



## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date N/A
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

### SUMMARY DESCRIPTION

Located on a low ridge some one thousand yards south of Ivy (formerly Woodville, then Ivy Depot), Virginia, **SPRING HILL** is best described as an example of an architectural evolution of rural vernacular style spanning over two centuries of agricultural settlement. The oldest building extant is the (field) slave quarters, of somewhat crude but charming brick construction of late eighteenth-century date. It most probably served as the family residence until completion of the main house, a two-story brick structure laid in Flemish bond. The dates of these two buildings cannot be fixed with certainty; however, tradition puts the slave quarters at circa 1765 and the main house at circa 1785, but later dates are more probable for both. Contemporaneous with the latter are two dependencies, a dairy and a kitchen, both also of brick in Flemish bond. Although an imposing two stories on a high basement, the main house had limited space, with an essentially square plan of one room at each story plus basement and attic rooms. Expansion therefore began early on with a large double-pile, two-over-two-room addition joined to one side of the brick section with a central hall between. The 1870's saw the addition of a dining room with basement kitchen to the rear of the frame section, and finally circa 1930 a new kitchen and pantry were added to the rear of the dining room. A small late nineteenth- or early twentieth-century one room schoolhouse stands on the property, together with a (probably) twentieth-century garage/shed. Spring Hill's elevated site affords a sweeping view of the Ragged Mountains to the southeast over the slave quarters and of the Blue Ridge to the north and northwest. Access is via a half-mile drive from the northeast, overgrown on the sides by trees and brush to form a beautiful country allée that breaks into the open just before it reaches the house, thus affording an elegant view of house and setting.

### ARCHITECTURAL ANALYSIS

Evidencing a certain degree of refinement and affluence, the original main house of Spring Hill must have presented an imposing sense of verticality when first built. With two high-ceilinged stories, plus a full basement and attic story, yet with only one room per floor, the house must have appeared more like a freestanding urban townhouse than a rural plantation house. Entry was gained by a central door on the southeast facade, flanked by a nine-over-nine-light, double-hung-sash window on each side. A large three-pane, rectangular transom light tops the door. The two windows are repeated on the rear and all first-floor windows have slightly recessed jack arches above, suggesting that they were originally stuccoed to imitate stone. All exterior brick is laid in Flemish bond with grouted penciling in the joints for a more finished appearance. A single, southwest gable-end interior chimney serves fireplaces on the two main floors. Originally a boxed stair on the northeast wall served the second floor. The high ceilings, fine woodwork, and correct proportions lend an air of elegance that is unusual to western Albemarle County at this time and seems somewhat incongruous with the rather limited space provided by the house.

(See Continuation Sheet #1)

# 8. Significance

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

Specific dates Unknown Builder/Architect Unknown

**Statement of Significance (in one paragraph)**

STATEMENT OF SIGNIFICANCE

Spring Hill is a fine example of the evolution and integration of academic and vernacular architectural styles covering over two centuries of Albemarle County settlement. As such, Spring Hill has been used by the University of Virginia School of Architecture for field trips and as the subject of several projects. Owners of the property have included Michael Woods, one of the first settlers in Virginia on the eastern slope of the Blue Ridge, Clifton Rodes, county magistrate and brother-in-law of Jack Jouett, and Thomas Wells, proprietor of the Eagle Tavern of Charlottesville and a trustee appointed in 1814 (with Thomas Jefferson) to oversee the founding of the Albemarle Academy. With its purchase in 1814 by Charles Harper, a cousin of Thomas Wells and co-founder of Charlottesville's first circulating library, Spring Hill was to remain in the same family for five generations and 166 years. Dating the various buildings and construction stages has been difficult. The slave quarters, as probably the earliest structure, may have been built by John Rodes shortly after his purchase of 1783 as a residence for an overseer or his son. The main house is enigmatic in its simplicity and elegance, allowing for the possibility of a pre-1800 date while at the same time making circa 1810-1814 more probable. Even the first addition gives conflicting signals that point both to an 1815-1830 date for the exterior but to later for the interior treatment. Further research should be encouraged.

