 1, Style: Other, ca 1930

The one-story wood-frame dwelling features weatherboard cladding, a solid parged foundation, and a side-gable standing-seam metal roof. The facade has an entry wing left of center, with an overhanging roof supported by triangular brackets. Most windows are 6/6, some with shutters. Other details include square wood surrounds and sills, a brick window well at basement level, and a rear wood deck. A small shed wing projects to the east.

Individual Resource Status: Single Dwelling Contributing

Tanbark Plaza

0037 Tanbark Plaza 062-5108-0075

Primary Resource Information: Commercial Building, Stories 1, Style: Commercial Style, ca 1960

The concrete block grocery store features a side-gable roof with asphalt shingles, projecting buttress supports, an off-center gable loading area, an inset shed porch, a double-leaf entry with sliding doors and fixed one-light windows. Details include decorative brickwork around the entry, concrete sills, wood porch posts, and a single-leaf metal door.

Individual Resource Status: Commercial Building Non-Contributing

Individual Resource Status: Greenhouse Non-Contributing

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0064 Tanbark Plaza 062-5108-0076

Primary Resource Information: Commercial Building, Stories 1, Style: Other, ca 1980

Set on a parged concrete foundation, the wood-frame one-story building features a side-gable roof with asphalt shingles and pressed vertical board siding. A central gabled entry with inset porch, overhanging eaves, 1/1 wood windows, and a central double-leaf wood door accent the structure. Exterior rear steps also access the building.

Individual Resource Status: Commercial Building

Non-Contributing

0074 Tanbark Plaza 062-5108-0077

Primary Resource Information: Commercial Building, Stories 1, Style: Other, ca 1980

The concrete block drug store features a flat roof with a false mansard covered in asphalt shingles. The one-story building features a concrete block foundation, fixed one-light metal windows, a stretcher bond brick veneer facade, and a single-leaf plate-glass door. Pressed vertical board is located above the door, while a side elevation loading dock is located on the north elevation.

Individual Resource Status: Commercial Building

Non-Contributing

0083 Tanbark Plaza 062-5108-0079

Primary Resource Information: Commercial Building, Stories 1, Style: Other, ca 1990

Set on a solid, concrete block foundation, the one-story masonry structure features vinyl siding with stone veneer detailing. Capped by a front-gable roof, the building features a boxed aluminum cornice, paneled vinyl shutters, 6/6 vinyl windows, aluminum molded surrounds, single-leaf doors, and a shed wing.

Individual Resource Status: Commercial Building

Non-Contributing

0086 Tanbark Plaza 062-5108-0078

Primary Resource Information: Commercial Building, Stories 1, Style: Other, ca 1990

Set on a solid, brick veneer foundation, the masonry building features a side-gable roof with asphalt shingles, an off-center gable portico, a single-leaf wood door, and 1/1 wood windows. Rowlock sills, an aluminum cornice, and louvered vinyl shutters further define the one-story building.

Individual Resource Status: Commercial Building

Non-Contributing

0119 Tanbark Plaza 062-5108-0080

Primary Resource Information: Commercial Building, Stories 2, Style: Commercial Style, ca 1950

The concrete block commercial building is capped by a flat roof with stepped parapet and shed wings. Used as an automotive center, the building features large roll-up metal doors and an open central space. A small office with plate-glass door is located in the SE corner. Concrete sills, exterior-end concrete block chimneys, and a flat front addition further define the two-story commercial structure.

Individual Resource Status: Commercial Building

Contributing

Individual Resource Status: Shed

Non-Contributing

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**Livingston Historic District (062-5108)
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STATEMENT OF SIGNIFICANCE

Summary Statement

Livingston was initially platted in 1809 to serve as the seat of the newly established Nelson County. The site of the courthouse village was chosen primarily for its location close to the geographical center of Nelson County, but the site's proximity to the Charlottesville to Lynchburg Stage Road, the willingness of a county commissioner to donate land for the village, and the propinquity to a spring were also contributing factors. The village's growth developed steadily in response to county courthouse activities and the significant expansion of traffic along the Stage Road. In response to these pressures, Livingston's settlement and later growth was concentrated both around the courthouse and along Front Street, the heavily traveled stage road. The eventual result was a dual development pattern that deviated from most courthouse settlements in Virginia. Livingston continued to develop in this pattern throughout the early- and mid-20th century, until Front Street, its commercial center, was bypassed by the expansion of Route 29 in 1961. The village, surrounded by mountains and rural farmland, is important for its cohesive collection of early-19th century to mid-20th century resources dating to the village's emergence as a prominent county seat.

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Eligible under Criteria A and C of the National Register of Historic Places, the Lovingston Historic District has a period of significance extending from 1809 when the county seat was established to 1955. The Lovingston Historic District is significant in the areas of architecture, community planning/development, politics/government, and transportation. Lovingston meets Criterion A as a cohesive rural village that was formally planned and platted in 1809. Lovingston is recognized for its intact courthouse square complex, with a town-hall courthouse dating from 1809 and an 1823 Thomas Jefferson-designed jail, among other features, including an early 19th-century platted streetscape. Lovingston is also eligible under Criterion C for its substantial concentration of commercial, governmental, and residential architecture including important early 19th-century government buildings, and significant commercial and residential resources representing the vernacular, Federal, Italianate, Colonial Revival, Craftsman, and commercial styles that were popular during early-19th-to-mid 20th centuries.

The 224.8-acre Lovingston Historic District consists of 105 properties with 176 total resources, including a courthouse, forty-nine single dwellings, twenty-four commercial structures, six multiple dwellings, twenty-five sheds, three churches, five tavern/hotels, eleven offices, a theater, a cooper shop, a packing shed, a post office, a bank, a cemetery, and two statues. Additionally, three kitchens, two log outbuildings, two jails, two smokehouses, two barns, five tenant/guest houses, two ruins, a chicken coop, a carport, a well house, a trailer, a greenhouse, a carport, a poolhouse, a pool, a carwash, a health clinic, and a foot bridge are located within the district boundaries, resulting in a total of 134 contributing resources and forty-two non-contributing resources.

Initial Settlement of Nelson County, 1738-1807

Although John Findlay and Allen Tye explored the region prior to 1734, the first land patent in what would eventually become Nelson County was given to Dr. William Cabell in 1738. Cabell secured 4,800 acres along the James and Rockfish Rivers, building a dwelling and establishing the town of Warminster. Nelson County's initial settlement, dating to the second quarter of the 18th century, is significant as it represents the frontier between the westwardly pushing Tidewater gentry and the eastwardly moving German and Scotch-Irish settlers of the Shenandoah Valley. However, as with neighboring Albemarle County (Nelson was part of Albemarle until 1761), this dichotomy of settlement styles in Nelson resulted not in a clash of cultures, but rather in a significant merging of agricultural practices that was fully integrated by the 1820s. John Hammond Moore explores this idea in *Albemarle: Jefferson's County 1727-1976*, revealing that while the Tidewater settlers were interested in slave-based economy, "a get-rich quick, single crop outlook," they moderated the risks of the unstable tobacco markets by incorporating the sustainable methods of diversified agriculture that they had developed in the Valley.³ However, the groups did not intermix geographically. The Tidewater gentry, who accounted for a majority of the region's settlers, primarily occupied the flatter eastern portions of the county while the Germans and Scotch-Irish, who were descendants of settlers who originally immigrated into Pennsylvania for economic and religious reasons, settled the mountainous western lands. These less fertile western lands were attractive to the Germans and Scotch-Irish mainly due to their proximity to the

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**Loveyngston Historic District (062-5108)
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existing German and Scotch-Irish population centers in the Shenandoah Valley. The primary reason that the settlers choose this region, as opposed to other locations on the eastern side of the Blue Ridge, was its proximity to a pass in the Blue Ridge that gave relatively easy access to Nelson County from the Shenandoah Valley. In addition to the English, Germans and Scotch-Irish, French Huguenots were also among the county's primary settlers. While the Huguenots, who were exiled from Catholic France due to their protestant faith, were heavily recruited by Virginia's colonial government in the 18th century, they never emigrated in large numbers and so never developed a strong or cohesive culture in the colony. The small number of Huguenots who did make their way into Nelson primarily settled near the Loveyngston Gap in the Loveyngston and Shipman areas.

