

**United States Department of the Interior
National Park Service**

LISTED ON:
VLR 12/18/2008
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**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 Druin-Horner House
other names/site number DuVal House; VDHR File No. 043-0302

2. Location

street & number 9904 River Road not for publication N/A
city or town Richmond vicinity x
state Virginia code VA county Henrico code 087 zip code 23238

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 of certifying official _____ Date _____
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)

Category of Property (Check only one box)

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

- x building(s)
district
site
structure
object

Number of Resources within Property

Table with 2 columns: Contributing, Noncontributing. Rows for buildings, sites, structures, objects, and Total.

Number of contributing resources previously listed in the National Register 0

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 Sub: Single Dwelling

Current Functions (Enter categories from instructions)

Cat: Domestic Sub: Single Dwelling, Secondary Structure

7. Description

Architectural Classification (Enter categories from instructions)

Early Republic: Federal
Late Victorian

Materials (Enter categories from instructions)

foundation Brick
roof Metal: tin
walls Wood: weatherboard
other Chimneys: brick; Porches: wood

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.
x 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.

Areas of Significance (Enter categories from instructions)

Architecture
[Blank lines for additional categories]

Period of Significance ca. 1780-1870

Significant Dates ca. 1780; 1870

Significant Person (Complete if Criterion B is marked above) N/A

Cultural Affiliation N/A

Architect/Builder Unknown

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

9. Major Bibliographical References

(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

- [x] State Historic Preservation Office
[] Other State agency
[] Federal agency
[] Local government
[] University
[] Other

Name of repository: Virginia Department of Historic Resources

10. Geographical Data

Acreage of Property 1.38 acres

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

Table with 4 columns: Zone Easting, Northing, Zone Easting, Northing. Values: 1 18 269059 4162870, 2, 3, 4

[] 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 Elizabeth Hoge Lipford
organization date July, 2008
street & number 9904 River Rd telephone 804-740-7283
city or town Richmond state VA zip code 23238

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 Michael and Elizabeth Lipford
street & number 9904 River Rd. telephone 804-740-7283
city or town Richmond state VA zip code 23238

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.A. 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 36 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the National Register of Historic Places, National Park Service, 1849 C St., NW, Washington, DC 20240.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**Druin-Horner House
Henrico County, Virginia**

Section 7 Page 1

7. Summary Description

The Druin-Horner House is located on the southwest corner of River Court and River Road in western Henrico County. The original house, ca. 1780, is a 1 ½ -story, frame, hall and chamber dwelling typical of Tidewater and Central Virginia. It is framed with massive timbers fastened with mortise and tenon and has a two-room basement with a cooking fireplace. Both ends of the house have large exterior brick chimneys laid up in Flemish bond with tiled weatherings. In 1870, a 2 story, wood, balloon-frame, Late Victorian I-House with a standing seam metal hipped roof was added to the front of the original dwelling. At this time, the roof of the original house was modified from a gable to a shed roof to tie into the hipped roof. Each end of the I-House has 2 story, interior brick chimneys. The original wood Victorian-style porch remains on the front of the house. In 1994 the property was subdivided and the house, abandoned and quite deteriorated, was slated for demolition. The current owners purchased the subdivision lot on which the house was located and undertook a complete renovation, adding only a rear clearstory dormer on the shed roof side of the house. In 2006, the owners added an addition, with a new rear porch on the northwest corner of the house. The core sections of the historic house were minimally impacted by the addition. Prominently situated 40 feet off of River Road, most of the surviving acreage is located to the rear of the property. A semi-circular gravel driveway is located on the east side of the house and is accessible from River Court Lane. On the west side of the house is a 1914 storage shed that was relocated from the east side of the house when the property was subdivided in 1994. The Druin-Horner House retains many of its original architectural features and is in excellent condition.

Architectural Description

The Druin-Horner House was constructed on an almost perfect north-south axis with the front facing south and fronting on River Road, historically known as the Richmond-Charlottesville Stage Road. River Road is a Virginia Scenic Byway and retains some of its rural character even though it is now primarily suburban residential. Constructed just 40 feet off the road and once part of a 125 acre tract, the house now sits on just over an acre at the entrance to an 11-lot subdivision known as River Court. Several large, old trees remain in the yard, including a very large Pecan tree. Most of the current land associated with the house is to the rear and is enclosed by a picket fence. The center of the rear yard contains a large garden that was modeled after a one acre formal garden at Upper Brandon Plantation in Prince George County, Virginia. The section of the garden closest to the house may include the site of a former outbuilding, evidenced by the number and types of artifacts that the beginning of each garden season reveals. Artifacts include earthenware, pearlware, creamware, blue delft sherds, old glass, charred bricks, handmade nails, and one prehistoric axe head dating to about 6000 B.C.

