

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICEFOR NPS USE
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APPENDIX 4

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORMSEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**

HISTORIC

Green Springs Historic District

AND/OR COMMON

Green Springs

2 LOCATIONSTREET & NUMBER Vicinity of intersection of State Route 22
and U.S. Route 15 at Boswell's Tavern

NOT FOR PUBLICATION

CITY, TOWN

CONGRESSIONAL DISTRICT

VICINITY OF

7th

STATE

CODE

COUNTY

CODE

Virginia

51

Louisa

109

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input checked="" type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME

Multiple ownership (see continuation sheet)

STREET & NUMBER

CITY, TOWN

STATE

VICINITY OF

5 LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE
REGISTRY OF DEEDS, ETC.

Louisa County Courthouse

STREET & NUMBER

CITY, TOWN

STATE

Louisa

Virginia

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Historic American Buildings Survey

DATE

1958

☒ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDSLibrary of Congress
Prints and Photographs Division, Room 1041

CITY, TOWN

STATE

Washington

D. C.

74 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

In a very general way, Green Springs Historic District is bounded on the north by the properties fronting south onto State Route 22 between U. S. Route 15 and County Road 636; on the west by the properties fronting east onto U.S. Route 15, on the south by Foster's Creek and properties fronting north on County Roads 617 and 613; and on the east by County Roads 636 and 613. (A more specific description of the boundary is contained in item 10.) Route 626 bounds the area in the southeast.

Green Springs Historic District is an area of 14,000 acres which in broad stroke is illustrative of the Piedmont agricultural picture. Its gently rolling farmlands, broad fields and pastures, interspersed by woodlands, brush, and hedgerows are generally reminiscent of a Piedmont landscape. The terrain undulates and is ringed within a ridge which generally defines a basin interspersed with creeks and woods which help to define the farmland. The landscape is punctuated with grand manors and modest houses many with dependencies and outbuildings, a store here and there and several churches, most buildings occupying promontories luckily and strategically dispersed.

While the area shares a great deal with the Piedmont it is distinguished by the fact that it exhibits a rare concentration of good to fine rural architecture in a spectrum of styles, many with a handsome variety of outbuildings, all within an intensely attractive rural landscape which is virtually devoid of significant intrusions.

The visual amenity of the district is appreciated by traveling the roads and lanes at an easy pace. One can approach the district from the north traveling south along U.S. Route 15. Once beyond the intersection with route 22 the traveler senses a gradual but distinct descent into the basin and a little ways along, the forest cover opens up into the characteristic agricultural panorama. In easy succession, one spots Burnley Farm to the left, Grassdale on the right nestled in the trees along the basin's west ridge, then Sylvania to the left occupying a strategic knoll, then Hawkwood to the right positioned artistically on the hospitable convolutions of terrain and looking down upon a stepped terrace culminating in a duck pond.

A similar experience is developed moving in either direction on State Route 22. Coming west the traveler breaks out into a vista of farmland to the southeast as he approaches the intersection with County Road 636 with Galway and Corduroy to the right. This point is a distinct visual entry to the district as is Boswell's Tavern from the west.

The eastern limit of the district traversed by routes 636 and 613 provides a contrasting experience to that along U.S. Route 15. Rather than sweeping in a straight line over each rise, this road curves and winds, rises and descends, in a succession of contortions. The traveler here disappears momentarily into draws and creek beds

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 checked="" 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 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

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

From the earliest days of settlement, observers have noted a special quality about the area of the Green Springs. The area has been known as one of particular fertility, prosperity, and scenic attraction. The farms that it supported and the families that prospered here are a product of a distinct architectural and social history. The area's contrast to its surrounding region has been observed and noted throughout the last century and a half. Thomas R. Joynes in his Memoranda, recorded in 1810: "The lands of Hanover and part of Louisa were very poor; but in the upper part of the county there was the finest tract of wheat land I ever saw. On every side large verdant wheat-fields met and cheered the eye of the traveller."¹

The unique quality of the Green Springs tract was observed and recorded by Martin's Gazetteer of Virginia:

"This tract lies in an irregular circle of from four to six miles diameter; and far exceeds all the high land in the county, both in native fertility and in susceptibility of improvement. Its soil is dark grey, containing very little sand, or stone of any kind; and resting at a depth of 12 or 15 inches, upon a stratum of firm red clay, scarcely penetrable by water. Thus the Green Springs land avoids the two great characteristic defects of Louisa land -- too large an intermixture of sand, and too porous and gritty foundation. It is particularly suited to wheat, yielding 8 or 10 bushels seed, without manure: and capable of being made to yield 15, 20 or 30 to one. This oasis is not heavily timbered: its oak and hickory are rather stunted: it has little or no pine, and a good deal of black-jack -- elsewhere a symptom of sterility."²

Green Springs, named for the mineral spa near its center, attracted settlers from present-day Hanover and New Kent counties in the 1720's. Green Springs and surrounding parts of Louisa County were formed in 1742. Toward the end

1. "Memoranda made by Thomas R. Joynes to the States of Ohio and Kentucky, 1810," William and Mary Quarterly Historical Magazine, 10 (1902), p. 148.