In addition to agriculture, the early growth of Nelson County also stemmed from its proximity to the important overland transportation route from Charlottesville to Lynchburg. By the early 19th century, this pathway, which was called the Stage Road, was steadily becoming an important link in Virginia's tobacco trade routes, connecting Charlottesville with the rapidly growing town of Lynchburg. Thomas Jefferson described Lynchburg in 1810 as "perhaps the most rising place in the U.S. It is at the head of the navigation of James River, and receives all the produce of the Southwestern quarter of Virginia...it ranks next to Richmond in importance."⁴ By 1860, Lynchburg had grown to become the nation's second richest city on a per capita basis stemming from its dominance in the tobacco industry. As a result of Lynchburg's prominence, the Stage Road served as a major north/south corridor and carried goods and passengers between the two important towns. The location of the road would eventually influence the selection of the site for Loveyngston, which is along this route and is positioned approximately half way between Charlottesville and Lynchburg.⁵

Establishment of Loveyngston - 1809

Formally created from a division of Amherst County in 1807, Nelson County was established along existing parish lines with the Piney River serving as the dividing line. Named for Thomas Nelson, Governor of Virginia in 1781, the new county incorporated the old Amherst County seat at Cabellsville (now Colleen). The existing courthouse, probably an impermanent building constructed of wood, was deemed unfit for the new county. In addition, a central county seat location was sought to make reaching the center of government convenient for the residents. The responsibility to determine a new site was left to a group of commissioners appointed by the Virginia General Assembly. Typically in Virginia, a site for a new county seat was on land that was owned by a commissioner, who would donate the land in expectation of the increased value of his adjacent parcels once a town was established. Nelson County was no different. Commissioner James Loving, whose family owned several large land patents totaling over 4,000 acres in the central region of the county, was responsible for donating thirty acres of land centrally located near Loving's Gap. The land was enticing as it was centrally located, featured a strong spring, and was positioned along the important stagecoach road from Charlottesville to Lynchburg. Once selected, determining the courthouse site on the property proved more challenging, with a location on a hill to the east side of the donated property finally winning support. Interestingly, the raised site was primarily chosen not for its prominent position or symbolic significance, but for protection against floods.⁶ The motivation for establishing the courthouse on the high

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ground came from a major flood, or “Great Freshet” as it was known at the time, that occurred ten years prior to the founding of Nelson. Governor William Cabell described the 1771 flood “as being the greatest flood in the river that has been known...it carried away almost every house on the low grounds, destroyed all the orchards, many people were drowned, fences entirely carried off, and stacks of every kind, and the land when uncovered with the water presented the most melancholy appearance, everything being entirely swept off and the land to all appearances ruined.”⁷ As the floods returned in 1871 and 1969, with equally devastating results, the selection of the elevated site proved to be a wise one.

Nelson County’s new government went into effect in June of 1808. Thirty-seven men, who were appointed by the Governor, and Nelson native, William Cabell, served as the county’s first Justices of Peace. These justices, traditionally chosen for their prominent standing in the county, included Nathan Crawford, William Harris, Hudson Martin, Samuel Cabell, Joseph Shelton, James Woods, William Loving, Landon Cabell, William Hare, Alexander Rose, William Diggs, Joseph Loving, James Montgomery, Thomas Massie, William Jacobs, William Horsely, John Dawson, Jessie Jopling, William Cabell, William B. Harris, Joseph Cabell, Nelson Anderson, Asa Varnum, Nicholas Cabell, James Murphy, John Dillard, Abram Warwick, John Jacobs, George W. Varnum, Richard Powell, Hawes Coleman, James Loving, Shelton Crosthwait, John Mosby, Hudson Martin, Jr., Robert Rives, and John Diggs. The first Nelson County trustees, who were also significant local figures, included Thomas Massie, Joseph Shelton, Robert Rives, George W. Varnum, John Dillard, Shelton Crosthwait, John Harris, and Joseph Roberts. The trustees were particularly important to the history of Lovingston, as one of their first tasks, undertaken on December 31, 1808, was to plat the new town of Lovingston and to start planning for a new courthouse. Thomas Massie, James Woods, Robert Rives, and Shelton Crosthwait were the specific trustees charged with drafting a courthouse plan, choosing a public lot, and laying out the streets.⁸

In Virginia, by custom, establishment of the County seat and courthouse square was left to the appointed trustees and was usually based on traditional cultural forms. Historically, the courthouse squares, which also served as town greens, were centrally or prominently located on the town plat. The primary streets, which traditionally formed a perimeter around the courthouse square, were expanded outward to form a formal street grid, with cross streets added to divide the larger divisions into individual lots. Lots surrounding the square were primarily improved by important businesses and so provided an “opportunity for most segments of society to transact personal business, renew acquaintances, and participate in both the great and small events that affected the community” on bustling court days.⁹ Additionally, the square was described as:

“...the geometry of the square is not merely symbolic. It governs the access to the various stores and offices in their places around it. Their clustering or scattering guides the steps of those who seek their goods. He who wishes to reach the square must follow the course of its streets, north and south, east and west. The courthouse is entered by its gates and doors, lined up with the center of the square. The square recapitulates the history of the town. The courthouse was its reason for being, its first central function, the seat of its creator. Even had no town been laid off, a community of businesses and residents would have gathered around it.”¹⁰

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Eventually, as the number of businesses grew, the business community itself became a regional economic magnet, and so the importance of location near the courthouse lessened in importance.¹¹

The original plan for the village of Lovingston, submitted by George W. Varnum, established a vernacular interpretation of the standard grid plan.¹² The plan consisted of forty-eight lots, each measuring approximately thirty-two by seventy-six yards, and a one-hundred-yard-square “Public Lot” that housed the courthouse. In the case of Lovingston, the plan’s vernacular design grew out of a reaction to the site’s topography, a situation that resulted in the courthouse square being located on a hill to the east of the central axis. Lovingston’s irregular plat was then developed as a consequence of the asymmetrical placement of the court square. In the plan, the two main perimeter streets have been reinterpreted in the form of Main Street and Front Street. These two streets, which are the widest streets on the plan, appear to have been intended as the most prominent avenues from the outset, despite not surrounding the public square. The east-west Main Street is the more conventional of the two and leads to the courthouse, while the north-south Front Street is located a block away from the courthouse and runs parallel to the Stage Road. The original plan featured a total of four North-South arteries including Spring, Front (sixty-foot wide), Second, and Back Streets and two East-West Streets, including Main (seventy feet wide) and Pleasant Streets. Smaller thirty-foot- and fifteen-foot-wide alleys also transected the thirty-acre grid plan between every two lots. Fourteen lots surrounded the public square, with the remaining lots lining the adjacent streets.

Interestingly, as Lovingston’s plan did not mimic the traditional courthouse square plan, due to its topographically selected courthouse site and location along the Stage Road, its subsequent growth also differed from most other courthouse villages. In Lovingston, the primary streets were not the four streets surrounding the courthouse. Instead, Front Street, which ran parallel to the important Stage Road, and Main Street, which perpendicularly crossed Front Street, leading to the courthouse, developed in tandem as centers of growth. As a result, a larger than traditional area of initial development occurred, with commercial and residential elements developing in both areas. While this pattern of development affected the growth of the village throughout its history, development along Front Street eventually overtook the Courthouse square area due to its ability to expand over the relatively flat ground. Main Street and the courthouse square, on the other hand, were severely limited due to topography. Additionally, the establishment of the Midland Highway, which incorporated Front Street, in the 1920s further fueled development of this section of Lovingston.

