

VLR - 4/15/86 NRHP - 5/30/86

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Peter White House

and/or common High Meadows (Preferred) DHL File No. 02-1020

2. Location

street & number off Va. Rt. 20, approx. 1/4 mile north of the town limits of Scottsville n/a not for publication

city, town Scottsville vicinity of

state Virginia code 51 county Albemarle code 003

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	n/a	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input checked="" type="checkbox"/> other: ^{presently} being restored

4. Owner of Property

name Peter and Jae Sushka

street & number 2001 Cool Spring Drive

city, town Alexandria n/a vicinity of state Virginia 22308

5. Location of Legal Description

courthouse, registry of deeds, etc. Clerk's Office, Albemarle County Courthouse

street & number n/a

city, town Charlottesville state 22901

6. Representation in Existing Surveys

title Division of Historic Landmarks has this property been determined eligible? yes no

date Survey 1985, File No. 02-1020 federal state county local

depository for survey records Division of Historic Landmarks, 221 Governor Street

city, town Richmond state VA

7. Description

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

Describe the present and original (if known) physical appearance

SUMMARY DESCRIPTION

High Meadows is located on ^{VA}Route 20 less than one-half mile from Scottsville, Albemarle County on a 19.798-acre tract of land. It consists of a one-and-one-half-story brick dwelling built between 1831 and 1832, and a two-story, 1883 stuccoed brick section. The 1883 addition more than tripled the size of the original dwelling and is connected by a frame, single-story passage which runs between and the length of both sections. This passage is the most distinctive feature of the house and the only known example of its type and period in Albemarle County. The nominated property contains one contributing building, the main residence.

ARCHITECTURAL ANALYSIS

High Meadows is situated on a small hill north of Scottsville. The house can be divided into three distinct parts which form a large rectangular block on the first level and two separate blocks on the second level. Built between 1831 and 1832, the north and earliest section is connected to an 1883 addition by a passage which runs the length of both sections. Both the 1832 section and the 1883 section are distinctly stylized dwellings. The south facade of the 1883 section serves as the front elevation of the entire dwelling. It is of brick covered with stucco and stands two stories high and three bays wide. The stucco appears to be original as exterior woodwork is built out to receive it. It has a central entrance and two-over-two, double-hung sash windows. A small, three-bay porch surrounds the main entrance and is decorated with scroll brackets and square posts. The entrance is surrounded with sidelights and transom. The 1883 section has a cross-gabled roof of slate. All four gables are decorated with scroll brackets and have rectangular, louvered vents. Many of the louvered shutters remain. Both the east and west facades have three-sided bay windows projecting at the first-floor level and two windows above. The 1883 house is connected to the 1832 section through the unusual use of a frame, one-story, longitudinal passage that extends the length of and between both sections. This weatherboard passage rests on an English basement.

The original structure faces north and is the rear of the entire dwelling. It is a one-and-one-half-story, single-pile, brick building on an English basement. Two exterior-end chimneys rise on either side of the gabled tin roof. A four-bay porch extends across the north facade and has a square section balustrade and posts. It rises from brick piles, with the eastern section enclosed for use as a garage. The north facade is three bays wide; the eastern bay is now enclosed with weatherboards. The window on this is six-over-six, double-hung sash. The window to the west of the central doorway is nine-over-nine, double-hung sash. The upper story of the west elevation has two six-pane casement windows. The first floor-plan of the house begins as a simple I-house plan in the 1883 section; rooms on either side of a central passage. This house is single-pile. All woodwork in the hall is grained in a quartered-oak, comb-graining technique including the transom and sidelight woodwork.

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/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1832 & 1883 **Builder/Architect** Peter White

Statement of Significance (in one paragraph)

STATEMENT OF SIGNIFICANCE

High Meadows consists of two separate dwellings built in two different periods, 1832 and 1883. Located less than a mile from the town of Scottsville in Albemarle County on the old Staunton and James River Turnpike, the two houses are connected by a passage which runs longitudinally between the early dwelling and the 1883 addition. Analysis of the findings of the recently completed Albemarle County intensive survey have revealed that High Meadows is the only structure in the county to have this type of connecting passage. While Castle Hill in Albemarle County is a construction of two dwellings in different periods, a hyphen, rather than a longitudinal passage connects the two at Castle Hill. High Meadows is also significant due to the presence of a ridgeboard in the 1832 section, a construction feature rarely seen in Virginia houses before the mid 1840's.