Exterior of the ca. 1780 Section

The original house is a three-bay, 1½ story, hall and chamber dwelling situated over a two-room basement. This section of the house measures 26 by 18 feet. The foundation that is visible above ground is brick, laid in 5 courses of running bond; however, below grade, the north and south walls of the basement are constructed of stone. The house is a traditional braced-frame structure utilizing heavy hand-hewn timbers. Each corner of this section of the house is supported by a single massive timber that has had one corner cut away, a process called "guttering", to form the corner posts. Each exterior wall is supported by large angled down-braces and numerous vertical studs, all pit sawn and hand hewn. The structural frame is interlocked with mortise and tenon joints and secured with large wooden pegs. The original cladding was wide, beaded weatherboard that was attached with twice-struck rosehead nails; however, most of the house had been reclad with a simple narrow weatherboard, with the exception of several pieces around and behind the chimney that are still in their original location. During the 1994 rehabilitation, the narrow boards were removed and new wood weatherboards were milled to match the remaining original pieces. The windows in this section of the house date to the first quarter of the 19th century and replaced the original smaller windows in the same location. The dimensions of the original window openings were visible when the exterior siding was removed. On the north elevation there are two, 6-over-9 light, double-hung, sash windows. On the east elevation of the 18th -century section is one 6-over- 6 light, double-hung, sash window. Two original 4-panel entrance doors remain on the north and east elevations.

This section of the house probably had a wood-shingle gable roof originally. It was modified to a shed roof when the 1870 section was constructed. Many of the original 18th -century roof timbers were reused for the shed roof. In 1870 the current standing seam metal roof was added. Each second floor gable-end has Federal-period, 6-over- 6 light, double-hung, sash

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**Druin-Horner House
Henrico County, Virginia**

Section 7 Page 2

windows. An 8 -window clearstory dormer was added to the shed roof during the 1994 rehabilitation in order to create a third bedroom in what was formerly storage space. Two large exterior brick chimneys are located on the east and west ends of the ca. 1780 house. They are laid up in Flemish bond with glazed headers and tiled weatherings. Unfortunately, at some point they were repointed with Portland cement which caused most of the bricks on the east chimney to begin to erode and break away. In 2003, many of the original facing bricks were carefully removed and replaced with hand-made bricks and laid in the same Flemish bond pattern with glazed headers.

Exterior of the 1870 addition

In 1870, the house was tripled in size with the addition of a 3-bay, 2 story, Late Victorian I-House on the south (front) elevation of the 18th -century house. It measures 32 by 19 feet. It was built on a brick common bond foundation and is constructed with a wood balloon-frame that is clad with weatherboard. Most of the original weatherboard remains with the exception of the replacement of several rotten pieces during the 1994 rehabilitation. A 1-story, wood porch with a metal roof extends the length of the front façade and features turned posts with gingerbread brackets, and a dentiled cornice with vertical modillions at each post. All of the windows are 2- over- 2 light, double-hung, sash. The windows on the front façade include original wood louvered shutters. The front door is wood with 4 panels and a two- light transom above. Two interior, brick end chimneys are located on the east and west ends of the house and are constructed of common bond. The roof cornice is an ogee molding that conceals built-in gutters. Dentiled molding runs just below the cornice and above a flat frieze with raised panels that is divided approximately every four feet by a decorative modillion. This detailing extends the perimeter of the two story section beginning and ending where it ties into the modified shed roof of the ca. 1780 section. This section of the house has a shallow pitch hipped standing seam metal roof.

During the early 20th century two-story porches were added to the east and west side of the ca.1780 section. Later, the first story of the west porch was enclosed. The porches were poorly constructed and concealed the prominent end chimneys of the earlier structure. Due to the advanced deterioration of these porches and a desire to restore the character of the 18th -century section of the house, the porches were removed during the 1994 rehabilitation. In 2006, a one-story addition was added to the northwest corner of the house. With minimal impact on the core block of the historic structure, it connects at the west wall of the ca.1780 section on the left side of the chimney. It was designed to be compatible with the historic house in scale and materials and is constructed of wood frame with weatherboard, wood double-hung sash windows, paneled doors, and metal roof with clearstory dormer. It is tied together by a wrap-around wood porch that begins at the rear door of the ca.1780 house and extends to the north wall of the addition.

Interior of the ca.1780 section

The only basement is located under the ca. 1780 house. It originally had a hard-packed dirt floor that has recently had a concrete floor placed over it. The north and south walls that run the length of the house are constructed of uncoursed, randomly laid granite. The east and west walls of the basement are running bond brick. A brick wall divides the basement into two rooms and above this wall is a large, hand-hewn summer beam. On the west wall is an arched fireplace, with the wood apron that supports the hearth for the room above located just above the opening. All the floor joists for the room above are hand-hewn and are mortised into the massive sills that support the foundation. The original 18th -century heart of pine floor for the room above is visible above the joists. Each floor board is carefully beveled to lay flat on each joist.