Construction and Development of the Courthouse Square

Traditionally, early courthouse squares in Virginia were defined by a collection of buildings, including the courthouse, clerk’s office, and jail, among other administrative buildings. By 1800, these features had developed into “specialized structures with particular plans, fittings and construction details.”¹³ Nelson County’s Public Lot followed this practice, complete with a brick wall with arched entries surrounding the square. Construction of the courthouse in Lovingston, which was located on the lot specified as the “Public Lot” on the plat, was constructed in 1809. After contemplating several plans, including those with a popular projecting apse wall and partially-arched façade, a design submitted by a Shelton Crosthwait was selected.¹⁴ Crosthwait’s design was a stucco covered

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building with a temple fronted, inset, full-width arched façade. The construction of the courthouse building was supervised by trustee George W. Varnum and Crosthwait was authorized to make a private contract and was ordered to advertise for a builder in the newspaper.¹⁵ The total cost of the courthouse was \$3,289.95.

An important example of the English derived, town-hall type plan, the Nelson County Courthouse survives as one of only seven courthouses of this type in Virginia.¹⁶ The arcade-fronted form is typical of early public buildings in Virginia, as evidenced by the capitol at Williamsburg, which defined the image of civic architecture for the period.¹⁷ This transitional architecture bridges the gap from “colonial tradition to Jefferson’s temples of Justice.”¹⁸ Crosthwait’s plan appears to have been inspired by the courthouse designs at Fairfax (1799) and Haymarket (1802), but was unique in its use of a five-bay arcade (instead of the traditional three bays), stucco finish, and limited architectural detailing.¹⁹ Interestingly, Nelson County’s design was unique in Virginia, due to the center bay of the arcade being wider than the flanking arched openings.²⁰

The town-hall type plan was not the only plan type proposed and, as demonstrated by the rare surviving drawings, four different plans of the interior of the Nelson County courthouse were also submitted for consideration.²¹ The plans reveal two designs based on traditional rectangular forms, which had been in use since the end of the 17th century, and two more innovative designs. One of the innovative plans, which featured a forty-foot square form with jury rooms located behind the bench, eventually became the most popular antebellum courthouse plan throughout the nation.²² However, neither the traditional courthouse plans nor the plan that would later dominate courthouses was chosen by the magistrates. Instead, they opted for a two-story plan with second-floor jury rooms located over the gable-end arcade. This type of two-story plan had long been used in England for detached market houses, but was not used in Virginia until the end of the 18th century.²³ Significant to the early history of Lovingston, the interior of the

courthouse also features the inscription, “Virtus—Keep God’s Commandments—Veritas,” recalling the courthouse’s 1830s use as a public house of worship.²⁴

Local tradition states that Thomas Jefferson may have aided in the design of the courthouse for Nelson County. While Jefferson was known to design courthouses throughout Virginia (his earliest county courthouse design being the Loudoun County Courthouse of 1811, now demolished) and even given the fact that his two-story, temple-fronted Virginia State Capital of 1785 was tremendously influential on the design of governmental buildings, no evidence has been found to tie him to the Lovingston Courthouse. Several aspects of the Nelson County courthouse suggest that Jefferson was not involved with the design. These features, including stucco cladding, a cupola, an entablature reduced to only a modillion-course cornice, and no central portico are all elements that strongly refute the possibility of Jefferson being involved in the design. Jefferson was a staunch proponent of a strict use of Andrea Palladio’s Classical Orders and disliked the use of stucco which he “abandoned...with its effect of a single homogeneous material, and he accepted a vivacious Anglo-Americanism, brick walls with vividly contrasting pale trim.”²⁵ In addition, Jefferson also noted to Benjamin Latrobe in 1807 (two years before the courthouse was designed), that he found the cupola, a feature which also crowns the Nelson County courthouse, “most offensive” and “one of the degeneracies of modern architecture.”²⁶ Additionally, in *Notes on the State of Virginia* in 1787 Jefferson mused that the buildings at the College of William and Mary were “rude mis-shapen piles” that would have passed as brick kilns,

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due to their lack of portico.²⁷ However, even though it does not appear to have been designed by Jefferson, the well-proportioned Nelson County courthouse stands as an important architectural transition between the one-story arcaded colonial court and the Jeffersonian-inspired temple forms that were widely popular by the 1820s.

Although Jefferson was not involved with the courthouse design, archival and physical evidence and his influence in the realm of prison reform, suggests that he was involved in the design of the second Nelson County jail in 1823.²⁸ The first jail was housed in log buildings owned by George Varnum that were associated with lots 1 and 2. However, since they were log, the structures were only intended for temporary use and in 1823 the earlier structures were replaced by a jail constructed to be in accordance with a law passed by the General Assembly on February 19, 1822. The law stated that “hereafter the court of every county and corporation within this commonwealth shall maintain and keep in good repair a good and sufficient common jail and prison, well secured with iron bolts and bars and locks, and of a size with apartments sufficient for the convenient accommodation of the prisoners who may from time to time be confined therein.”²⁹ Archival evidence that Jefferson aided in the design of the jail is found in a letter from Joseph C. Campbell to Thomas Jefferson, where Campbell asks for his assistance with the design. Campbell, perhaps knowing of Jefferson’s inclination towards extravagance, prefaces the letter by saying that “our county is small, and the finances of the people will not admit of the least unnecessary expense.”³⁰ More compellingly, in 1823, Cabell wrote to Jefferson that his “scheme, with some modification, had been approved.” In a memorandum in 1823, Thomas Massie, Joseph Cabell, and Robert Rives contracted for the jail’s construction stating “Phillips shall build a jail for the said county, according to the plan furnished by Mr. Jefferson.”³¹ The Phillips referred to in the memorandum was William B. Phillips, one of Jefferson’s prominent workmen who worked on the University of Virginia’s academic village, giving additional evidence that Jefferson was involved. Additionally, a plan of a jail designed by Jefferson survives.³² An investigation of the jail and the plan reveals that the two are extremely similar, including a footprint and room configuration that is only off by a few inches. The use of the building as a jail, however, was short-lived, and a third jail was constructed in another location on the courthouse square in 1837. The 1837 jail was demolished in 1936 when the present jail was constructed. The 1823 jail still stands as part of the county office complex and is used today as the sheriff’s office. Although alterations have occurred over the years, the plan and footprint of the original building remain intact. The building is important as a rare example of an extant Jefferson-designed prison building.

The clerk’s office was constructed in front of the courthouse in 1811. In 1822, the county contracted with Sterling Claiborne “to surrender to him in perpetuity...the old clerk’s office...to be held by him and those claiming under him and his successors, as a lawyer’s office.”³³ In 1853, Claiborne transferred interest to Robert Whitehead, who in 1841 was granted permission to “build an office to be used as a law office in the public square.”³⁴ Whitehead’s name is still associated with the original building, which was expanded with a wing in 1940.

The first court convened in the new courthouse on February 26, 1810.

Establishment and Early Development of Lovingsston: 1809-1899

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Lovingston initially developed in much the same way as other rural crossroads towns in Virginia that were surrounded by large expanses of agricultural farmland. However, while roadways played an important role in the county seat's livelihood from its inception to the present, the lack of direct railroad and major waterway access eventually thwarted the large-scale growth in the 19th century, allowing other Nelson County villages, such as Massie's Mill and Shipman, to thrive despite Lovingston's prominence as a courthouse town and county seat.

In 1809, the appointed trustees began to sell the platted lots of Lovingston with the courthouse square gaining initial attention. Traditionally a tavern or ordinary was often "the first accessory to the courthouse."³⁵ As William Byrd noted that "court day could not have functioned without such an establishment somewhere near the temple of Justice."³⁶ Again, Lovingston was no exception, and a tavern was immediately established on Lot 1 directly across from the courthouse.