HISTORICAL BACKGROUND

The Spring Hill property is part of a tract of land originally patented in 1735 by Charles Hudson and sold by him two years later to Michael Woods. Although Woods lived further west at the foot of Woods' (now Jarman's) Gap, the site may well have been lived on when in 1748 it was sold with 400 acres by Woods to his son-in-law Andrew Wallace. Two years before his death in 1785, Wallace sold the property to John Rodes, who resided on his sizable holdings along Moormans River northwest of Ivy. Tax records show a change in value of the property between 1782 (6 shillings = about \$1.00/acre) and 1785 (9 shillings, 7 pence = about \$1.60/acre), the next year it appears in the records, now under John Rodes's name. This probably reflects construction of the present slave quarters, at that time a substantial dwelling for frontier Albemarle County. John may have had the house built for his son Clifton, who although only about sixteen years old at this time could have resided here to oversee his father's new farm. By 1798 Clifton Rodes, then thirty years old and recently married (to Jack Jouett's sister Elizabeth), was living on the property when his father granted him "for the consideration of love and esteem . . . a part of the tract the said Clifton now lives on."

Clifton, county magistrate, son of a wealthy Albemarle County landholder, and brother-in-law to the well-known Jack Jouett, was himself a large landowner

# 9. Major Bibliographical References

See Continuation Sheet #5.

# 10. Geographical Data

Acreeage of nominated property 10.795 acres

Quadrangle name Charlottesville West, Va.

Quadrangle scale 1:24,000

UTM References

A 

1	7	7	1	0	5	6	0	4	2	1	3	8	0	0
Zone	Easting			Northing										

B 

1	7	7	1	0	6	9	0	4	2	1	3	6	2	0
Zone	Easting			Northing										

C 

1	7	7	1	0	5	4	0	4	2	1	3	4	8	0
Zone	Easting			Northing										

D 

1	7	7	1	0	3	8	0	4	2	1	3	5	7	0
Zone	Easting			Northing										

E 

1	7	7	1	0	3	4	0	4	2	1	3	7	5	0
Zone	Easting			Northing										

F 

Zone	Easting			Northing										

G 

Zone	Easting			Northing										

H 

Zone	Easting			Northing										

Verbal boundary description and justification

See Continuation Sheet #5.

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

state N/A code county N/A code

state N/A code county N/A code

# 11. Form Prepared By

name/title Richard P. Thomsen, Jr.

organization N/A

date 21 March 1983

street & number Route 10, Box 75

telephone (804) 823-5878

city or town Charlottesville

state Virginia 22901

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

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

State Historic Preservation Officer signature H. Bryan Mitchell

H. Bryan Mitchell, Executive Director

title Virginia Historic Landmarks Commission

date APR 19 1983

For NPS use only

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

date

Keeper of the National Register

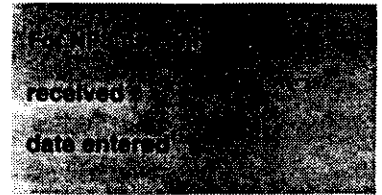
Attest:

date

Chief of Registration

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form



Spring Hill, Ivy, Va.  
Continuation sheet #1

Item number 7

Page 1

7. Description (continued)

It is probable that the house was intended for expansion by repeating the plan around a central hall to the northeast to create the five-bay, center-hall house so common to Virginia.