The interior of the 1 ½ -story hall and chamber section of the house retains many of its original 18th and early 19th -century architectural features. Original random width, heart of pine floors remain on both levels. Original trim includes door surrounds, baseboard, chair rails and the window surround of the window on the east wall. About 75% of the original hand-split lathe and thick horse hair plaster remain. The 6 -over- 9 light, double-hung, sash windows on the north wall of both rooms were added during the Federal period and feature the most decorative window trim in the house. All of the mantels on the first floor of the entire house had been removed at some point and were replaced in 1994 with period mantels that are in keeping with both architectural periods of the house. In addition, all fireplaces, with the exception of the basement, have been restored to working condition. The larger of the two rooms (hall) features an arched fireplace with a Federal-period mantel that was added in 1994.

During the rehabilitation, it was discovered that the floor joists for the room above were beaded on both edges, indicating

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**Druin-Horner House
Henrico County, Virginia**

Section 7 Page 3

that they had been exposed originally. The ca.1940 plaster ceiling was carefully removed and the beaded joists exposed again. Also exposed is the plate that divides the first story from the half story, revealing the large wooden pegs that hold the framing together. This plate also has a decorative bead cut at its base. This room currently contains the kitchen. Located in the wall that divides the hall and chamber is the entrance to the original enclosed, steep, winder stair. The stairway has one of the most unusual surviving features of the house in that one wall (north) is clad with interior, roughly finished weatherboards that are attached with handmade rose head nails. The other two walls in the stair are plaster. This rare and curious feature indicates that perhaps all the interior walls were first covered in this manner before they were plastered.

The smaller of the two rooms (chamber) is now the dining room. It also has a large fireplace with a period replacement mantel. Original beaded chair rail survives in this room along with an original side entrance in the east wall. This room also has beaded joists at the ceiling; however, the plaster ceiling was left in place. Above the hall and chamber, in the half -story space, is a bedroom and a bathroom. Still accessible by the winder stair, it is also now accessible from the upstairs hall of the 1870 section. Used only for storage throughout the 20th century, it was converted to usable bedroom space by the addition of the 8 window clearstory dormer in 1994. The east and west walls retain 6- over- 6 light, double-hung, sash windows that date to the Federal-period with trim from the 1870. This upper space was divided into two rooms during the 1870 modification and an earlier vertical plank door with H-L hinges was reused. The wall was removed in 1994 and the door was restored and rehung as the bathroom door in the same space.

Interior of the 1870 section

The connection between the 18th -century section and the 1870 section is through what was the original ca.1780 front door, located in the hall (kitchen) and directly opposite the rear entrance. Through this doorway is the central hall of a typical, two-story I-House that contains two rooms down and two rooms above. With the exception of the two first floor mantels, all of the original random-width pine flooring, woodwork, windows, doors, and about 90% of the hardware remain in this section of the house. Most of the plaster in this part of the house has been replaced with sheetrock. The central hall is open to the second floor and features an ornate turned oak balustrade with large turned poplar newel posts and poplar rail. The stair ascends twelve steps to a landing and makes a full turn then ascends two more steps to the upstairs hall. In 1994 a step and door were added on the left side of the landing that lead to the half story space in the ca. 1780 house. A transom window above the front, 4-panel, door lights the downstairs hall. The front door has an interesting ornate double-lock which has been restored to working order. In 1994, a small half bath was added in the downstairs hall under the stair in a former closet.

The first story rooms retain their original configuration. In the early 20th century an oak floor was installed over the pine floor in the east room. Additionally, in 1994, two windows were added to match the existing windows, one of which replaced a door. The west room had been subdivided for a bathroom during the 1940s; however, this was removed in 1994. Period mantels were installed in the east and west rooms to replace the originals that had been removed. The second story bedrooms retain all the original woodwork including mantels and closets. The east bedroom space was modified in 1994 for the addition of a small bathroom which is accessed from the hall.

Outbuilding and 2006 Addition

The only surviving outbuilding is a wood frame shed that was constructed in 1914. It is clad with weatherboard and has board and batten in the gable ends. It has a crimped metal roof and sits on brick piers. The sills and floor joists are unfinished log. When the former 15 acre parcel was subdivided for the current neighborhood it was in the way of the road construction and had to be relocated. When it was lifted off the original concrete piers, the date "1914" was found etched in the top of one corner pier. In 2006, shed roof additions were added to each of the gable ends and the door was relocated to the east side. The original door remains intact, connecting to one of the shed additions, along with an original 6 light over 6 light double hung sash window in the west elevation. This outbuilding does not contribute to the significance of the Druin-Horner House.