2. Joseph Martin, The Gazetteer of Virginia, 1835, no page.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See continuation sheet 2.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY . C. 14,000 acres

UTM REFERENCES See continuation sheet

A			
	ZONE	EASTING	NORTHING
C			

B	ZONE	EASTING	NORTHING
D			

VERBAL BOUNDARY DESCRIPTION

See continuation sheet

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
-------	------	--------	------

STATE	CODE	COUNTY	CODE
-------	------	--------	------

11 FORM PREPARED BY

NAME / TITLE

Staff, Office of Archeology and Historic Preservation

ORGANIZATION

National Park Service

DATE:

November 10, 1977-

STREET & NUMBER

1100 L Street, N.W.

TELEPHONE

523-5464

CITY OR TOWN

Washington, D. C.

STATE

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.

FEDERAL REPRESENTATIVE SIGNATURE

TITLE

DATE _____

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE _____

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

LATEST:

DATE _____

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
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Green Springs Historic District

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PAGE 1

Schwem, John Charles & Mina Mae, Boswell's Tavern, Gordonsville, Virginia 22942

Brooks, James E., 913 10th St., N.E., Washington, D. C. 20002

Alberts, William C.K., Belle Monte, Gordonsville, Virginia 22942

Hill, Mrs. J. Murray, Route 1, Trevilians, Virginia 23170

Eubank, Mrs. Ruth, Route 2, Gordonsville, Virginia 22942

Sassano, Alfred D. and Sue R., Route 2, Box 515, Gordonsville, Virginia 22942

McWhorter, Glenn W. & Mary Jane, Route 2, Louisa, Virginia 23093

Grandstaff, James and Julie, Route 2, Gordonsville, Virginia 22942

Walton, Mrs. Elizabeth T., Pendleton, Virginia 23117

Walton Lumber Co., Mineral, Virginia 23117

Taylor, Henry, Westend, Route 1, Trevilians, Virginia 23170

Chester, Francis, Route 2, Box 102, Gordonsville, Virginia 22942

Fisher, C.F., Route 1, Gordonsville, Virginia 22942

Barton, Ruby, Route 2, Gordonsville, Virginia 22942

Smith, David and Jean P., Trevilians, Virginia 23170

Nelson, Robert and Judy, Route 2, Box 519, Gordonsville, Virginia 22942

Silberman, William C. and April, 2703 Ankemy Street, Oakton, Virginia 22124

Fisher, Russell and Ophelia, Gordonsville, Virginia 22942

Fisher, George and Jane, Gordonsville, Virginia 22942

Peers, M.F., Route 1, Trevilians, Virginia 23170

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Peers, M.F. and Norma T., Route 1, Trevilians, Virginia 23170

Cameron, Sadie, Route 1, Trevilians, Virginia 23170

Alvis, Gilliam and Brenda, P.O. Box 7147, Charlottesville, Virginia 22901

Nininger, Elgin H. and Elizabeth, Route 1, Trevilians, Virginia 23170

Dowell, W.E., Lewis and Lennie, Route 1, Box 142, Trevilians, Virginia 23170

Hill, J. Murray, Route 1, Trevilians, Virginia 23170

W.R. Grace, 62 Whittemore Avenue, Cambridge, Massachusetts 21400

Purcell, Fredericka Smith, Route 1, Trevilians, Virginia 23170

Ferebee, George S. & Jean T., Route 1, Trevilians, Virginia 23170

Norton, D. J., Gordonsville, Virginia 22942

Blum, Joseph F. and Barbara, 5612 Bismach Drive, Alexandria, Virginia

Talley, Charles L., Route 2, Box 34, Louisa, Virginia 23093

Allen, Richard C., Sylvania Farms, Gordonsville, Virginia 22942

Nolting, Elisabeth A., Bracketts Farm, Route 1, Trevilians, Virginia 23170

Reynolds, Richard S. and Virginia S., Reynolds Metal Company, Box 27003,
Richmond, Virginia

Braxton, James H., Route 1, Trevilians, Virginia 23170

Purcell, L.J., P.O. Box 308, Louisa, Virginia 23093

Commonwealth of Virginia, Department of Welfare and Institutions, Richmond, Virginia