When expansion did come to Spring Hill, it did not follow precedent in architectural form. Whether from change in owners' taste, requirements, economic conditions, or some of each, the new addition was built of frame on a rubble stone foundation with no basement. Plan is double-pile, two-over-two rooms, joined to the northwest end of the original section by a center hall. Twin, gable-end exterior chimneys serve fireplaces in each of the four rooms, and a new stairway in the hall allowed the eventual removal of the original boxed stair in the brick section shortly after the Civil War. The entrance facade was reversed to the northwest (originally, the rear), and the addition was brought across the original front with a frame sleeping porch over a gallery porch. Lower foundation and ceiling heights give rise to a difference of floor levels at all stories and of roof levels. The sleeping porch at present is divided into sleeping porch/sitting room and bath for the master bedroom, with access through doors in place of the original windows. Exterior sheathing is beaded weatherboard and roofing is standing-seam, galvanized. Evidence indicates the roof was originally shingle. Mantels and moldings are characteristic of the Greek Revival and would seem to indicate a circa 1850 date, and a change in tax value for buildings from \$1,400 in 1850 to \$2,000 in 1851 (without marginal comment, unfortunately) would seem to support an 1850 date. However, it could also represent an extensive interior modernization as the beaded weatherboarding, twin, gable-end exterior chimneys, and overall form of the addition are more characteristic of the period circa 1815 to 1830. It is interesting to note that all wood evidencing saw marks are straight sawn (by water-powered gash saw), as are the boards of the undoubtedly Greek Revival mantel (mentioned below) that is being replaced in its original location and that matches nearly exactly the mantel still in situ in the front room of the addition. As there was an operating mill (whether grist, saw, or both is at present undiscovered) on the property from at least the tenure of Thomas Wells on, it is difficult to say with any certainty if the saw marks indicate a pre-1830 date or are the product of a local mill lacking the latest technology. A small portico over the main entry was replaced by a "Victorian" porch across the facade about 1870; a small Federal-style portico with enclosed vestibule replaced this porch in the early 1970's.

Circa 1870, a dining room ell with basement kitchen was added to the southeast facade of the frame addition. Of frame construction itself on a brick basement, the addition had French doors opening to either side, a chimney on the southeast end serving both kitchen and dining room fireplaces, and vertical double-beaded-board, Victorian wainscoating. The fireplace mantel from the rear downstairs room of the first addition was apparently transferred to the dining room and replaced with a simple period mantel at this time. (This mantel is now being returned to its original location and replaced

(See Continuation Sheet #2)

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National Park Service**

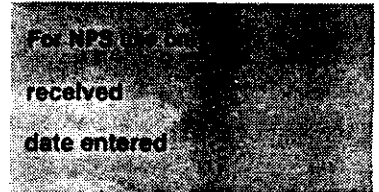
**National Register of Historic Places  
Inventory—Nomination Form**

Spring Hill, Ivy, Va.

Continuation sheet #2

Item number 7

Page 2



7. Description (continued)

in the dining room with an antique mantel of the Federal period.) A final addition of a "modern" kitchen and pantry was made circa 1930 to the end of the dining room ell.

The oldest extant building of Spring Hill is the field slave quarters, approximately seventy-five yards to the southeast of the main residence. Reportedly the original residence, the house was built in two stages, the first having been a one-story, two room, rectangular structure. Exterior, gable-end chimneys served a single fireplace in each room. An additional room and chimney were added to the south end of the house. Construction is brick with three-course American bond in the original portion and four-course American in the addition, all on a rubble stone foundation. Although traditionally known as the claim house (and so identified in a 1978 student project HABS report which dated it at 1765--a contradiction, as the patent was issued in 1735), the brickwork in the slave quarters would place construction in the period 1780 to 1820, with the addition after 1820. The roof is of standing-seam galvanized metal but was probably shingle originally. A 1954 renovation added mantels, salvaged from the demolition of the University of Virginia Dawson's Row Dormitories, to the two original fireplaces and added a bath and closet to the south room. Doors providing access to each of the three rooms of the house have been bricked up on the west facade, and entry is now provided by a door into each of the two end rooms opening out onto a full-length gallery porch across the east facade. Recent minor repairs have allowed for continued use as a tenant house.