In 2006, a frame, one-story addition was added onto the rear northwest corner of the house. It includes a master bedroom and bath, a library/sitting room, a study/office, and a laundry room. It is sensitive to the historic house in scale and materials and features weatherboard siding, wood double-hung sash windows, a brick foundation, a wood porch and a metal roof. The only impact to the historic house was the creation of a new doorway in the ca.1780 west room to connect to the new part.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**Druin-Horner House
Henrico County, Virginia**

Section 8 Page 4

8. Statement of Significance

The Druin-Horner House, constructed ca. 1780 and expanded in 1870, is eligible for the Virginia Landmarks Register and the National Register of Historic Places at the local level under criterion C in the area of architecture. Located in Henrico County, one of the eight original shires of the Virginia colony established in 1634, it is a rare surviving example of late 18th-century and late 19th-century domestic architecture in the county. During the last half of the twentieth century, Henrico County has gone from a mostly rural county to a densely developed suburban area with much of the early domestic architecture lost or relocated outside of the county. The Druin-Horner House is the second oldest house in the county remaining on its original location. The small, but well-built, 18th-century section of the house represents the architecture of the moderately wealthy Virginia planter and has interesting associations with the prominent Randolph family of nearby Tuckahoe plantation. Additionally, the 1870 expansion, a Late Victorian I-House, is representative of the architecture of the period and also demonstrates a moderate level of prosperity of the owner. The 2-story 1870 house was attached to the front façade of the ca.1780 house and each section retains the architectural character of its period. Therefore, as a whole, the house represents two distinct periods of domestic rural architecture. The property was occupied and farmed by only three families, the Druins, the Horners, and the DuVals, during the period ca.1780 to 1939. The period of significance is ca. 1780 to 1870, representing the original construction and the large, historic expansion of the house. The date ca.1780 is based on architectural evidence and the earliest surviving tax records for Henrico County which indicate occupation in 1783. The house was rehabilitated in 1994 and most of the surviving original features were carefully preserved and restored. In 1999, the owners received an award from Henrico County for the rehabilitation of the house and for its incorporation into a new residential development project. A rear, 1- story addition was constructed in 2006; however, the impact to the historic building is minimal and the design and character of the new section is compatible with the historic house.

Historical Background

In 1783, two men by the names of James Druin and Samuel Druin, and a “young negro” named Harry were living in the house¹. James Druin, most likely the father of Samuel Druin, was paying personal property tax on “2 blacks, 3 horses, and 13 cattle”². Although living in the house and farming the land, James Druin did not own the property. Ten years later in 1793, James Druin purchased the house and 125 acres from Thomas Mann Randolph of Tuckahoe Plantation in Goochland County³. The deed references the house by stating, “including the house where James Druin now lives.” Tuckahoe Plantation is located just west of the Druin-Horner House on River Road and is listed in the Virginia Landmarks Register and the National Register of Historic Places. The Randolph family had extensive land holdings in both Henrico and Goochland Counties. Although this property is in close proximity to Tuckahoe Plantation, it was not a contiguous parcel. Most likely it was established by Thomas Mann Randolph as an outlying plantation. James Druin may have been hired by the Randolphs to work this farm or he may have come to Virginia as an indentured servant. The name Druin is French and earlier research on the Randolph family of Tuckahoe Plantation indicates they had a French barber by the name of Druin⁴. Research on the Druin family name indicates many of them were Huguenots and fled religious persecution in France beginning in the year 1685. An estimated eight or nine hundred French Huguenots found their way to Virginia, with the major concentration of settlement being in Manakin Town in Goochland County just several miles west of the Druin-Horner house. Some Huguenots were actually sought out and brought here on indentures by wealthy planters and others came and purchased land themselves⁵. It is possible that James and Samuel Druin’s connection to the Randolphs of Tuckahoe was through this type of arrangement.

The personal property tax records indicate that James maintained his property of slaves and livestock at the same level into the 1790s until the time of his death. By 1799, his son, Samuel Druin was the owner and was paying tax on “ 3 blacks and 2 horses and mules”⁶. The house appears with the label “Druins” on a James Wood map of 1819. Samuel Druin continued to farm the 125 acres, at the same time increasing his wealth as is reflected in the inventory taken at the time of his death in 1842. The inventory includes: 7 Negroes, Dennis, Isaac, Sukey, Abby, Peter, Shadwick, and Betty; 4 horses; a number of cattle, hogs, and sheep; farming utensils; a number of debts, and two carriages⁷. Another indication of Samuel Druin’s increased wealth is the changes or stylish “updates” he made to his home. It was during the first quarter of the 18th century that the original windows were replaced with larger sash and more ornate Federal-period window trim.