Cooke, William A., Inc., Louisa, Virginia 23093

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Sprouse, Jack Lewis and Alice S., Route 1, Box 267-A, Gordonsville, Virginia 22943
White, Wendell E. and Carolyn J., Culpepper Star Route, Box 14-A, Front Royal, Va.
Rawlings, Stephen, Route 1, Box 265, Gordonsville, Virginia 22942
Ely, Hiram and Rae H., Hawkwood, Gordonsville, Virginia 22942
Murphy, Reginald P.W., Et al, Aspen Hill Farm, Gordonsville, Virginia 22942
Kimball, Audette L., Green Springs, Route 1, Box 266, Gordonsville, Virginia 22942
Krahenbill, Merritt C. and Doris B., Route 1, Trevilians, Virginia 23170
Hughson, Audrey, C/O Blanche Boyd, Louisa, Virginia 23093
Hughson, R.B., C/O Blanche Boyd, Louisa, Virginia 23093
Reynolds, Ronald F., Route 1, Box 127, Trevilians, Virginia 23170
Heimer, Lennert and Honne Bjorg, Route 1, Box 128, Trevilians, Virginia 23170
Wood, O.E. Jr. and Merle D. and Lance D., Route 1, Box 32A, Trevilians, Virginia 2317
Swann, Wilbur C. and Anne E., Route 1, Box 29, Trevilians, Virginia 23170
Smith, Leonard and Et Ux, Route 1, Box 32, Trevilians, Virginia 23170
Burton, W.B. and Judy Marie Johnson, Route 1, Trevilians, Virginia 23170
Pacheo, Edwin Alvin, Jr., C.O Mrs. Merle Hamilton, Rt. 1, Trevilians, Virginia 23170
Mitchell, John W. and Dorothy, Route 1, Box 34B, Trevilians, Virginia 23170
Dickinson, Bernard A., Route 1, Trevilians, Virginia 23170
Poore, Jr., J.E., C/O Mrs. J.E. Poore, Jr., Route 1, Louisa, Virginia 23093

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Walker, James G., Route 1, Trevilians, Virginia 23170
Edwards, James D. and Betty Ann, 3710 Mason Street, Fairfax, Virginia 22030
Sauer, Raymond and Marguerite, Route 1, Trevilians, Virginia 23170
Jackson, Leland and Carma, Route 1, Trevilians, Virginia 23170
Rosson, Charles and Ruth W., Route 1, Box 44, Trevilians, Virginia 23170
Wilkerson, Harrison F. and Lucy C., 1914-15 15th Street, N.W., Washington, D.C. 20009
Rosson, Charles S. and Elizabeth, Route 1, Box 43, Trevilians, Virginia 23170
Hanger, P.B. and J.N., Route 1, Trevilians, Virginia 23170
Atkins, Donald L. and Frances A., Route 1, Trevilians, Virginia 23170
Belcher, Robert M. and Minnie, 3142 Grayland Avenue, Richmond, Virginia 23221
Maddox, M.J., C/O Ralph Maddox, Route 1, Trevilians, Virginia 23170
Lain, David W., C/O Barbara Lain, Route 1, Trevilians, Virginia 23170
Webb, George W. and Lois W., Kenmuir, Route 1, Trevilians, Virginia 23170
Cameron, Carleton, Route 2, Louisa, Virginia 23093
Tyler, John, C/O Frankie Tyler, 2626 Vermont Avenue, Landover, Maryland 20785
Knowles, Fred M. and Mary Edith, Route 1, Box 47A, Trevilians, Virginia 23170
Catlett, Perry M. and Ursula F., 3101 35th Street, N.E., Washington, D. C. 20018
Dobbins, J. Lewis and Martha H., Louisa, Virginia 23093
Lain, Barbara W., Route 1, Trevilians, Virginia 23170
Gibson, James L., Route 1, Trevilians, Virginia 23170
Wood, Mattie Aubrey, Route 1, Trevilians, Virginia 23170

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Poore, Earl W. and Helen H., Route 1, Box 80B, Trevilians, Virginia 23170

Heishman, Joseph and Helen E., Route 2, Louisa, Virginia 23093

Rosson, Allie, Route 1, Trevilians, Virginia 23170

Kaslow, Herbert and F. Rita, 718 Ott Street, Harrisonburg, Virginia 22801

Bailey, J.M., Louisa, Virginia 23093

Riddell, Ethel and Richard, Route 1, Box 122, Trevilians, Virginia 23170

Curchman, Janet R., 1132 Hereford Road, Cleveland Heights, Ohio

McGhee, Misses Merrie and Helen, Route 2, Louisa, Virginia 23093

Sheehan, William M., Jr., and Muriel, Prospect Hill, Trevilians, Virginia 23170

Bentley, William and Pat, Route 1, Trevilians, Virginia 23170

Ragland, Nat - no address - may be lost land

Via, H. C., C/O Mrs. C. D. Woolrige, Route 1, Box 326, Lowry, Virginia 24570

St. John's Chapel

Berea Baptist Church

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and into forested depressions only to emerge to startling vistas west across the basin or to discoveries of historic buildings such as Glenn Burnie, Quaker Hill, Berea Baptist Church, overlooking the valley. If the traveler terminates a southward drive at Oakleigh, he is afforded a spectacular forest-framed vista north across the rapidly falling and again rising basin looking to distant ridges and, on clear days, to the Blue Ridge itself.