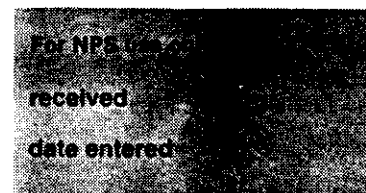
Asymmetrically flanking the original entry facade of the main house are a dairy and a kitchen. The dairy, standing to the east, is roughly square in plan and is constructed of brick laid in Flemish bond. Family records indicate that a second story of the dairy was used as a classroom; however evidence indicates that this story was removed and the roof lowered. The kitchen, off the south corner, is also constructed of Flemish-bond brick. It is single story with a rectangular plan and an interior, gable-end chimney at the southwest end. Evidence suggests that the ceiling has been raised and originally probably contained a sleeping quarters above. A shed porch covers the entry in the southeast facade. Both dairy and kitchen are in need of repair, the former desperately so.

The overall setting of Spring Hill retains much of the flavor of the rural farm of nineteenth-century Albemarle County. The main house stands amid its several outbuildings surrounded by a park-like setting of mature boxwood and trees. The approach is such that one does not discover the house until crossing into the remaining 10+ acre parcel. No farm buildings remain on the site, but the remnants of a formal garden and kitchen garden remain and are being recovered. Lots that have been subdivided to the east and south of the Spring Hill tract are of sufficient size and intended quality that the resulting development should not detract from Spring Hill's rural and historic character.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Inventory—Nomination FormSpring Hill, Ivy, Va.  
Continuation sheet #3

Item number 8

Page 1

8. Statement of Significance (continued)

and could well have built the main house at Spring Hill when he was granted ownership by his father. It seems logical that married, with a family imminent, he would have needed and wanted more spacious and comfortable quarters than afforded by the then two-room slave quarters, and his sale price of £2,634 Virginia currency (£3/acre) to George Pickett represents a 50 percent increase over his father's purchase price of £800 for 400 acres (£2/acre) in 1783. Richmond tax records show Pickett to have had property of considerable value in the city, including his personal residence valued at \$15,000 in 1810, wharfs, a lumber yard, tenant houses, and several vacant lots. It is improbable that Pickett ever resided at Spring Hill, as county tax records continue to list him as "of Richmond," and it is possible that Thomas Wells was the actual purchaser and that Pickett, as a wealthy Richmond financier, merely held the deed as collateral for a loan to Wells. Whatever the case, there is no deed recorded from Pickett to Wells, although the latter was in residence on the property by the beginning of 1813 at the latest and probably had moved in when he married his second wife, Wilhelmina Louisa Godfrey, a widow, in 1812.

Architectural characteristics of the brick portion of the house would not preclude its construction in this period of 1810-1814, possibly as a speculative venture by Pickett or more probably as an appropriately grand residence for Wells and his new bride. Tax records are confused for this period; however the 1,176 1/2 acres for which George Pickett is assessed in 1812 and 1813 are valued at \$1.24 per acre, while in 1814 Charles Harper is assessed for 800 acres at \$1.60 per acre, with a marginal note that reads "Purchase of Thomas Wells and possession." In addition, if the correlation as determined from the tax records of 1797 holds true in 1810 that 1 pence = 1.3889 cents, then the purchase price of £2,364 Virginia currency for 788.25 acres paid by Pickett equals \$7,880, or \$10 per acre. Harper bought 800 acres for \$8,800, a price of \$11 per acre at a time when land prices were in a depressed state. Although the evidence is inconclusive to be sure, it may indicate the construction of the main house at this time.