Samuel Druin left his property to his wife, Nancy Druin. The following year, 1843, Nancy Druin conveyed all the property mentioned above to Anne Druin, widow⁸. The records do not identify the relationship between Nancy Druin, wife of Samuel Druin,

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**Druin-Horner House
Henrico County, Virginia**

Section 8 Page 5

and Anne Druin, widow. It only states in the deed that she was residing in the house when it conveyed to her. Anne Druin, widow, may have been the daughter-in-law of Samuel and Nancy Druin. Anne Druin continued to live in the house and three years later, in 1846, married Richard Horner. The house and property, including the 7 negroes, 2 horses, cattle, farming utensils, kitchen furniture, a number of debts and one carriage conveyed to Richard W. Horner and his wife, Anne Druin⁹. Richard Horner owned and farmed the land for the next 30 years including the tumultuous years of the Civil War. The house appears on two maps from the Civil War period with one clearly marked "Horner"¹⁰. Nothing is known about Horner's status during the war, but it appears he did not experience many of the economic hardships that affected many other Virginia planters because he undertook a huge expansion of his home in 1870¹¹. At this time, Horner built the 2-story late Victorian I-House onto the front of his modest hall and chamber dwelling. Although not pretentious, the addition did include many exterior and interior stylish details that were popular at the time. This again, reflects Mr. Horner's status as a farmer of some wealth.

Seven years later in 1877, Horner sold the house and 104 acres to Samuel Claude DuVal¹². DuVal was born just west of the Druin-Horner house at Powell's Tavern in Goochland County, also listed on the VLR and NRHP. The following year, Samuel DuVal married Miss Mittie Morrison Clarke and they proceeded to fill their new home with nine children. The DuVal family of Henrico and Goochland counties were French Huguenots like the Druins. In 1914, DuVal built the current shed. At some point, DuVal subdivided the acreage into 7 parcels which, upon his death in 1939, were bequeathed to 6 of his 9 children¹³. His daughter, Bessie M. DuVal, inherited the house and 16 acres. Known to all her neighbors as "Miss Bessie" she lived there until 1968 when the family sold the property to Mr. Glen P. Reynolds¹⁴. Mr. Reynolds did not reside in the house, but instead, leased it until it was sold to the development company River Court, Inc. in 1994. During the time of Mr. Reynold's ownership, the house was not maintained, thus it began to deteriorate and fall into disrepair. Along with neglect, the house experienced several alterations such as the sealing off of most of the first floor fireplaces and many temporary patch and repair jobs.

River Court, Inc. purchased the house and its 15 acres from Mr. Reynold's estate in 1994. They subdivided the land into 11 lots and applied for a demolition permit for the house. The Virginia Department of Historic Resources was notified of its pending demolition and several staff members made a site visit to record the house photographically and survey for archaeological features. Elizabeth Lipford, a VDHR staff member at the time, and her husband, Michael, also visited the house. The Lipfords, realizing that Henrico County was about to lose another early vernacular structure, approached the developers about selling them the 1.38 acre lot that the house sat on and allowing them to rehabilitate it as their home. At first, the developers said they could have the house if they moved it to another location. After months of negotiations and assurances that the rehabilitated structure would not be a detriment to the property values of their new subdivision, the Lipfords purchased the house, on its original location, in the fall of 1994 and began a year long restoration and rehabilitation.

The restoration of the Druin-Horner house was featured in the Henrico County Historical Society Magazine in 1995. In 1999, the County of Henrico, Division of Parks and Recreation presented the Lipfords with the County Historic Preservation Award of Merit. The county recognized both the restoration of the house and how, together with the new surrounding subdivision, it is "a model for working with developers that might have historic properties involved in new projects." The following year, the house was featured in Richmond Magazine in an article entitled "History in the Remaking." In 2006, the Lipfords added a frame, one-story addition to the rear northwest corner of the house. A time capsule was placed in the wall of the new section with photographs and information about the history of the house. With this new addition, the Druin-Horner house is an evolved Virginia house representing the eighteenth, the nineteenth, and the twenty-first centuries.

The Druin-Horner house is not only a rare survivor in Henrico County from the late 18th century, it also is one of the few examples of 18th and 19th -century domestic architecture that retains much of its original character and many original features. Henrico County's inventory of historic structures is quite thorough. In a publication produced by Henrico County entitled, Inventory of Early Architecture, the introduction describes the typical residential structural form that was prevalent throughout this region of Virginia in the seventeenth and eighteenth century as being one and one-half stories, one to two rooms with a gable roof and exterior chimneys¹⁵. The publication further states that "no local examples of this form have survived from the seventeenth or eighteenth centuries"¹⁶. This was published prior to the research that revealed a construction date for the Druin-Horner House in the last quarter of the eighteenth century. Therefore, along with the Nuckols Farm (043-259), also now believed to date to the late eighteenth century, the Druin-Horner House appears to be one of only two surviving houses of this type in Henrico County. Henrico County has older structures that have been moved into the county and many that have been dismantled and moved

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**Druin-Horner House
Henrico County, Virginia**

Section 8 Page 6

outside the county. Many from the nineteenth century have been significantly altered or demolished as well. The 1870 section of the Druin-Horner House was built during a time of building dormancy in Henrico County following the Civil War¹⁷. This is reflected in the inventory for Henrico County as it does not include many examples of vernacular domestic architecture from this time period. Additionally, of the small number recorded, many have been significantly altered or demolished since the published 1998 inventory. The 1870 section of the Druin-Horner House retains a high degree of integrity for its period of construction. Furthermore, the early domestic architecture for Henrico County is underrepresented on the Virginia Landmarks Register and the National Register of Historic Places. For these reasons, the Druin-Horner house makes a significant contribution to the history and architecture of Henrico County, Virginia.