But the closest feeling for the character of the area is registered along the winding dirt and gravel roads bordered by post and wire fences, forested areas and open fields. Moving east along route 617 the traveler experiences yet another feeling for the area. Passing by Green Springs house itself, Green "K" acres, the traveler is moving on level ground of pastures and fields. To the north he witnesses the large picturesque red barns and silos of the Purcell farm. A short turn to the north and he descends into a forested ravine, much like a miniature deer park, and the springs for which the area was named. Emerging from this copse of trees the traveler confronts the quaint gothic church, St. John's Chapel, and moving on north, rising to farmland again near the fine diminutive colonial residence, Ionia.

One could devise similar tours for the many byways crossing the Green Springs terrain. Regardless of the direction, each would be characterized by several traits--an easy succession of manor houses and other historic buildings, sweeping vistas interspersed by forested glens and shaded creek beds, pastures alternating with meadows, an agricultural panorama and virtual absence of intrusions.

It becomes clear, that the essential nature of Green Springs Historic District is the relationship of the rural architecture to the landscape. That relationship is one of compactness and density by rural standards. The architecture is varied in design and age. Historic buildings and their auxiliaries abound. The visual relationship among buildings is immediate in many instances and in others grasped by the quick succession of traveling from one to another. Vantage points such as at Sylvania, a colonial manor near the center of Green Springs afford vistas encompassing farmbuildings and houses to a distance of as much as two miles. Sunny View and Oakleigh allow visual access to the heart of the district. Glen Burnie offers a sweeping panorama of the district and visual contact with appurtenances of a number of component complexes. Belle Monte and Corduroy, two fine houses along the northern tier of the district, look south into the interior of the district.

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- ✓ In fact, the orientation of most of the houses of the district is toward the interior basin, indicating the residents' awareness of place. There is hardly a promontory point that does not afford visual testimony of the communion of structures and landscape.

The following is a list of the buildings and house groupings in the district together with location information and architectural description. The component properties are listed in a general order of importance to the district--outstanding, contributing and non-contributing.

Outstanding

1. BOSWELL'S TAVERN (Route 22, .1 mile southeast of intersection of routes 22 and 15)

"Boswell's Tavern is an outstanding example of a Federal tavern building that is in the period of about 1790-1820."1 "This tavern and Rising Sun Tavern in Fredericksburg and Gadsby's Tavern in Alexandria are probably the most original taverns of the 18th century in Virginia."2

A clapboarded wood frame structure, the tavern is composed primarily of two rectangular blocks. The principal section rises two stories to a gable roof; a pair of exterior end chimneys serve the west side. The innkeeper's quarters, originally one and a half stories in height, is attached to the east side of the principal block; the wing was subsequently raised to two full stories. Among the intact interior features are the original stairway, the wainscoting, and the caged area between the bar and the front porch.

There is presently no above-ground evidence of the original kitchen, but the smokehouse has survived. A large frame barn stands east of the tavern.

In addition to its architectural merits, Boswell's Tavern "was a very important gathering place for the Green Springs residents and people from all over central Virginia who travelled that way; Jefferson and Lafayette, Partick Henry and many

1. Frederick D. Nichols, Professor of Architecture, University of Virginia, Transcript of Testimony in Circuit Court of the City of Richmond, Virginia, Division 1. Hiram B. Ely, et al v. William L. Luckhard, July 12, 1973, p. 214.
2. Robert A. Murdock, doctoral candidate at the University of Virginia. Transcript of Testimony in Circuit Court of the City of Richmond, Virginia, Division 1, Hiram B. Ely, et al v. William L. Luckhard, July 12, 1973, p. 31-32.