The remaining lots surrounding the courthouse were purchased first, revealing that the courthouse was the initial magnet that attracted businessmen to the village, and first businesses obviously gained from being near it.³⁷ Fittingly, most of the prominent courthouse-facing lots were originally purchased by the county trustees who were among the young county's most prominent men. By July of 1809 all of these but lots 7 and 8 were sold. Purchasers, whose deeds required the construction of a twelve-by-twelve-foot house (often log) within five years, included: Lot 1 George Varnum for \$100.00 (which soon featured a tavern), Lot 4 Thomas Fortune for \$40.25, Lot 5 Thomas Fortune for \$30.00, Lot 6 Thomas E. Fortune for \$25.00, Lots 9 and 10 James Loving for \$20.00 each, Lot 11 James Loving for \$15.00, Lot 12 John Loving, Jr. for \$8.00, lots 13 and 14 Robert Rives for \$10.00 each, Lot 15 Thomas Fortune for \$25.00, and Lot 17 Thomas Cock for \$21.00. A total of twenty-two of the original forty-nine lots were sold by 1809, with the lots at the corner of Main and Front Streets being the most popular lots not located on the courthouse square. Lot 2 was purchased by George Varnum for \$100.00, Lot 3 by John Wright for \$40.00, Lot 32 by Robert Kincaid, and

Lot 33 by Henry Bibb for \$41.25. Other Front Street lots sold during the initial settlement of Lovingston were lots 27-30 and 34, which were purchased by James Loving, and lot 31 which Joseph Shelton bought.

By 1811, a post office was established in the growing village of Lovingston, with Roderick S. Taliaferro named as the first postmaster. As the town grew, numerous businesses were established. One of the major businesses of the town, due to its location along the Charlottesville to Lynchburg State Coach Road, were taverns and hotels. These establishments catered to travelers and people in town for bustling court days, providing both with lodging and drink. Besides the 1809 tavern on Lot 1, which was soon taken over from Varnum by James Ireland who also had a cabinet shop in the basement, early taverns and hotels also included the 1809 Proffitt House tavern (Lot 30), the circa 1820 tavern on lot 4 (Stevens Varnum House), and the circa 1822 tavern on Front Street (Lot 2), which became known as the White House and featured stables on the first floor, while a tavern and lodging occupied the upper floors. The Central Hotel, originally called the Stage Inn, was also established during Lovingston's infancy (Lot 32). This hotel and the Virginia Hotel (Lot 33) were located at the prominent intersection of Main and Front Streets.³⁸ Licenses were granted to the taverns and rates were set by the county government, who in 1821 established a law that set the tavern rates at three pence for a warm toddy and dinner, nine shillings for lodging, one-sixth of a shilling for a half-pint of

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Jamaican rum, nine shillings for apple brandy, two pence for breakfast, and nine shillings for twenty-four house horse stabling, among other prices.³⁹ In 1816, a typical license, granted to William Price, stated that a tavern must “constantly find and provide good wholesome and cleanly lodging and diet for travelers and stabldige, fodder provided as the season may require for their horses...and shall not suffer and commit unlawful gaming in his said house nor on the Sabbath day suffer any person or to tipple and drink more than is necessary.”⁴⁰ Important to the social development of Lovingston, the taverns were the only legal purveyors of spirits in the county. Beyond offering food and sleeping quarters, the taverns also provided a convivial atmosphere for discussions amongst patrons. Renowned architectural historian Carl Lounsbury states that “sources of degradation or not, taverns provided one of the few venues where men of many classes could meet to discuss business, religion, or politics in a more relaxed setting, not free of but certainly loosened from the normal restraints of a status-conscious hierarchical society.”⁴¹ One account from the time relates that Lovingston featured “watering holes to spare.”⁴²

As Lovingston began to expand in the early to mid-19th century, based on both its establishment as the county seat and its location along the busy Stage Road to Lynchburg, numerous businesses, residences, stores, and other amenities began to be established. In 1829, the village’s first school, the Lovingston Male and Female School, was established on lot 22, on a half-acre parcel of land James Garland and Charles Perrow conveyed to John Whitehead, Wilson Peters, Seaton Loving, Charles Perrow, Robert Cutler, Lee W. Harris, James Garland, John B. Stout, and Lunsford Loving. A later school was constructed in 1871 and a mid-19th century school was established by the Presbyterian Church in a house on Front Street later known as “The Dew Drop Inn.” Public schools were established in Lovingston just after the turn of 20th century. Other early 19th century businesses included a tanyard that was established by George W. Stratton near the current “Tanbark Plaza.”

The plan of Lovingston was enlarged in 1832 by an act instigated by trustee William H. Digges. The proposed plan, which was successful, added a number of lots and Liberty Street (no longer in existence) to the south part of town, parallel to Main Street, as well as a change in name of the courthouse square from “Public Lot” to “Public Square.” Once implemented, Digges, who appears to have had a personal stake in the enlargement of the town, purchased most of the lots and built a dwelling, which was substantially enlarged in the 1920s and is currently called the Lea House. This expanded plat remained the extent of Lovingston throughout most of the 19th century.

By 1835, Lovingston was an established and prosperous county seat. Martin’s *Gazetteer* describes Lovingston as the seat of justice in the center of the county on the stagecoach road from Charlottesville to Lynchburg. It is further recorded, almost poetically, as “a thriving little village beautifully situated in a cove...[with a] commanding view of fine country, to the south the commanding hills are truly romantic...the view from Hanblet’s mountain near town is among the most interesting in the state. The Blue Ridge...and other mountains are in full view whilst southern prospect unfolds to the vision plantation beyond plantation, woods beyond woods, hill beyond hill in succession until the scene closes where earth and sky meet in the distant horizon. Lovingston contains 124 houses among which are the courthouse, clerk’s office, and jail, enclosed by a brick wall, which is entered through two arched gates. There are six mercantile stores, one apothecary shop, two schools, two taverns, a tanyard, two saddlers, a blacksmith, two cabinetmakers, a milliner and mantua maker, a wheelwright, a house joiner, and a chair maker. The different Christian denominations are Methodist, Baptist, and Presbyterian. The courthouse is also used as a place of public

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worship.”⁴³ The population is listed as 250 persons with three attorneys and two practicing physicians. In 1836, the second Methodist church was constructed in Lovingston, replacing an earlier structure whose location was unknown. The church was constructed with materials donated by Christopher Estes. The town continued to grow in the 19th century and by 1856, the *Virginia and North Carolina Gazetteer and Directory* describes Lovingston as “the post village capital of Nelson County...beautifully situated on a branch of the Tye River and surrounded by hills, the summits of which afford a magnificent view of the Blue Ridge. The village has three churches and about 350 inhabitants.”⁴⁴ The Gilmer map of 1864 best relates the unassuming character town and the rich agricultural region that surrounded it. The map depicts Nelson Courthouse, just to the south of Lovingston Gap, with ten or twelve buildings lining the central stage road, and a number of outlying farms located to the south and west.⁴⁵

The *Under the Blue Ledge* account also notes that African-American relations after the Civil War were surprisingly amicable. Significantly, the newly freed men and women, who had the unenviable task of building up their lives from almost nothing, were aided by the willingness of Nelson County “merchants to accept produce as payments and to charge little or no interest for credit, make cash loans, and help black farmers build and maintain independence.”⁴⁶ In Lovingston, an African-American school and church were built across the Lynchburg road just after the Civil War.