ENDNOTES

- ¹ Henrico County Personal Property Tax Records, 1783
- ² Henrico County Personal Property Tax Records, 1783
- ³ Henrico County Deed Book 4, page 143
- ⁴ Ted Pedigo, "Whichello Tavern", Douglas Freeman High School, 1968
- ⁵ Virginus Dabney, Virginia: The New Dominion, p. 73-74
- ⁶ Henrico County Personal Property Tax Records, 1799
- ⁷ Will of Samuel Druin, Henrico County Deed Book 11, p.52
- ⁸ Henrico County Deed Book 46, p.270
- ⁹ Henrico County Deed Book 50, p. 269
- ¹⁰ General George McClellan's Map of Henrico County, 1862 and unmarked map in VDHR historic map collection
- ¹¹ Henrico County Land Tax Records, 1870 and 1871
- ¹² Henrico County Deed Book 99, p. 65
- ¹³ Will of Samuel CA. DuVal, Henrico County Will Book 11, p. 419
- ¹⁴ Henrico County Deed Book 1346, p. 675
- ¹⁵ Christopher M. Gregson, editor, Inventory of Early Architecture, p.9
- ¹⁶ Ibid., 9
- ¹⁷ Ibid., 13

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**Druin-Horner House
Henrico County, Virginia**

Section 9 Page 7

9: MAJOR BIBLIOGRAPHICAL REFERENCES

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Salmon, Emily J. and Edward D.C.A. Campbell, Jr., editors. *The Hornbook of Virginia History*. Fourth edition. Richmond: The Library of Virginia, 1994.

Tilley, Erin. "Saved From the Wrecking Ball: Druin-DuVal House Stands to See its Fourth Century." Richmond Magazine (January 2000): H3-H5.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**Druin-Horner House
Henrico County, VA**

Section 10, Photographs Page 8

10: GEOGRAPHIC DATA

Verbal Boundary Description

The boundaries for the Druin-Horner House are described in the attached Henrico County tax maps as SC A 80B1 3 BL A, River Court, Lot 11.

Boundary Justification:

The nominated property includes all property currently associated with the house that was once part of the original tract.

Photographic Documentation

Unless otherwise noted, all photographs are of:

Druin-Horner House

Henrico County, Virginia

VDHR File Number 43-302

Date of Photograph: August, 2008

Elizabeth Hoge Lipford, Photographer

Negative No. 24328

All negatives are stored with the Department of Historic Resources

- 1 of 9 View: Exterior, south and east elevations
- 2 of 9 View: Exterior, east and north elevations
- 3 of 9 View: Exterior, east elevation of 1914 outbuilding
- 4 of 9 View: Interior, ca. 1780 section, dining room
- 5 of 9 View: Interior, ca. 1780 section, now a kitchen
- 6 of 9 View: Interior, ca. 1780 section, enclosed winder stair detail, opens into kitchen
- 7 of 9 View: Interior, 1870 section, center hall stair
- 8 of 9 View: Interior, 1870 section, now a living room
- 9 of 9 View: Interior, 1870 section, second floor hall

Other Attachments

1. Sketch of first floor plan
 2. Henrico County tax parcel map
-

4	84°45'00"	44.87	43.37	41.87	163°27'27"W
7	07°01'00"	772.00	108.96	53.08	108.88
1-A	04°40'00"	22.84	11.37	22.84	83°29'30"E
8	07°01'00"	478.00	68.87	41.75	83.36
8	07°01'00"	478.00	68.87	41.75	83.36