The latter's tenure, however, was short-lived and the property was sold on February 7, 1814, to Charles Harper, who had moved from Alexandria, Virginia, where he had been a successful merchant, via Culpeper County to Albemarle. Charles, the tenth child (of twenty!) born to Capt. Joseph Harper and Sarah Wells (of Philadelphia), had, himself, nine children, with a tenth to be born the year he purchased Spring Hill; therefore logic would lead one to conclude that he may have found his new living quarters sufficiently inadequate to encourage the construction of the additional space afforded by the frame section of Spring Hill. The records, however, are inconclusive, and dates for this addition given in previous reports are contradictory. As noted in section seven, the exterior form and appearance of the addition are compatible with a date as early as 1814 but are of such vernacular form as not to preclude a date as late as 1850.

(See Continuation Sheet #4)

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National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

Spring Hill, Ivy, Va.  
Continuation sheet #4

Item number 8

Page 2



8. Statement of Significance (continued)

Harper resided at Spring Hill until 1845, when he sold it to John Wood, Jr., the husband of his eleventh (and youngest) child, Eliza Jane. Harper died three years later at nearby "Locust Hill," the home of his daughter Lucy and her husband, Dr. Meriwether Anderson.

According to a letter written by "Old Uncle Lewis" (Wood) circa 1925, it was his understanding that when he was born at the Monticello Hotel in 1855, the family had moved into town because "the house was in the course of construction." Mantels, woodwork, and stairway in the frame addition could all date to this period; however, as Uncle Lewis's memories are self-admittedly clouded by time and this one could not be firsthand anyway, he may have been thinking of some earlier construction or merely interior renovation. Uncle Lewis's memories also credit John Wood with removal of the boxed stair from the original section shortly after the war, replacement of the original small portico with a gallery porch circa 1870, and the dining room/kitchen addition circa 1875.

From 1876 until 1925, ownership passed back and forth among John Wood's children, J. Snowden Wood, Lydia Wood, Lucy Butler, and Elizabeth Fishburne, and one grandchild, John Wood Fishburne (a congressman from Virginia in the 1930's).

To the next owners, Rosa Wood Glenn and her husband, Garrard (1925-1952), is given the credit of adding about 1928 the present kitchen and pantry/laundry room to the rear of the dining room. Baths may have also been added at this time. In 1952, Spring Hill returned to Fishburne ownership with the sale to Rosa Glenn's cousin Junius Rodes Fishburne of the house and twelve acres. With this purchase, not only was the Harper-Wood family ownership maintained but the family of John Rodes returned to the house.

In 1980, Junius Fishburne sold the house and house tract, where he resided, plus additional acreage, totaling in all 674.67 acres, owned jointly by himself and other family members, to Nettie Marie Jones, local real estate developer. A portion of the acreage has already been subdivided into sizable lots for sale, including the Spring Hill main house and slave quarters, sold as lot 16 with 10.795 acres to Chiles T. A. Larson and Suzanne B. Larson, the present owners, in August 1981. The present owners intend to continue the commercial use of the slave quarters as a rental unit and to renovate the original kitchen and possibly the school house to bed-and-breakfast or rental use.



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National Park Service**

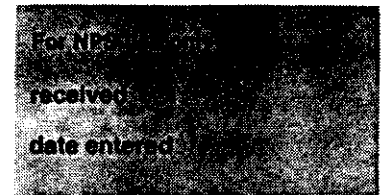
**National Register of Historic Places  
Inventory—Nomination Form**

Spring Hill, Ivy, Va.