Census records from 1870 for “Lovingston Township” demonstrate the character of the area through the listing of occupations, which include saddler, farm laborer, blacksmith, keeping house, lawyer, farmer, retail merchant and clerk, carpenter, gardener, wheelwright, minister, physician, shoemaker, telegraph operator, washerwoman, and railroad company agent, among others. L.J. Sheffield, a prominent local businessman, typified the tradition in small towns of multiple needs being supplied by a single person. In 1875, he established the Sheffield funeral chapel, which is now the oldest business in continuous operation in the county. He also established a grocery across the street from the funeral chapel, and was advertised in 1903 as also being a “Carpenter and contractor” as well as a manufacturer of wagons, buggies, horseshoeing, and blacksmithing.”⁴⁷ In addition, he operated one of the oldest horse-drawn hearses in Virginia. Later advertisements read “L.J. Sheffield (undertaker). Dealer in general line of merchandise, dry goods, notions, shoes, ready to wear, groceries, tobaccos, soft drinks, gasoline, oils, etc. Licensed undertaker, carrying a select line of caskets, coffins, and burial materials and a motor driven hearse. Prompt service all times of day and night. Fifty-two years in business in Nelson County.”⁴⁸

By 1885, Lovingston was clearly established as a prosperous rural village. Chataigne’s *Gazetteer* lists Lovingston’s population at 300 persons. Attorneys in town are R.H. Cabell, Caskie and Coleman, Fitzpatrick and Gordon, Horsley and Brown, Kirby and Johnson, and Robert Whitehead. J.P. Ireland is listed as a cabinet maker, J.R. Peebles and Pettit and Horsley are cattle dealers, general merchants include Adler and Myers, J.M. Berkley, Estes and Bradshaw, Daniel B. Hartsook, O. Loving, and Theodore Wright. Hotels included the Central Hotel run by O. Loving and the Virginia Hotel (also known as Dawson’s Hotel) operated by Mrs. M.C. Loving. Loving Pierce is listed as a lumber dealer, the *Nelson County Examiner* was the local newspaper edited by J. Wintey with Coleman and Horsley serving as proprietors. Physicians were W.S. Dillard, Henry C. Perrow, and John W. Shelton, while the local tanner was A.G. Pamplin. Principal farmers in Lovingston were James Harvey, Dr. W.S. Dillard, James Martin, W.L. Burks, John T. and J.A. Sterns, Robert Whitehead, A.G. Pamplin, L.L. Lowrey, James Rogers, the Walker brothers, Etta V. Harris, John V. Wheeler, Jesse L. Wood, Mathew Wood, Mrs. John W. Witt, John T. Evans, Henry T. Harris, William S.

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Harris, John Wright, John D. Horsley, George W. Fortune, Edward Carter and Brothers, W.D. Mays, and P.P. Thacker. With an increased population, Lovingston began to expand north during the late 19th century. Additionally, in 1888 a Presbyterian church was constructed on Front Street. The building later served as the garden club building, the Nelson County library, and is currently a private residence.

Lovingston's early 20th Century Development, 1900-1955

By the turn of the 20th century, a number of general stores were in operation in Lovingston. Assorted ledgers from the stores dated between 1876 and 1906 reveal the variety of products the stores sold. W.R. Cabell and W.D. Hughes purchased shoes, nails, bacon, cuffs and collar, gloves, vanilla, lemons, fish, molasses, calfskin shoes, vinegar, an undershirt, and soda in 1876, while in 1906 accounts for F. Whitehead, T.J. Kidd, and J.W. Higgenbotham show purchases that include corn, cheese, a truck, clothes pins, herbs, mustard, a knife, buttons, gingham, coffee, apples, meat, a pitchfork, lard, lace, suspenders, soap, paper, butter, a bucket, oil, candy, a comb, flour, beans, screws, tomatoes, cabbage, ginger, and sugar, among other items. An 1887 advertisement in the *Nelson County Examiner* says "Come see O. Loving when you want fine family groceries, nice fresh confectionary, tobacco, cigars and cigarettes, boots, shoes, overshoes, hardware, tinware, etc. Goods equal to the best and prices as low as the lowest. Don't forget the place Central Hotel Building. O. Loving."⁴⁹ Census records from 1900 indicate that Lovingston residents were employed in a variety of occupations, including day laborer, farm hand, commissioner of revenue, farmer, merchant, lawyer, court clerk, railroad hand, domestic servant, railroad station agent, seamstress, teacher, carpenter, store clerk, jeweler, and vineyardist, among numerous others. Newspaper advertisements from 1903 also reveal that J.O. Loving served as a funeral director, O.A. Mack owned an upholstery business, and M.K. Estes and son were dealers in general merchandise, including clothing, boots, hardware, groceries, farm implements, and county produce. The Hill Buggy and Wagon Company also established a branch store in Lovingston, specializing in "hardware, furniture, stoves, ranges, building materials, coal and wood, Thornhill farm and lumber wagons, buggies, surries, spring wagons, harnesses and saddles."⁵⁰ Advertisements in the *Nelson County Times* from 1903 also advertised for the Nelson County Mutual Fire Insurance Company, Bailey Spencer Hardware Company of Lynchburg, and Palace Drug, run by J.M. Burnette.⁵¹ Also in 1903, John Hartsook opened another important establishment in the town, a tavern in the Varnum House known as Harsook's Bar-room. Located at the Southwest corner of Main and Court streets, the tavern continued the long-standing tradition of a courthouse square tavern.

One of the most successful merchants in Lovingston during the early 20th century was W.B. Lea of North Carolina who moved to Lovingston in 1901 after learning that the merchandise firm of Adler and Myers was for sale. Soon thereafter, his brother, L.L. Lea, joined him, expanding the Lea Brothers business to Massie's Mill, which remained the economic center of Nelson County until it was largely destroyed by a flood in 1969. By 1911, the brother's success allowed them to purchase a fledgling chain of banks, establishing a modern bank in Lovingston. Known as the First National Bank, located on the SW corner of Main and Front Streets, advertisements touted the bank's success. A 1925 ad stated that the bank was "A progressive bank in a progressive community. Large enough to protect you and small enough to know you. Promise faithful and conscientious service with every facility employed in modern banking... We solicit your patronage and will endeavor to give you service commensurate with your

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confidence in us.”⁵² The brick bank building featured Corinthian columns and paneled pilasters. In 1917, they constructed the brick store building across the street from the bank at the NE corner of Main and Front Streets, which advertised “dry goods, notions, men’s and women’s ready to wear, furnishings, groceries, produce, furniture, stoves, kitchenware, etc. one of the largest and best assorted stocks in the county.”⁵³ They also purchased the William Digges House on the south side of Lovingston, which they substantially enlarged in the Classical Revival style in 1921, as well as farms outlying the town. Their business expanded with the establishment of the Lea Brothers Motor Company, one of the oldest Ford dealerships in the area. The brothers, in the tradition of L.J. Sheffield, were also involved in many aspects of the community’s commercial life, with each serving as president or vice-president of their enterprises. W.B. Lea, described as a man of “fine intellect and fine character,” also was a mason and deacon of the Lovingston Baptist Church. On the other hand, L.L. Lea was first and foremost a farmer, although he also was vice-president of the Arrington Cold Storage Cooperative, Vice president of the local Federal land Bank of Baltimore, Director of the First national Bank of Nelson, and President of the Nelson County Fair Association.

After the Civil War, the arrival of the railroad in Nelson County coupled with the rich, mountainous agricultural soils were the primary factors leading to the successful planting of commercial apple and peach orchards in Nelson County. Much of the success of the late-19th century large-scale commercial orchards can also be attributed to the development of pesticide sprays, more effective farming methods, and better exportation techniques, all of which arose in the 1870s and 1880s. The pesticides allowed more fruit from each tree to be harvested, thereby increasing the total yield without also increasing the number of trees. Similarly, the introduction of fertilizers also allowed the crop yield to increase. Finally, improved exportation and transportation techniques allowed the crops to be shipped farther and faster than ever before, opening up new and more profitable markets. When refrigeration and cold storage facilities were being fully utilized, the lifespan of each crop was extended, which allowed the apples to be sold gradually throughout the year at optimum profit. Archival records confirm the rapid transformation of the industry from one that was initially centered on local markets to one that was primarily oriented to serving customers outside of the region. In 1900, eighty percent of the fruit production was consumed locally, while by 1920 ninety-two percent of the crop was shipped out of Nelson County, by train and truck.⁵⁴ Lovingston, despite being four miles away from the nearest rail depot, was still an important link in Nelson County’s successful orchard industry. The industry also had a physical impact on the development of the Lovingston in the early 20th century. By circa 1920 the village featured the Horsley and Mawyer apple and peach orchards along the northern and western boundaries, a central packing shed on Front Street, and a cooper shop (which produced barrels for the apples) located on Court Street.