HISTORICAL BACKGROUND

The original one-and-one-half-story brick section of the house was built by Peter White between 1831 and 1832. White assembled the original acreage in a period of a year or two and by 1833 acquired more acreage on Totier Creek. The 1832 Land Book shows improvements on the parcel for the first time, the value of the house and its outbuildings being \$1200.¹ Judging from information in the Personal Property Tax Books on Peter White in the 1850's, White was a man of above average means, typical of the small farmer or merchant.² It is possible he was a merchant or professional since he owned a building in the town of Scottsville in the 1850's, had income other than from farming, and owned little land and few slaves. The Personal Property Tax Books in 1853 list among other things, 3 slaves 16 or over, 4 slaves 12 or over, 15 cattle, 1 piano or harp and \$300 worth of household furniture. The 1859 Personal Property Tax Books list 4 slaves 16 or over, 4 slaves 12 or over, 10 cattle, 1 piano, and \$150 worth of household furnishings. By 1860 White's wealth diminished significantly, he owned less land than in the 1830's and 1840's, and received no outside income in 1859.

Between 1865 and 1866, Peter White died and left a widow (presumably), Elizabeth White, who retained life interest in the property. She continued to hold the property until 1882, when she conveyed it (now 33 ¼ acres) to Charles B. Harris at which time the buildings had declined in value to \$200.

Land Tax Books and Deed Books reveal that a new two-story brick house was built ca. 1883, and was worth \$2000, and, together with the old house \$2200.³ According to oral tradition, Harris' father, Melitas Harris had come from Pennsylvania in 1835 travelling southward, deciding to remain in Scottsville because of its growing importance on the Staunton James River Turnpike. Harris ran a mercantile business in Scottsville and benefited from the prosperity of the town as a trading post well into the Civil War. This war precipitated the town's decline as a commercial center when the canal system was destroyed and many of its industrial buildings burned. Slow, steady growth characterized Scottsville's development after the war. Harris' sons continued in the mercantile business and it is

9. Major Bibliographical References

Moore, Virginia. Scottsville on the James. Charlottesville, Va.: Jarman Press, 1935.
Woods, Rev. Edgar. History of Albemarle County Virginia. Bridgewater, Va.: C.J. Carrier Co. 1964.
Land Tax Books. Albemarle County Courthouse, Charlottesville, Va.

10. Geographical Data

Acreege of nominated property 1.798
Quadrangle name Scottsville

Quadrangle scale 1:24000

UTM References

A

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

B

Zone	Easting				Northing									

C

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D

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Verbal boundary description and justification VBD: Beginning at a point approx. 400' due E from the intersection of VA 20 and 726; thence extending approx. 300' ENE; thence approx. 300' SSE; thence approx. 300' SW; thence approx. 300' NNW to point of origin. JUSTIFICATION: The bounds have been drawn to include the single contributing building and the 1.798 acres.

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

state n/a code n/a county n/a code n/a

state n/a code n/a county n/a code n/a

11. Form Prepared By

name/title Leslie Naranjo-Lupold

organization n/a

date February 1986

street & number 226-A High Street

telephone (804) 733-7981, 733-2403

city or town Petersburg,

state Virginia 23803

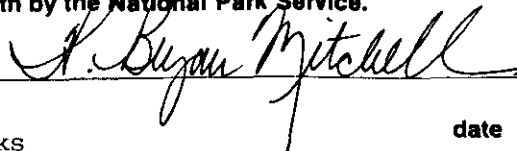
12. State Historic Preservation Officer Certification

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



title H. Bryan Mitchell,
Division of Historic Landmarks

date April 15, 1986

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**

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HIGH MEADOWS, ALBEMARLE COUNTY, VA
Continuation sheet #1

Item number 7

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7. DESCRIPTION - ARCHITECTURAL ANALYSIS

The door to the west parlor has mahogany burl graining on the panels and straight-grain mahogany graining on the stiles and rails. All baseboards, door and windowframes have mahogany burl graining. The interior louvered shutters are also grained and the window sash and mutins are decorated in dragged, reddish-orange paint. The surfaces that have had the most exposure to light are the most severely damaged. The remaining graining is in excellent condition.