Continuation sheet #5

Item number 9, 10

Page 1, 1



9. Major Bibliographical References

- Albemarle County Court Records: Land Tax Records for the years 1782 through 1950.  
Deeds: DB 724, p.134; DB 722, p.393; DB 693, p.21; DB 474, p.84; DB 297, p.322;  
DB 191, p.318; DB 43, p.295; DB 19, p.22; DB 18, p.286; DB 17, p.274; DB 12, pp.21,  
259, 326,327,406; DB 9, p.32; DB 1, p.28.
- Burrows, John R., and Welch, E. Claire. Spring Hill Claim House (HABS report, student project) 1978 (Original located in the Fiske Kimball Fine Arts Library, University of Virginia, Charlottesville.)
- Bruce, Philip Alexander. History of the University of Virginia, 1819-1919, Vol. I, New York, The MacMillan Co., 1920 (p.120, re: Thos. Wells).
- Davis, Lottie Wright, comp. Records of Lewis, Meriwether and kindred families, Columbia, Mo., Artcraft Press, 1951 (p.128, re: Thos. Wells)
- O'Neill, Robert Estill. Spring Hill House, Ivy, Virginia, Manuscript student project, 1975 (copy provided).
- Palmer, William P., ed. Calendar of Virginia State Papers, Richmond, Va., Vol IV, 1884 (p.251, re: Clifton Rodes, George Pickett).
- Stanard, William G., ed. Virginia Magazine of History and Biography, Richmond, Va., The Virginia Historical Society, Vol. VII, 1900 (pp.82-87, 324, re: John Rodes and Clifton Rodes).
- Woods, Edgar. Albemarle County in Virginia, (1901), Harrisonburg, Va., C. J. Carrier Co., reprinted 1978.
- \_\_\_\_\_, "Fishburne Family Papers," accession #6355a-g, located in the Manuscripts/ Archives Room, Alderman Library, University of Virginia, Charlottesville.

10. Geographical Data

-Verbal Boundary Description (Taken from Plat recorded in DB 722, p.393, q.v.):

Beginning at the southernmost corner of Lot #16 then N50°37'40"E 642.54'; N50°54'W 678.13'; N48°E 179.54'; N42°W 50.00'; S48°W 76.44'; S72°15'W 197.30'; S45°W 230.00'; S23°45'W 410.00'; N87°35'20"E 145.38'; S45°35'40"E 499.44' to the beginning.

-Boundary Justification:

The 10.795 acres surrounding Spring Hill (see attached plat ) is what remains of the 12 acre parcel created for the house in 1925 and together with the surrounding large-lot development is adequate to maintain the rural character of its site.

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National Park Service**

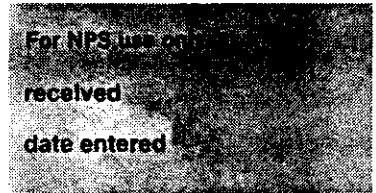
**National Register of Historic Places  
Inventory—Nomination Form**

Spring Hill, Ivy, Va.