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other people of note in colonial Virginia stayed at this 1735 ordinary."³ "During the Revolutionary War the Marquis de Lafayette encamped at Boswell's Tavern before he moved to cut off the British...from the supply center at Charlottesville. The Marquis de Castellux made extensive reference to the hospitality of Boswell's Tavern and of Col. and Mrs. Boswell in his Memoirs, Travells in North America in the years 1780-1782."⁴

2. GREEN SPRINGS PLANTATION (.1 mile south of Route 617, .6 miles east of intersection with Route 15)

The original seat of the Morris family in the Green Springs District, the Green Springs Plantation was at one time an estate of 2,000 acres. The main house is a significant representative of 18th century architectural design and craftsmanship. Rectangular in plan, the main block of the wood frame dwelling rises two stories from a brick foundation to a gable roof. Two pair of exterior end chimneys provided heat for the four rooms of each story. "Besides being distinguished for its interior panelling and trim, the house contains a compact four-room plan, a deviation from the standard Virginia central hall plan."⁵ A pair of doorways located in the central of the facade's five bays, opens into a central bay which extends only half way across the house. "Exterior features alluding to the building's eighteenth century origin exist in the paneled doors, Flemish bond brick foundation and grilled basement openings, as well as the architrave window trim and the nine-over-nine and six-over-nine sash."⁶

A two-story wing abuts one side of the main block of the dwelling although it does not rise to the full height of the main block, and a small wing abuts the rear elevation.

"There is a detailed inventory of the structures at Green Springs during Richard Morris' time. The dwelling house, two stories with a full cellar was 36x34' (approximately the dimensions of the present house). The complex included: a large barn and stable, five substantial outbuildings; a quarters, oven and henhouses. Somewhat removed from the main house were: the overseer's house, seven Negro houses, and additional outbuildings."⁷ The extant structures include three small

3. Ibid.

4. National Register nomination form for Boswell's Tavern, April 28, 1969. Prepared by the staff of the Virginia Historic Landmarks Commission.

5. National Register nomination form for Green Springs Plantation, May 1972. Prepared by the staff of the Virginia Historic Landmarks Commission.

6. Ibid.

7. Ibid.

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clapboarded frame buildings set close to the house, and a cluster of wood frame farm buildings sheathed with either horizontal or vertical siding; the two principal barns are cross gabled. There are two small 20th century bungalows set well back of the farm complex.

The mineral springs from which the area derives its name were once part of this plantation. Located about one and a half miles away, the springs are no longer under the same ownership. During the occupancy of Richard Morris (c. 1740-1821) the family operated a resort at the springs. Buildings at that location included an ice house, two houses (12'x16') "at the bath," a blacksmith's shop, servant's quarters, kitchen, smokehouse, cornhouse, storehouses, and two ovens, and guest houses. The complex at the springs was abandoned and by the middle of the 19th century was in ruins.

3. HAWKWOOD (Route 15, .4 miles north of intersection of west branch of route 617)

Designed by Alexander J. Davis, a New York architect and designer of country houses, Hawkwood was built between 1852 and 1854 by Richard O. Morris, a descendant of early Green Springs settlers and a landowner who demonstrated an active interest in horticulture and scientific agriculture.

A romantic Tuscan villa of subtle asymmetrical design, Hawkwood has a gabled entrance front, with a Palladian window over the arched entrance which is linked by an arcaded veranda to the handsome Tuscan tower at the rear. There the central block is semi-octagonal and has the appearance of a secondary tower. It forms with the square tower a grouping of tower masses which is a characteristic Davis design pattern. The dramatic lines of the house are intensified by the bold projections of the cantilevered eaves, while differing heights and roof shapes provide irregularity and variety. The fabric of the house is stuccoed brick, resting on huge granite blocks. The roof is metal.

Hawkwood is one of the most important romantic country houses in America. It is the finest preserved surviving Tuscan villa by A.J. Davis, who is widely regarded as the outstanding American designer of country houses in his period. He was

8. Richard Morris Inventory, quoted in National Register nomination form for Green Springs Plantation.

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especially noted for houses in the romantic, picturesque styles, designed to be in harmony with rural landscape settings. The two principal modes of these romantic country houses were the Italianate (of which Davis was a leader in the introduction and development of both of these styles in America) and the Gothic. Of the many Italian-style villas which Davis designed (25-30), only six still remain; they are all very different and are in varying conditions.

Hawkwood is one of Davis' masterpieces. It was designed at the height of his interest in the Tuscan style, shows his skill in handling irregular composition, and embodies features characteristic of his designing. Its arcaded veranda is unique among the surviving Davis villas. Not only is Hawkwood by far the best preserved of Davis's extant Italian-style villas, but Hawkwood alone remains with its rural landscape setting intact and undisturbed by intrusive factors. A rear addition was added to the main block in 1969 but it does not impair the integrity of the house.

On the interior, high ceilinged (15½ feet) rooms radiate from an octagonal entrance hall through large, well-proportioned archways, giving an impressive feeling of openness and space flow. A handsome staircase ascends in the tower and ends in a small room with a miniature marble mantelpiece. Handsome cornices, mouldings, and marble mantelpieces adorn the principle rooms. The Wickham-Valentine House (Museum) in Richmond exhibits pieces of Victorian furniture made in New York for Richard O. Morris.