This parlor has a molded plaster, circular medallion and a slate mantel with decorative stylized patterns. The stairs have a turned newel and ballustrade and were also grained. The east parlor has over-painted woodwork, a plaster medallion and a similar mantel. The fireplaces in both parlors are on interior walls. Each parlor retains its north window openings which open out to the frame passage. The second floor of the 1883 section has the same floorplan. Both rooms however have simple straight grain oak graining on all woodwork, including the mantels. There is no passage between the second floor of the 1883 and the 1832 sections. Original hardware remains throughout the 1883 section. Opposite the front entrance of the 1883 section is a doorway opening to the frame longitudinal passage which connects the older and newer dwellings. Two-over-two windows on the south wall of the 1883 section and a nine-over-nine windows on the south wall of the 1832 section open into the passage.

A central doorway from the passage leads to the center hall of the 1832 section. The west room retains its simple, late Federal woodwork including the most finely detailed mantel of the house. It has fluted square engaged columns on either side supporting an architrave with central block and molded shelf. A two-over-two, double-hung sash window is a later alteration to the west wall on the left of the mantel of the west room. The east room retains simple Federal woodwork and an original closet beneath the enclosed, quarter-turn stair. North of the east room is a small room enclosed from the porch. The original plan appears to have been a side-passage plan. The wall which divides the original hall into an east room and central hall was probably added when the addition was built in order to duplicate the symmetrical central-passage plan of the new section. The stairs are entered through a door on the east side of the hall. The upper floor retains the same plan, both rooms finished with sloped eaves. The mantels do not appear to be original. The presence of a ridgeboard in the construction of this section suggests that it was built by carpenters using new building methods, as a ridgeboard is rarely seen in Virginia houses before the mid 1840's. Access to the basement is gained by a stair beneath the main stair in the 1883 section. The floorplan of the basement beneath the 1883 section has a central passage with rooms on either side. A single two-over-two, double-hung sash window is on the south wall of the east and west rooms. The basement beneath the frame passage is one large brick-floored space with one window on the west wall. The basement beneath the early section is divided into two spaces and is entered through a central doorway into the larger room with a window on the east wall and an exterior door to the area beneath the rear porch. The room on the west has a window on the north wall. These rooms have dirt floors.

High Meadows is situated on a tract of over nineteen acres amidst a pasture encircled by wooded areas overlooking the town of Scottsville. Less than a quarter mile from its entrance off ^{VA} Route 20, it is secluded and well screened by woods and plantings along the drive.

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

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

HIGH MEADOWS, ALBEMARLE COUNTY, VA

Continuation sheet #2

Item number 8

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8. HISTORICAL BACKGROUND

said both C.B. Harris and his brother Henry invested in the High Meadow's property, but after the addition was begun, only C.B. Harris and his family moved in.

Harris was prosperous enough to build an addition onto the existing structure in the latest style incorporating the earlier structure with the later addition through the unusual use of a longitudinal passage. The floorplan of the older house was altered to reflect the symmetrical plan of the addition. The new section was decorated with grained woodwork.

Near what was the growing commercial center of Albemarle County, Scotts Landing on the James River and Kanawha Canal, High Meadows is a reflection of the mercantile society that dominated this area. High Meadows exhibits an interesting example of a vernacular domestic building type with the use of a longitudinal passage, rather than a hyphen, connecting an older and newer structure. The construction of the 1832 dwelling is significant due to its use of a ridgeboard, rarely seen in Virginia houses before the mid 1840's. The 1883 section is noteworthy in its own right, nearly all of its grained woodwork intact and in excellent condition.

High Meadows remained in the Harris family until 1920 when L.L. Hayman acquired the property and subdivided it into several parcels. According to tradition the property's name was Fairview when the Hayman's renamed the property High Meadows in the 1920's. The Melton family acquired the property in 1943 where it remained until purchased in 1985 by Peter Sushka and Jae Abbott Sushka who are carefully renovating it as a bed and breakfast inn.