Continuation sheet #6

Item number 6

Page 1



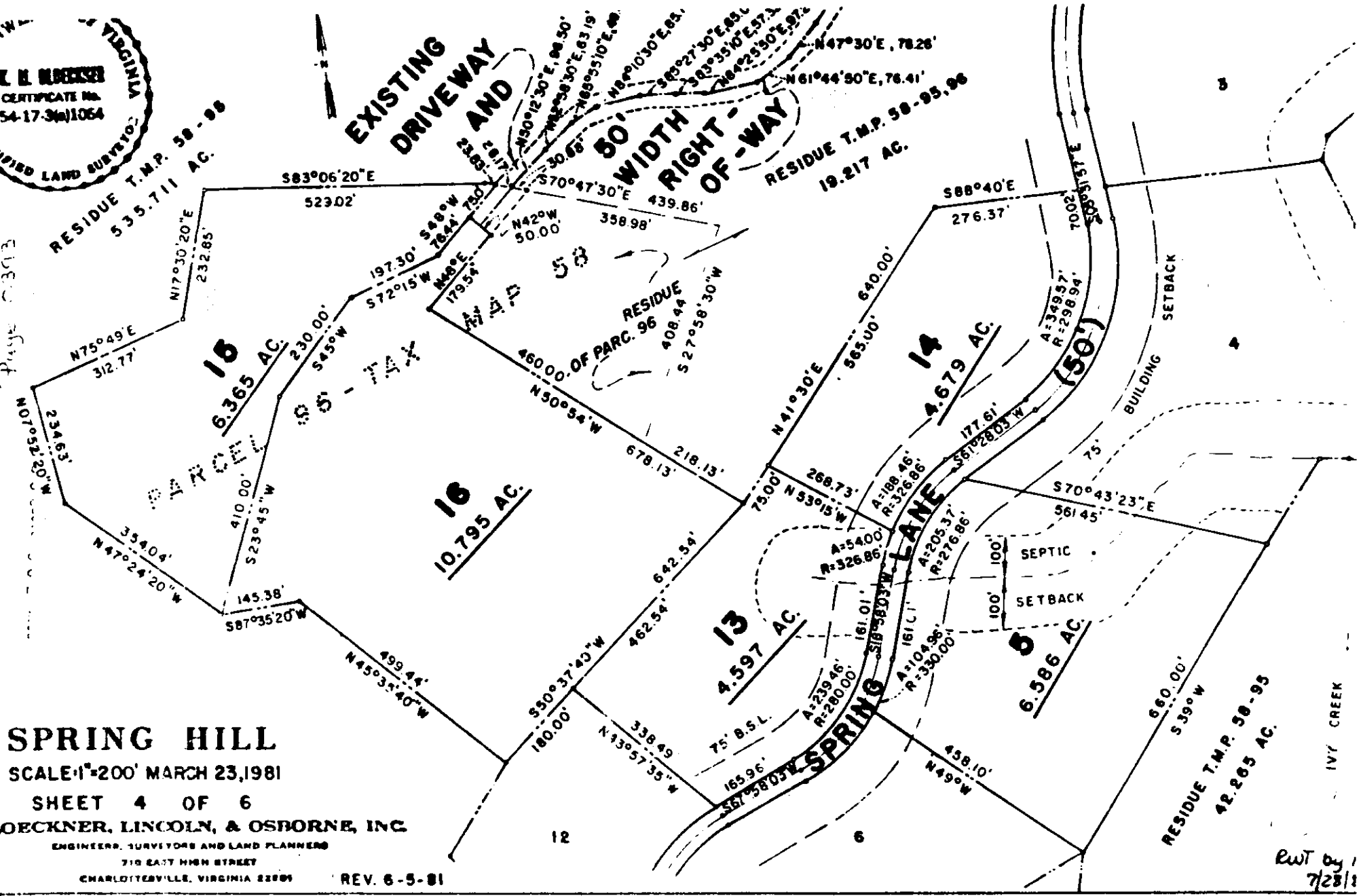
6. REPRESENTATION IN EXISTING SURVEYS

- (2) Virginia Historic Landmarks Commission Surveys  
1967, 1969, 1981 State  
Virginia Historic Landmarks Commission  
221 Governor Street  
Richmond, VA 23219