The Lovingston community cemetery, known as Mountain View, was established in 1907 in part of the Mawyer/Tucker orchards that formed the town’s northern border. The cemetery was established in response to notorious murder of Theodore Estes, son of the county sheriff, by retired Judge W.G. Loving. The murder took place on the April 22, 1907 and was instigated by Judge Loving’s presumption that his daughter had been violated by Estes after a country drive. The case, which was nationally publicized, was sensationalized due to the murder’s occurrence on the Oak Ridge estate owned by successful New York financier, and Lovingston native, Thomas Fortune Ryan. Additionally, the case was significant for its early use of the insanity plea and the use of the unwritten law defense, which in this case referred to the right to defend women from sexual predators based on an accepted code of honor.⁵⁵ The trial was held in the Nelson County courthouse and Loving was acquitted of the crime. Estes was the first person

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buried in the community cemetery and his monument remains the most prominent.

With the establishment of the Lovingston High School on the north end of town between 1906 and 1908, public education boomed in early 20th century. The school replaced the 1871 community school. The property for the new school was donated by Everett Sheffield, Bernie Sheffield, and L.J. Sheffield and the four-room school was designed by Edward G. Frye of Richmond. In addition to serving the youth of Lovingston, students from the surrounding area also attended the school. To facilitate the out-of-town students commute, three horse-drawn wagons brought students from Myndus, Walnut Grove and Stevens Cove. A second story was added to the structure in 1922, and the building served as the area's primary school until it was torn down in 1932. A new high school was constructed in 1932, just west of downtown Lovingston, across the present U.S. Route 29. It currently serves as a community center.⁵⁶

Census records from 1920 reveal that residents of the "Village of Lovingston" earned their income through a diverse array of occupations. House painters, orchard laborers, public road foremen, gospel ministers, automobile merchants, chauffeurs, butcher shop salesmen, general farmers, rural route mail carriers, bank cashiers, hotel housekeepers, cattle dealers, lawyers, telephone laborers, circuit court judges, public school teachers, U.S. Army soldiers, servants, general store salesmen, engineers, and treasurer, are all listed among other listings. The breadth of jobs displays the diversity of the Lovingston community. In 1925, the Midland Highway was established along the route of the stage road. This national road, which extended from Maryland/Washington, D.C. to Florida, via the Shenandoah Valley, significantly impacted Lovingston's economic vitality and development as automobile traffic began to usurp the railroad. To accommodate the travelers along this route, Lovingston featured four hotels on Main Street. The road also impacted to the feeling of Lovingston and a 1925 account of Lovingston by Claiborne states that "hundreds of automobiles from all parts of the country are routed through Lovingston daily. Unlike the hamlet of fifty or 100 years ago, today there is never a dull hour in town, if constant travel is indicative of life and spirit."⁵⁷ That same year, hard-surface roads were constructed to Lovingston resulting in much easier travel. The village was described as housing "five well-stocked mercantile establishments, a high and graded school, three churches, a strong bank, a good hotel, three garages, a modern motion picture theater, a weekly newspaper, and a number of attractive residences, as well as two secret orders; the Masons and Odd Fellows."⁵⁸ An advertisement for Nelson Hall, the movie theater constructed by Dr. Tunstall and Homer Gleason circa 1920, stated that the theater was "Modern in every respect; only the best pictures shown. A pleasant place at which to spend two evenings in a week."⁵⁹ The building was expanded with a brick lobby addition on the façade circa 1940.

Based on the prosperity of the Midland Highway, Lovingston once again began to expand during the early to mid 20th century. Additional residential construction on lots to the north and south of the original plats, primarily along Front Street was initiated. The growth and success brought by the Midland Highway also inspired the town to develop a public water system. The system, including wells, a 100,000-gallon water storage tank, and fire hydrants was established by Dr. Joseph Kilmartin, a local pharmacist and owner of Kilmartin's pharmacy and soda fountain. The water system further encouraged the town's growth as it entered the second half of the 20th century.

Lovingston after 1955

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Of the 105 individual properties in the Lovingston Historic District, only approximately twenty-five were constructed after 1955. A large area to the northeast of the district boundaries, once a portion of the Pierce Loving farm orchards, was subdivided by P.D. Payne and Herman Mawyer circa 1955 for the establishment of the Green Acres subdivision. The architectural character of this later construction, which forms the border with the historic district, as well as post-1955 construction within the boundaries, generally follows the trends of mid-20th century residential architecture. This period marks a shift in building trends throughout the United States, which often consisted of smaller, less architecturally detailed dwellings set on smaller lots. In contrast, while still not as architecturally detailed, the non-historic infill dwellings within the boundaries of the historic district generally follow historic precedent by being located on larger lots with large front yards, maintaining the town's historic sense of scale. Almost all of the non-historic infill development is located outside the original platted area, although some non-contributing commercial buildings are found where historically commercial buildings were originally located. An exception is the commercial development near U.S. Route 29 and Tanbark Plaza, which was instigated by the Route 29 bypass and infill along the flood plain.

One of the most significant event to affect Lovingston, as well as Nelson County as a whole, in the later 20th century was the 1969 Hurricane Camille. Dr. Robert H. Simpson at the National Hurricane Center called the hurricane "the greatest recorded storm ever to hit a heavily populated area of the Western hemisphere."⁶⁰ The storm is recorded as dumping 18 inches of rain, equaling 630,244,867 tons of water, with an energy equivalent of a 40,000 megaton nuclear bomb.⁶¹ The impact of the storm was devastating to Nelson with 125 of Virginia's 141 deaths occurring in the county, three of which were in Lovingston. In addition, 193 houses and fourteen other buildings were destroyed, 70 more were damaged, 135 miles of road were completely swept away while fifty more miles were damaged, and twenty-three bridges were lost to the flood. While Lovingston suffered in the flood (lessened in part to the original planners' wise decision to lay out the town with heavy flooding in mind), its fate was not comparable to the county's major economic center, Massie's Mill, which lost ninety percent of its building stock. The effect of the devastation of Massie's Mill was to refocus the commercial and social center of the region to Lovingston.

The second major change for the town occurred when the Route 29 bypass was completed in 1969, which traveled through part of the Horsley orchards that were historically located outside the western side of Lovingston. The new route removed the flow of everyday traffic from downtown Lovingston, in effect insulating the village from modern commercial intrusions. The modern changes were instead located on Route 29, leaving the village of Lovingston primarily unaffected. While this has saved the town from unsympathetic development, it has also resulted in a slowing of the town's economy. Currently, the county is working on a number of revitalization and planning projects to spur a resurgence of Lovingston's historic significance as the seat of Nelson County. Professional, commercial, and residential interests have long been associated with the small courthouse village. This interest coupled with the county's desire for improved economic vitality has sparked a renewed interest in the restoration and rehabilitation of the village's numerous historic resources.

Today, the village of Lovingston appears closely as it was originally envisioned by its founders, who platted the rural

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**Lovingson Historic District (062-5108)
Nelson County, Virginia**

tract in 1809. Much of the original plan, with two north-south avenues transected by the main street to the courthouse, a public square with courthouse complex, and wide vistas of the surrounding mountainous landscape remains intact. Lovingson stands as a quiet residential and commercial community in the heart of Nelson County, surviving as colonial courthouse town that grew and adapted to the changing physical, social and cultural changes that occurred from its inception in 1807 to the present, resulting in a cohesive and vibrant historic community.