Among the outbuildings on the property is the Bachelor's Quarters which served as the original house and which also exhibits many fine qualities. The structure is a rectangular, frame building covered by a gable roof with a central cross gable. The roof was altered in the mid-19th century to give it a more romantic appearance. The principal facade consists of a five bay system with a pent roof covering a scalloped veranda which spans the length of the facade. The house is highlighted by a scalloped bargeboard eaves and a central arched window in the half story above the second story. Other outbuildings include two barns, a log house, a privy and two other buildings which served as quarters, and a smokehouse.

Hawkwood is complemented by its informal and picturesque setting. The house is sited on a knoll, and is surrounded by irregularly placed boxwood and large shade trees.

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Extensive documentation of Hawkwood exists. Davis's records in New York collections contain drawings, entries in his office Journal and Day Books, and letters from Richard O. Morris. The Morris family papers at the University of Virginia include letters from Davis and agreements, letters, and receipts from the builders. In the Valentine Museum's Cook Collection is a photograph of Davis's original front elevation for Morris. The location of the original drawing is unknown.

4. IONIA (east side of Route 640; .8 miles north of Route 613 intersection)

Ionia was originally built c.1770 by Major James Watson and is the original seat of the Watson Family who later built many other houses in the Green Springs area. The pre-revolutionary plantation house is a two-room, story-and-a-half frame dwelling with end chimneys and a gabled slate roof with dormers. The foundation is predominantly Flemish bond brickwork. It has been pointed out that the dwelling's verticality is very typical of the Virginia Tidewater area and very early Piedmont story-and-a-half houses.⁹ Ionia has had three additions during the nineteenth century to the north, west, and east sides of the original house. Little of the original structure has been altered with subsequent additions. The shed-roofed entrance porch shelters the two entrances leading to the principal rooms on the south front. Notable exterior features include three exterior end chimneys and the use of small, six-over-six sash windows with typically thick eighteenth century muntins.

The interior of the house contains original woodwork. Extensive use of oak-grained pine woodwork characterizes the western "hall" of the south front, being used on the mantel, paneled dado, the closed doors to either side of the fireplace, and on the original "built-in" corner cupboard. This room also holds a small enclosed corner stair to the half story above. The room to the east has painted wood trim with a simple mantelpiece consisting of an architrave surround, plain frieze above and capped by a molded cornice shelf. The single room in the rear ell to the north has a simple mantel with fluted pilasters. These three rooms retain their original chair rail and much of the original door and window framings.

9. Murdock, p.29

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5. WESTEND (5 miles west of Route 638, 1.2 miles south of intersection with
Route 22)

Westend is one of the outstanding examples of the Jefferson Classical Revival house in Piedmont, Virginia. It is very unusual in that it has twin or originally had twin matching flanking conservatories on each side. The one on the left has been converted to a bedroom."¹⁰

"Westend is a brick, two-story structure with hipped roof and a two-story tetra-style portico on the main, three-bay south facade. The masonry has supposedly always been painted a light color--giving the effect of a stuccoed surface. The pedimented portico is in the Tuscan Order with the caps and bases of the columns cast in iron; the facade features three-sectioned windows at either side of the entrance. One story, three-bay wings flank the central block. The front portions of both of these wings were orangeries until the latter half of the 19th century, during which the western wing was filled in and a three-sectioned projecting bay was placed on the front. The main element on the rear or north facade is a four column, Tuscan porch that extends almost the complete length of the central block.

"The central hall is divided into an entrance hall and rear stair hall by a framed opening complete with sidelights and standard Greek Revival trim. The hall is flanked on both sides by two rooms, the eastern two being separated by sliding doors. The mantels are extremely simple ones consisting of plain pilasters supporting a plain frieze and shelf and are in black marble in the two eastern rooms and in wood elsewhere. The east wing room and one of the second floor rooms have small alcoves framed by elliptical arches."¹¹

This property possesses an important complex of dependent structures--some built in a formal grouping behind the main house, with the remaining farm buildings set further back and slightly downhill from the principal cluster. The formal complex consists of the following:

office -- square plan (16'x18'), 1 story, brick, hipped roof, 1 end chimney

storage or spinning building -- square plan (16'x18'), 1 story, brick,
hipped roof, cellar

10. Murdock, p. 27

11. National Register nomination form for Westend, September 1970. Prepared by the staff of the Virginia Historic Landmarks Commission.