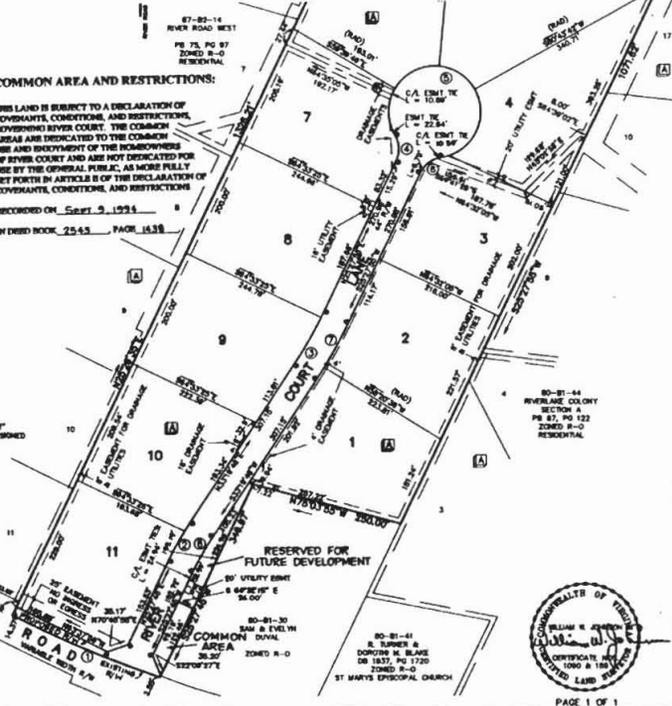
COMMONWEALTH OF VIRGINIA,
 County of Henrico, to wit
 I, **Robert G. Hines**, a Notary Public in and for the
 County of Henrico, Commonwealth of Virginia,
 whose name is signed to the Subdivision Certificate, has
 acknowledged the same before me in my County and
 Commonwealth aforesaid, given under my hand and
 seal, this **2nd** day of **Sept** 1994.
Robert G. Hines
 Notary Public

COMMONWEALTH OF VIRGINIA,
 County of Henrico, to wit
 I, **Katherine F. Hudspeth**, a Notary Public in and for the
 County of Henrico, Commonwealth of Virginia,
 whose name is signed to the Subdivision Certificate, has
 acknowledged the same before me in my County and
 Commonwealth aforesaid, given under my hand and
 seal, this **2nd** day of **September** 1994.
Katherine F. Hudspeth
 Notary Public

SUBDIVISION CERTIFICATE:
 THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND DESIGNATED AS "RIVER COURT"
 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDIVIDED
 OWNER AND TRUSTEE. THE STREETS AND EASEMENTS ARE DESIGNATED TO
 THE EXTENT AND WITHIN THE BOUNDS OF THIS PLAT. THE LOTS ARE FOR
 SURFACE AND UNDERGROUND DRAINAGE, AND OVERHEAD AND UNDERGROUND
 UTILITIES AND ARE SUBJECT TO THE RIGHT OF THE COUNTY OF HENRICO,
 VIRGINIA, TO ESTABLISH ALLEYS OR ROAD EASEMENTS AT ANY FUTURE TIME
 WITHOUT COST FOR THE PROPERTY INVOLVED. THERE IS A RESERVE
 ON THIS PROPERTY, GIVEN UNDER OUR HAND AND SEAL, THIS
2nd DAY OF **SEPTEMBER** 1994.
 RIVER COURT, INC.
William L. Jeffries, Jr., PRESIDENT
William L. Jeffries, Jr., TRUSTEE

Approved by the
 HENRICO COUNTY PLANNING
 COMMISSION & DIRECTOR OF PLANNING
John L. ...
 Acting Secretary

COMMON AREA AND RESTRICTIONS:
 THIS LAND IS SUBJECT TO A DECLARATION OF
 COVENANTS, CONDITIONS, AND RESTRICTIONS,
 GOVERNING RIVER COURT. THE COMMON
 AREAS ARE DEDICATED TO THE COMMON
 USE AND ENJOYMENT OF THE HOMEOWNERS
 OF RIVER COURT AND ARE NOT DESIGNATED FOR
 USE BY THE GENERAL PUBLIC, AS MORE FULLY
 SET FORTH IN ARTICLE II OF THE DECLARATION OF
 COVENANTS, CONDITIONS, AND RESTRICTIONS.
 RECORDED ON **Sept 9, 1994**
 IN DEED BOOK **2543**, PAGE **1438**



NOTES:
 1. ZONED: R-0
 2. USE: SINGLE FAMILY-RESIDENTIAL
 3. PARCEL NUMBER: 80-81-3
 4. AREA: TOTAL 14.193 ACRES
 5. 9.78 LAGO ACRES
 6. COMMON AREA 0.086 ACRES
 7. RESERVED FOR FUTURE DEVELOPMENT 0.103 ACRES
SURVEYORS CERTIFICATE:
 TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS AS SET
 FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS FOR
 RECORDATION IN HENRICO COUNTY, VIRGINIA, HAVE BEEN COMPLIED WITH.
 THESE WILL BE MET BY DECEMBER, 1994.
William W. Foster
 FOSTER & MILLER, P.C.

SOURCE OF TITLE:
 THE PROPERTY ENCOMPASSED WITHIN THE LIMITS OF THIS SUBDIVISION WAS
 CONVEYED TO RIVER COURT, INC. FROM GLEN H. JAMER, EXECUTOR OF THE
 ESTATE OF GLEN H. REYNOLDS BY DEED DATED JUNE 10, 1984 AND RECORDED
 JUNE 10, 1984, IN DEED BOOK 2006, PAGE 98, IN THE CLERK'S OFFICE OF THE
 COUNTY COURT, HENRICO COUNTY, VIRGINIA.
William W. Foster
 FOSTER & MILLER, P.C.