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**Lovingson Historic District (062-5108)
Nelson County, Virginia**

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Nelson County, Virginia**

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CONTINUATION SHEET**

Section 9 Page 61

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Nelson County, Virginia**

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Section 10 Page 63

**Lovingston Historic District(062-5108)
Nelson County, Virginia**

Geographical Data

UTM References

5) <u>/1/7/</u>	<u>/6/8/8/0/4/8/</u>	<u>/4/1/8/1/3/9/0/</u>	6) <u>/1/7/</u>	<u>/6/8/8/0/0/7/</u>	<u>/4/1/8/0/7/0/4/</u>
Zone	Easting	Northing	Zone	Easting	Northing

7) <u>/1/7/</u>	<u>/6/8/7/1/7/8/</u>	<u>/4/1/8/0/5/8/9/</u>
Zone	Easting	Northing

Verbal Boundary Description

The Lovingston Historic District is located in central Nelson County, Virginia. The historic district, located in a valley transected by U.S. Route 29 (Thomas Nelson Highway), is defined by the properties defining the central historic village of Lovingston, including its initial plat and subsequent historic growth. The western boundary of the district is formed by U.S. Route 29, while the eastern boundary is formed by geographical boundaries, including Peebles Mountain. Areas of non-historic development on the eastern boundary have been omitted. The northern boundary coincides with the property lines of the parcels lining the northern side of Orchard Road, while the southern boundary extends to the southern end of the village where Front Street and James River Road fork. Historic resources along the boundary have been included, while large pockets of non-historic resources have been excluded. An exception are the non-historic buildings adjacent to U.S. 29 (Tanbark Plaza) which have been included as U.S. 29 forms a logical western boundary. The original town plat and plat expansions along Front Street have been included, as have the later subdivisions of Judge B.T. Gordon, the Bailey subdivision, and the Tanbark Subdivision. The non-historic Green Acres subdivision and Proffitt Lane have been excluded due to their larger collections of non-historic resources. The small rural village currently occupies approximately 224.8 acres, and contains 105 properties. The boundary of the Lovingston Historic District is delineated by the polygon drawn on the accompanying Lovingston USGS quadrangle, whose vertices are marked by the above referenced UTM points.

Boundary Justification

The boundaries of the historic district encompass the core village of Lovingston. The boundaries of the Lovingston Historic District follow the properties lines of the 105 properties that are included in the district, except where geographical boundaries or large pockets of non-historic resources are located. The parcels are all located in the Lovingston Magisterial District and are found on the Nelson County Land Records Tax Parcel Maps 58 and 58B.

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Section Photographs Page 64

**Lovingson Historic District(062-5108)
Nelson County, Virginia**

PHOTOGRAPHS

Note: The following information is common to all photographs

Name: Lovingson Historic District (VDHR File Number: 062-5108)

Location: Nelson County, Virginia

Photographer: Arcadia Preservation, LLC

Date of Photo: April 2004

Location of Negatives: Virginia Dept. of Historic Resources Archives, Richmond, VA

Roll Number: 21995

VIEW OF: Nelson County Courthouse, 84 Courthouse Square (062-0009/062-5108-0068)

NEG. NO.: 21859/2

PHOTO: 1 of 15

VIEW OF: Jail (now Sheriff's Office), 94 Courthouse Square (062-5108-0069)

NEG. NO.: 21859/4

PHOTO: 2 of 15

VIEW OF: House, 434 Main Street (062-0395/062-5108-0051)

NEG. NO.: 21859/11

PHOTO: 3 of 15

VIEW OF: House, 200 Main Street (062-0042/062-5108-0049)

NEG. NO.: 21859/12

PHOTO: 4 of 15

VIEW OF: Houses, 189-167 Main Street (062-0394/062-5108-0048, 062-0393/-0047, 062-0392/-0046 and 062-5108-0043)

NEG. NO.: 21859/13

PHOTO: 5 of 15

VIEW OF: Houses and Church, 668, 667 and 679 Front Street (062-0359/062-5108-0031, 062-0361/062-5108-0030, and 062-0360/062-5108-0032)

NEG. NO.: 21859/14

PHOTO: 6 of 15

VIEW OF: Cooper Shop, 323 Court Street (062-5108-0065)

NEG. NO.: 21859/18

PHOTO: 7 of 15

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Section Photographs Page 65

**Lovington Historic District(062-5108)
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VIEW OF: House, 78 Brookside Lane (062-0387/062-5108-0063)
NEG. NO.: 21859/19
PHOTO: 8 of 15

VIEW OF: House, Packing Shed, and Commercial 934, 924, and 994 Front Street (062-0380/062-5108-0004,062-0381/062-5108-0003, and 062-0383/062-5108-0001)
NEG. NO.: 21859/22
PHOTO: 9 of 15

VIEW OF: 864-890 Front Street (062-0376/062-5108-0010 and 062-0377/062-5108-0008)
NEG. NO.: 21859/23
PHOTO: 10 of 15

VIEW OF: Office, 773 Front Street (062-0369/062-5108-0019)
NEG. NO.: 21859/27
PHOTO: 11 of 15

VIEW OF: House, 728 Front Street (062-0366/062-5108-0025)
NEG. NO.: 21859/28
PHOTO: 12 of 15

VIEW OF: Houses, 667 and 679 Front Street (062-0361/062-5108-0030 and 062-0360/062-5108-0032)
NEG. NO.: 21859/31
PHOTO: 13 of 15

VIEW OF: Church and House/Commercial, 632 and 622-626 Front Street (062-0356/062-5108-0035 and 062-0354/062-5108-0038)
NEG. NO.: 21859/34
PHOTO: 14 of 15

VIEW OF: Commercial, 463 Front Street (062-5108-0091)
NEG. NO.: 21859/36
PHOTO: 15 of 15

ENDNOTES

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- ³ John Hammond Moore. *Albemarle: Jefferson's County, 1727-1976*. (Charlottesville, VA: University of VA, 1976), 18.
- ⁴ S. Allen Chambers, Jr. *Lynchburg: An Architectural History*. (Charlottesville, VA: University of Virginia Press, 1981), 38.
- ⁵ Chambers, p. 199.
- ⁶ Catherine Seaman. "A History of Lovingston, VA: The Courthouse Town of Nelson County." Sweet Briar, VA: Sweet Briar College Printing Press, 1990.
- ⁷ Seaman, p. 6
- ⁸ Nelson County Order Book June 27, 1808 Book One, p.2
- ⁹ Carl Lounsbury. *The Courthouses of Early Virginia: An Architectural History*. Charlottesville, VA: University of Virginia Press, 2005, 5.
- ¹⁰ Edward T. Price. "The Central Courthouse Square in the American County Seat." *Common Places: Readings in American Vernacular Architecture*. Athens, GA:University of Georgia Press, 1986, 142.
- ¹¹ Price, 139.
- ¹² Vernacular, in this case, is defined as a form developed through use, instead of one based on abstract planning or design principals.
- ¹³ Lounsbury, 9.
- ¹⁴ Lounsbury, 145.
- ¹⁵ Nelson County Order Book Oct. 1808 Book One, 21.
- ¹⁶ John O. and Margaret T. Peters. *Virginia's Historic Courthouses*. Charlottesville, VA: University of Virginia Press, 1995, 35.
- ¹⁷ Lounsbury, 124.
- ¹⁸ National Register Nomination for Nelson County Courthouse.
- ¹⁹ Architectural detailing was limited to a modillion-course cornice.
- ²⁰ Lounsbury, 123-4.
- ²¹ Lounsbury, 186.
- ²² Lounsbury, 186.
- ²³ Lounsbury, 187.
- ²⁴ Peters, 38.
- ²⁵ Charles Brownell. "The Jeffersonian Courthouse NHL Thematic Nomination Project." Richmond, VA: Virginia Commonwealth University. Draft, June 2003, 23.
- ²⁶ Brownell, 49 in letter 22 April 1807 to Latrobe.
- ²⁷ Brownell, 11.
- ²⁸ A physical investigation of the building was undertaken by Arcadia Preservation and Robert Self of Monticello.
- ²⁹ Act Feb 19, 1822. *Nelson County Heritage 1807-2000*.
- ³⁰ Cabell papers.
- ³¹ Memorandum of contract, 1823 for William B. Phillips.
- ³² Massachusetts Historical Society. Miscellaneous buildings: prison (plan), recto, undated, by Thomas Jefferson. N488 [electronic edition]. Thomas Jefferson papers: An Electronic Archives. Boston, Mass.: Massachusetts Historical Society, 2003.
<http://www.thomasjeffersonpapers.org/>
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- ³⁴ *Nelson County Virginia Heritage*.
- ³⁵ Lounsbury, 265.
- ³⁶ Lounsbury, 265.
- ³⁷ Price, 139.
- ³⁸ Oliver A. Pollard, Jr. *Under The Blue Ledge: Nelson County, VA*. Richmond, VA: Dietz Press, 1997, 68.
- ³⁹ Nelson County Court Records, Clerk's Office, Lovingston. March 1821, p. 127.
- ⁴⁰ Pollard, 68. License to William Price.