Book 722  
Page 333

EXISTING  
DRIVEWAY  
AND  
50' WIDTH  
RIGHT-OF-WAY



# SPRING HILL

SCALE: 1"=200' MARCH 23, 1981

SHEET 4 OF 6

**GLOECKNER, LINCOLN, & OSBORNE, INC.**

ENGINEERS, SURVEYORS AND LAND PLANNERS

710 EAST HIGH STREET

CHARLOTTESVILLE, VIRGINIA 22901

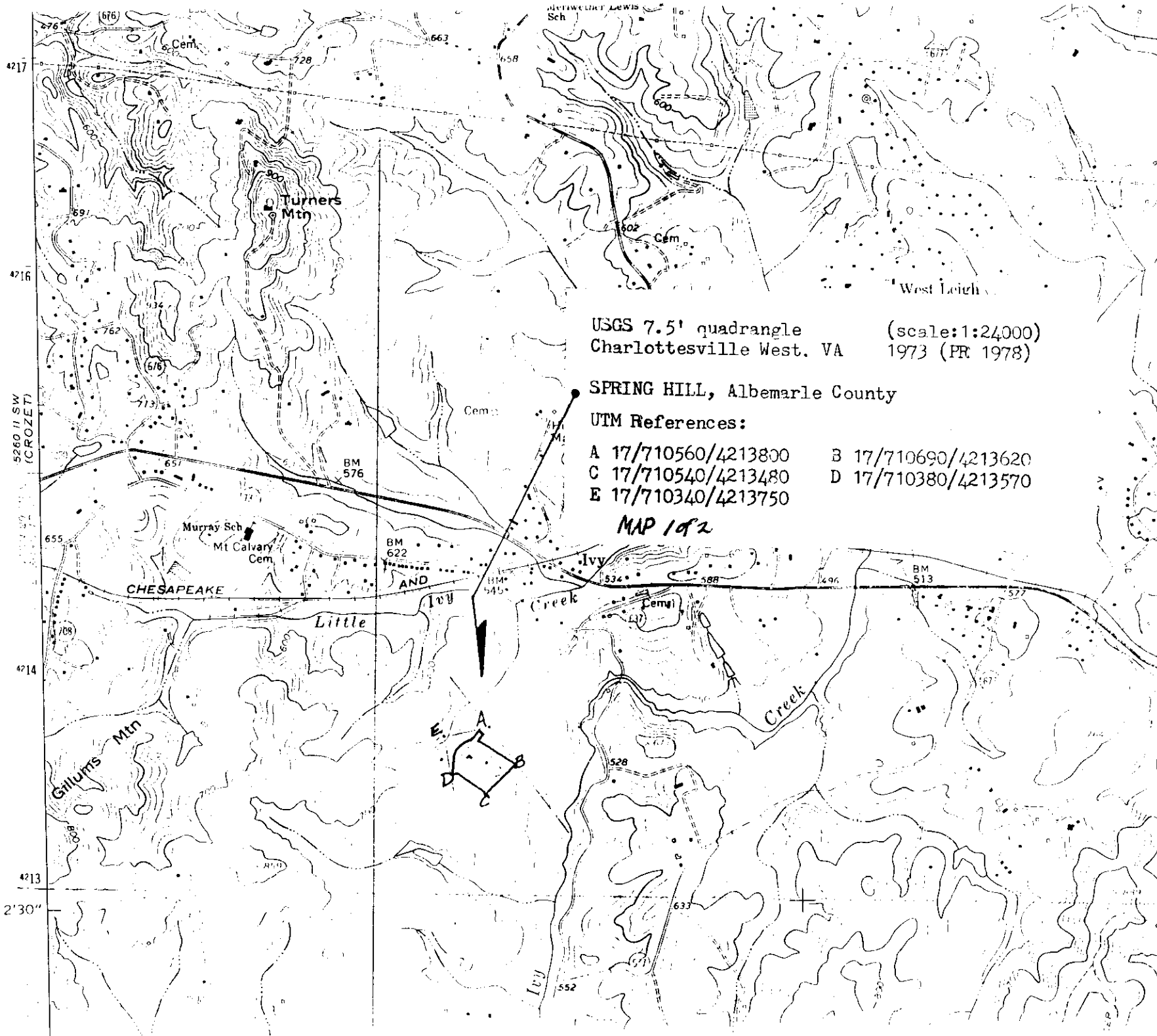
REV. 6-5-81

RWT by  
7/28/81

SPRING HILL  
Albemarle County, VA  
Map 2 of 2  
PLAT OF SURVEY  
Date: March 23, 1981

Credit: Gloeckner, Lincoln,  
& Osborne, Inc.  
Scale: 1"=200'





USGS 7.5' quadrangle (scale:1:24,000)  
Charlottesville West, VA 1973 (PR 1978)

SPRING HILL, Albemarle County

UTM References:

- A 17/710560/4213800
- B 17/710690/4213620
- C 17/710540/4213480
- D 17/710380/4213570
- E 17/710340/4213750

MAP 1 of 2

5260 11 SW  
(CROZET)

2'30"