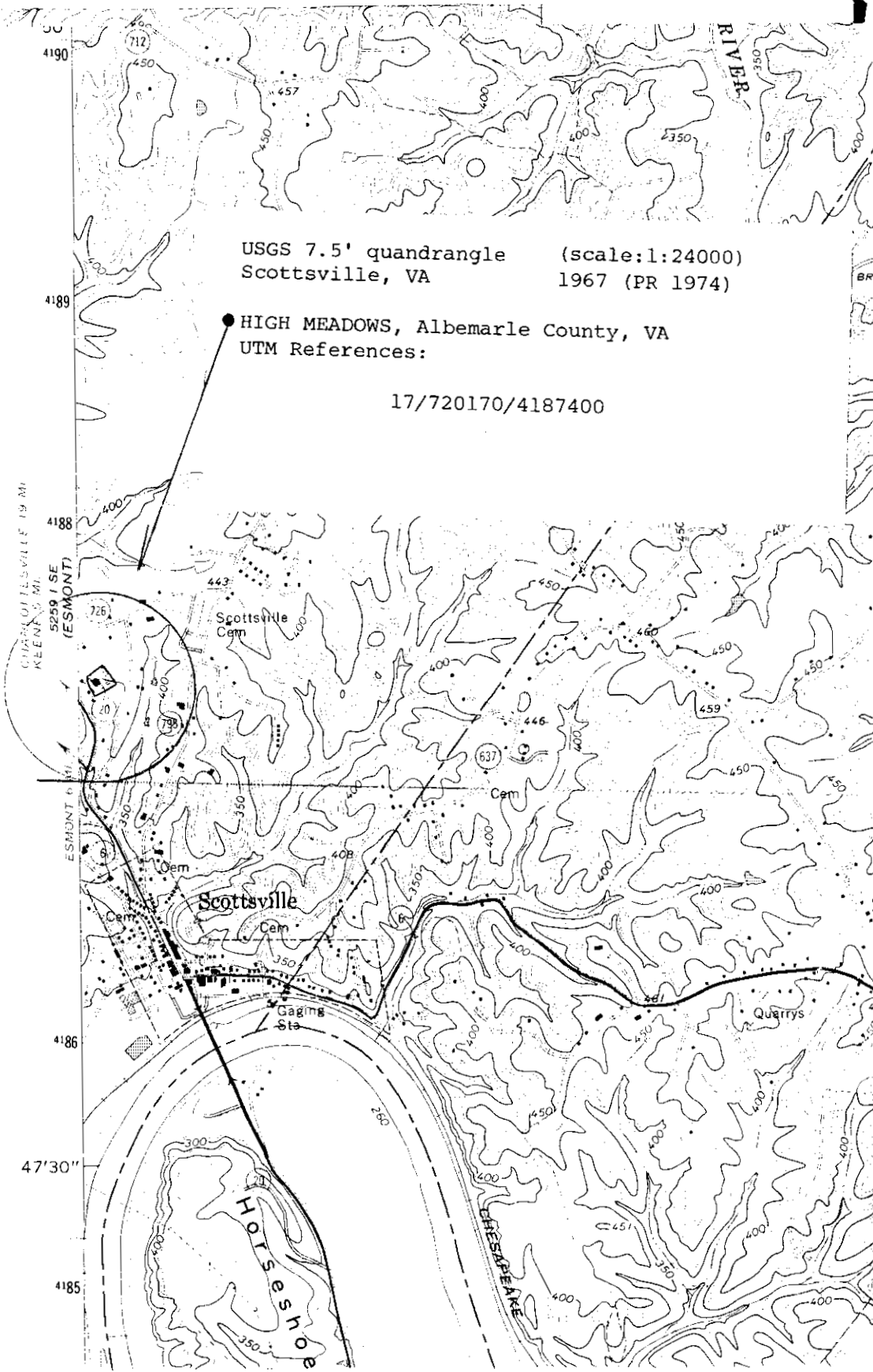
L.N.L.

Endnotes

¹Land Tax Books, Albemarle County, VA 1832.

²Personal Property Tax Books, Albemarle County, VA, 1853, 1859.

³Land Tax Books, Albemarle County, VA, 1883, 1884. Deed Book 87, p. 420-421, Albemarle County, VA, 1883.



USGS 7.5' quadrangle (scale:1:24000)
Scottsville, VA 1967 (PR 1974)

● HIGH MEADOWS, Albemarle County, VA
UTM References:

17/720170/4187400

CHARLOTTEVILLE 19 MI
KEENE 3 MI
ESMONT 6 MI
5259 1 SE
(ESMONT)

47'30"

4186

4185

4190

4189

4188

472 1 0400

BR