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⁴¹ Lounsbury, 270.

⁴² Pollard, 68.

⁴³ J.Martin. *A New and Complete Gazetteer of Virginia*. Charlottesville,VA: 1835.

⁴⁴ Edwards, Richard. *Statistical Gazetteer of the States of Virginia and North Carolina*. Richmond, VA, 1856.

⁴⁵ Hotchkiss map 1864.

⁴⁶ Pollard, quote by Martha Harris in *Slave to Landowner*.

⁴⁷ *Nelson County Times*, Jan. 30, 1903.

⁴⁸ Claiborne supplement.

⁴⁹ *Nelson County Examiner* Advertisement, April 8, 1887.

⁵⁰ Claiborne supplement.

⁵¹ *Nelson County Times*, Jan. 30, 1903.

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⁵³ Claiborne Supplement.

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⁵⁵ Richard F. Hamm. *Murder, Honor , and Law: Four Virginia Homicides from Reconstruction to the Great Depression*. Charlottesville, UVA Press, 2003, 97.

⁵⁶ The Nelson Center was recently listed on the national Register of Historic Places and was substantially renovated, receiving the APVA award for historic preservation in 2004.

⁵⁷ Claiborne supplement.

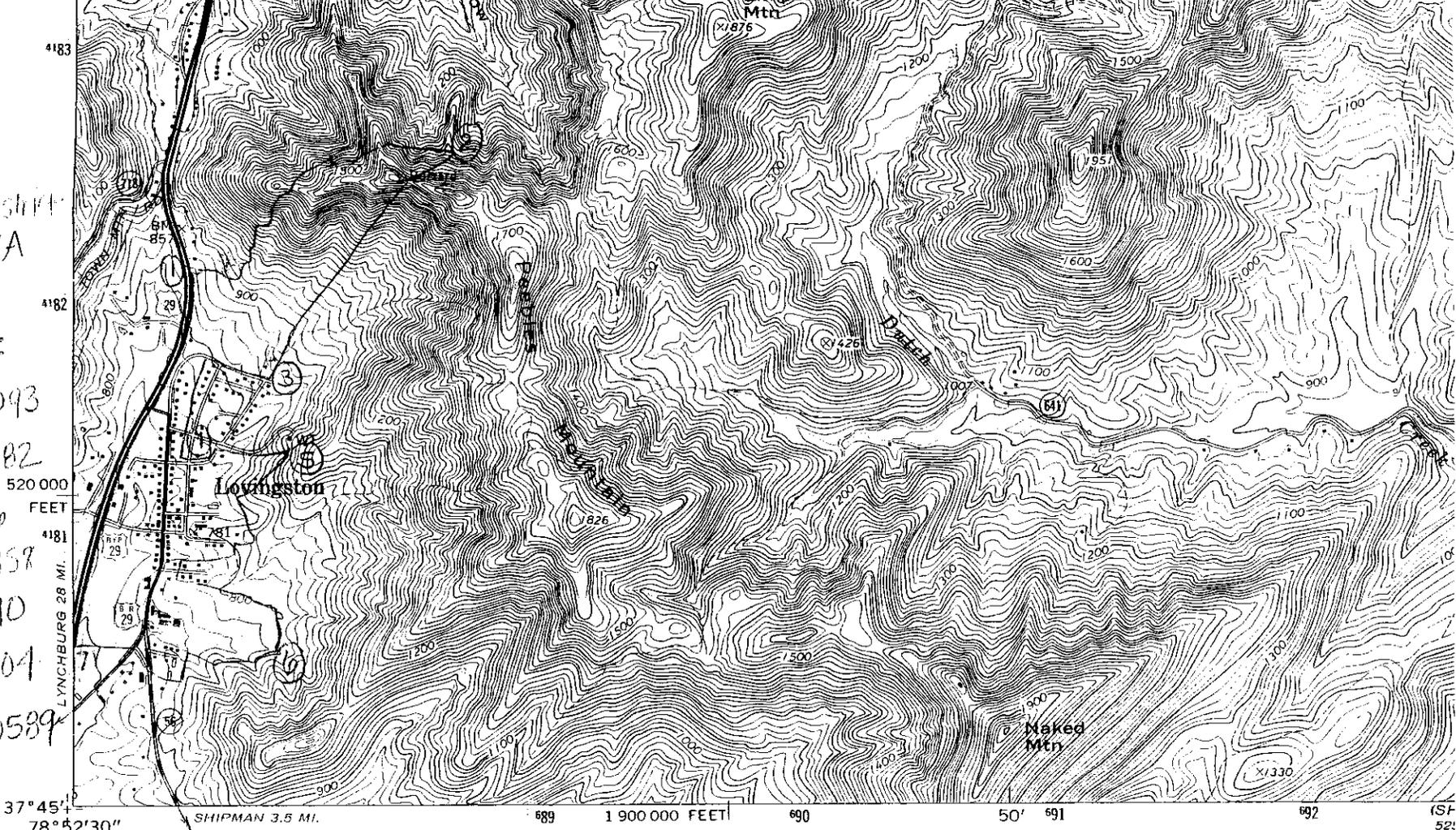
⁵⁸ Henry Peyton Creasy. *The County of Nelson*. University of Virginia, 1929.

⁵⁹ Claiborne. The theater was constructed from parts of a building moved to Lovingston from Oak Ridge estate.

⁶⁰ Paige and Jerry Simpson *Torn Land*, 23.

⁶¹ Simpson, 32.

Lovingston Historic District
 Nelson County, VA
 (067-5108)
 REFERENCES:
 11/687632/4182093
 11/688617/4182682
 11/687955/4181656
 11/687630/4181358
 11/68804/4181390
 11/689007/4180704
 11/687176/4180589



(ARRINGTON)
 5259 III NW

Mapped, edited, and published by the Geological Survey

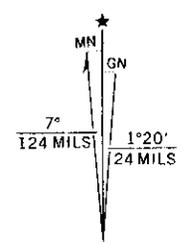
Control by USGS and NOS/NOAA

Topography by photogrammetric methods from aerial photographs taken 1967. Field checked 1967

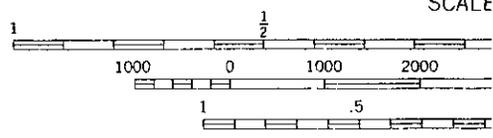
Polyconic projection. 10,000-foot grid based on Virginia coordinate system, south zone. 1000-meter Universal Transverse Mercator grid ticks, zone 17, shown in blue. 1927 North American Datum. To place on the predicted North American Datum 1983 move the projection lines 10 meters south and 23 meters west 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

Revisions shown in purple compiled in cooperation with Commonwealth of Virginia agencies from aerial photographs taken 1979 and other sources. This information not field checked. Map edited 1981



UTM GRID AND 1981 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET



CONTOUR IN NATIONAL GEODETIC

THIS MAP COMPLIES WITH NA
 FOR SALE BY U.S.
 DENVER, COLORADO 8022
 AND VIRGINIA DIVISION OF MINERAL RE:
 A FOLDER DESCRIBING TOPOGRAPHIC M/