RIVER COURT
 SECTION A
 TUCKAHOE DISTRICT
 HENRICO COUNTY, VIRGINIA



SCALE 1"=100' DATE: SEPTEMBER 1, 1994

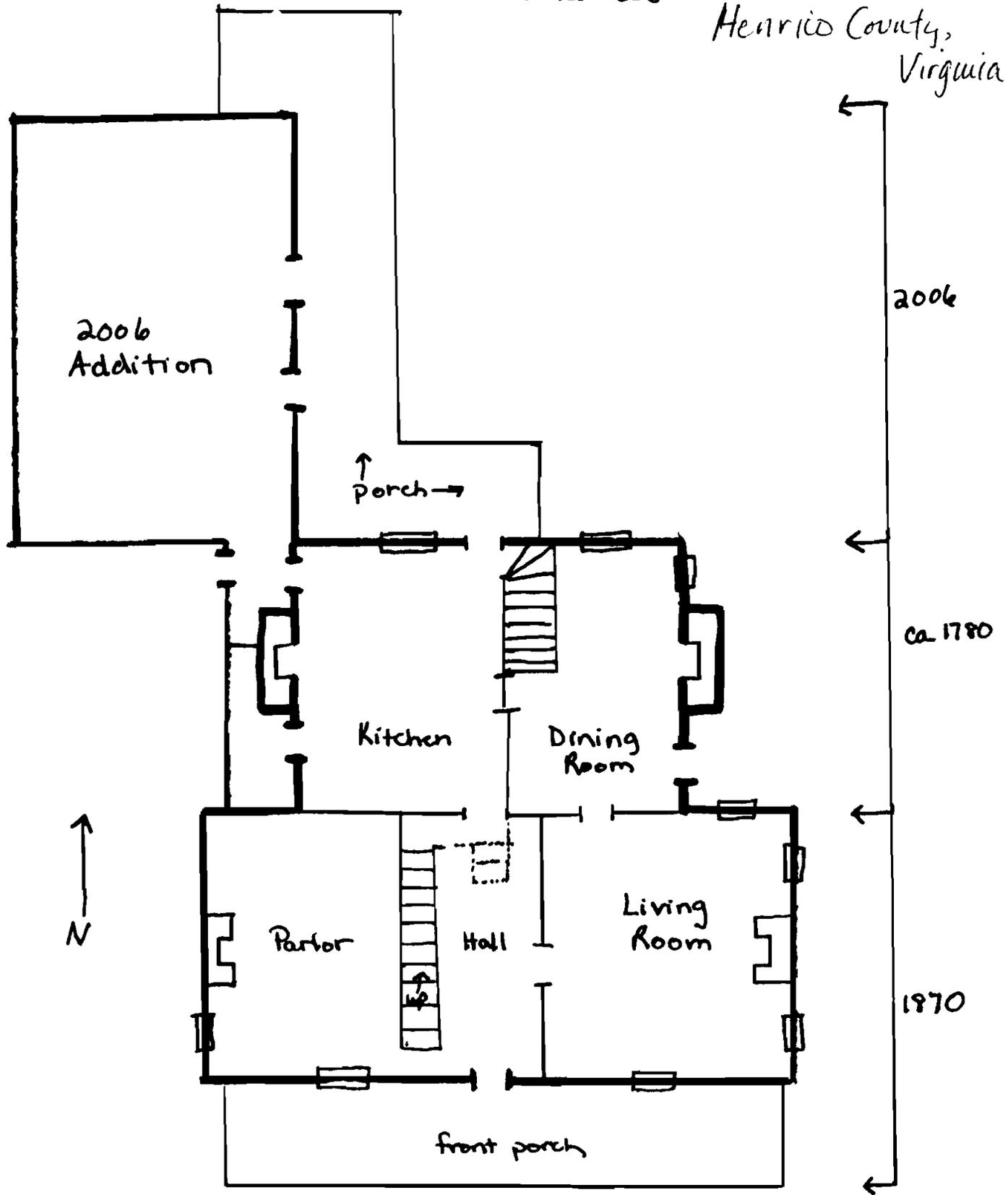
FOSTER & MILLER, P.C.
 ENGINEERS • SURVEYORS • PLANNERS
 3951-C STILLMAN PARKWAY
 GLEN ALLEN, VIRGINIA 23060
 Telephone (804) 875-8007

Druin-Horner House
 Henrico County, Virginia
 DH 1117 048-0302

Sketch of First Floor Plan (not to scale)
Drwin-Horner-DuVal House (43-302)

9-12-2008

Henrico County,
Virginia



River Road