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kitchen -- rectangular (16'x34'), one-and-a-half stories, brick, gable roof, central chimney

quarters -- rectangular (16'x34'), one-and-a-half stories, brick, gable roof, central chimney

smokehouse -- square, one story, frame

dairy -- square (15'x16'), one story, frame, hipped roof

Among the numerous gabled frame farm buildings are a stable, feed barn (brick foundation), sheep barn, corn house, and several barns. The property also includes a frame tenant's house (square, two stories, central chimney), the ruins of a root cellar, and the sites of other farm buildings including a cattle barn.

6. BARTON HOUSE (.4 miles west of Route 15, 1 mile south of the intersection of Routes 15 and 22)

The Barton House is a good example of the small vernacular rural dwelling typical early in the 19th century and representative of the earlier phases of settlement in Green Springs.

One and a half stories in height, the wood frame Barton House is rectangular in plan, sheathed with clapboards, and finished with a seam metal gable roof. The structure stands on a brick foundation which forms a basement only under the east half of the house. Two exterior end chimneys serve the Barton House; the uppermost courses of the west chimney have been replaced. The main entrance, located on the south elevation is sheltered by a porch.

Original Federal period interiors have survived. Attached to the north or rear elevation is a small wood frame wing believed to have been added in 1930.

Also situated on the property is a wood frame shed, two small rectangular board and batten structures, and a family cemetery.

The Barton Family descended from James Flanagan who in 1747 had been granted 400 acres, including the present 142.

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7. BELLE MONTE (.4 miles north of Route 22, 1.1 miles east of intersection of Routes 22 and 15)

Built early in the 19th century, Belle Monte is a clapboarded frame structure which rises two stories in height to a gable roof. Irregular in plan, the structure is composed of a Federal period core enlarged during the last half of the 19th century by the addition of several wings. The principal entrance is marked by a one-story Greek Revival porch, while a veranda spans the west elevation of the large wing on the structure's west side.

East of the house stands a two-story frame house, two bays wide with a gable roof. Built c. 1865, the structure is L-shaped with a one-story modern shed addition along the east side of the rear wing. There is one chimney at the rear of the main or south section.

The property also contains two frame barns, one small square frame structure, an outhouse, and a rectangular frame corn crib.

8. BRACKETTS (west side of Route 638, 1.7 miles south of the intersection of Routes 638 and 22)

Bracketts is a large farm complex which has visually and structurally retained its integrity virtually intact as seen in a surveyor's map dated 1860, now located at Bracketts.

The focal building in the complex is the main dwelling, begun in the 18th century and today visually expressive of the Italianate style which dates from the middle of the 19th century. The northern portion, "constructed in 1799" is a one or one-and-a-half story structure with one room on each floor, a simple stair hall was added later.¹² ... A single story unit, now the central portion of the house, appears to have been the next addition "in approximately 1858 judging by correspondence in the Watson papers at the University of Virginia library."¹³ The final addition and a

12. Murdock, p. 25.

13. Ibid.

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change of level of about six inches appears now in the form of a two-story unit with a more elaborate stair hall and a double parlor on the first floor, and two rooms and a hall on the second. All additions must have been completed by 1860 for the house as it is outlined on the map of that date. Imposing in its dimensions and distinguished for its detailing, the main house at Bracketts is a demonstration of changing architectural craftsmanship and taste as well as a reflection of the Watson family's growth and prosperity over a period of half a century.

The property possesses an important complex of dependent structures and, in fact, the outbuildings on the 1860 map exist in place now with the exception of the ruinous icehouse, quarters, cattleyard, and necessities located behind the kitchen. There have been a few farm buildings added to the complex north of the house but none has damaged the integrity of the unit. Included within the complex are the following:

corn crib -- wood frame

shed - frame

outhouse -- frame

overseer's building - a 19th century railroad station recently moved to this property

smokehouse -- rectangular, wood frame with clapboards, gable roof, concrete footing

barns (3) -- frame, rectangular

kitchen - 1½ stories, brick, rectangular with gable roof, central chimney

slave quarters -- 1½ stories, brick, rectangular with gable roof, two interior end chimneys

office -- rectangular, wood frame, gable roof, exterior end chimneys, 18th century.

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Located near the center of Green Springs, Bracketts stands within sight of Sylvania and Westend. It is clear that the builders intended the properties to be visually connected.

9. CORDUROY (.5 miles north of Route 22, .2 miles west of the intersection of Routes 22 and 636)

Built by James Murray Vest, Corduroy appears to have been erected between 1836 and 1850. Plans for the house are believed to have been drawn by Major Crebbs a native of Green Springs. The rectangular hip-roofed, clapboarded frame dwelling is a fine illustration of the survival of an earlier style of architectural composition well into the 19th century. Important features of the interior are the front and rear halls separated by an arch, the enframements of doors and windows, and the mid-19th century mantel in the dining room.

There is said to have been a school building about 100 yards from the back of the house at the time of the Civil War. There are no extant historic dependencies.

10. EAST VIEW (4 miles south of Route 613, 2 miles southwest of the intersection of Routes 613 and 640)

A two-story, clapboarded frame dwelling covered by a hipped roof, East View is T-shaped in plan. The principal feature of the three-bay facade is a one-story Moorish style porch which shelters the entrance in the central bay. The ornate porch, supported by pairs of slender columns, is repeated on one side of the dwelling. Interior chimneys cluster near the center of the structure. Much of the original interior fabric is intact. Ample in dimensions, East View is a basically simple composition but exhibits attention to detail such as the ornamentation of the porch and the variation in window proportions on the first and second stories. The dwelling was built in 1856.

There is one modern barn situated on the property.

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11. GALWAY (north side of Route 22, .1 mile west of intersection of Routes 22 and 636)

Built c. 1850, Galway is a rectangular, two-story, clapboarded frame dwelling sheltered by a hipped roof and served by two interior chimneys. The structure measures three bays by one bay, and stands upon a high brick foundation. The principal facade is a symmetrical, formal composition focused upon a central bay which contains the main entrance with leaded glass transom and sidelights, a Tuscan porch topped by a balustrade, and a second-story window. The vertical emphasis created by the chimneys and the features of the facade's central bay is balanced by the horizontal thrust of the dwelling's mass and the ornamental cornice. Gothic Revival detailing of the facade includes the scalloped trim along the eaves, and the label molding over the doorway and the central window of the second story. The plan focuses upon a central hall, accessible by doorways on both front and rear elevations.

Built according to a basic design common as well early in the 19th century, Galway is a manifestation of the strength of architectural traditions in the area, while its blend of neoclassical and Gothic ornamentation subtly evidence the changing taste of the mid-19th century. The formality of the design, the proportions, and the detailing of Galway reveal a degree of architectural sophistication.

12. GRASSDALE (west side of Route 12, 2.1 miles south of the intersection of Routes 15 and 22)

Grassdale was built c. 1860 by James Maury Morris of Sylvania whose sister, Susan Dabney Morris Watson, built Westend. A brick structure two stories high, Grassdale consists of a principal block measuring three bays by five bays and a rear wing which form a T-shaped plan. A two-story wood frame porch in the southwest re-entrant angle appears to have been added shortly after the house was built c. 1860 and subsequently enclosed. The T-shaped plan is further varied only by a small brick entryway on the structure's west elevation.

Grassdale is covered by a hipped roof and served by three interior chimneys, the larger two of which are notable for their elaborate brick molding. Among the dwelling's distinctive features are a projecting bracketed cornice and an ornate bracketed one-story veranda which spans two sides. The focus of the principal facade is a projected central bay containing a tripartite window flanked by brick pilasters. The ornamental bracketing and sawnwork give this Italianate residence unusual elegance.

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Clustered north and west of the main house is a complex of nine dependent structures. The grouping which stands directly behind the house consists of the following:

kitchen -- two stories, rectangular plan, 2 bays by 1 bay, brick-filled half-timbered structural system sheathed with board and batten siding, hipped roof, central chimney, enclosed corner stairway.

smokehouse -- square plan, wood frame with wide flush board siding on the front elevation and clapboards on the remaining sides, steeply pitched gable roof

outhouses (2) -- frame

shed -- frame with vertical siding

Northwest of these structures is a grouping of five rectangular farm buildings all constructed of wood frame sheathed with vertical or horizontal siding and finished with gable roofs.

13. KENMUIR (east side of Route 613, .3 miles north of intersection with Route 607)

Kenmuir was built c. 1855. It is a clapboarded frame structure rising two-and-one-half stories to a steeply pitched gable roof with dormers. Its U-shaped plan creates a double gable-end front facade with a recessed entranceway containing diamond-paned windows. The strong vertical emphasis, along with the modified lancet-arched windows in the gable ends, indicate the Gothic Revival influence. The floor plan consists of a central hall flanked by two rooms on either side. The Greek Revival interior remains intact.

Situated behind the main house, the Ragland House is a small, frame structure sheathed in clapboard and covered with a gabled, tin roof. William Ragland is believed to have built the house c. 1800. A small wing is located on the side elevation. Spanning the length of the rear of the main block is a porch.

Also located on the Kenmuir property is an early smokehouse covered by a gable roof, a wood frame barn and several sheds.

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14. OAKLEIGH (north side of Route 626, .4 miles southwest of intersection of Routes 626 and 640)

Built during the third quarter of the 19th century, Oakleigh is a two-story frame dwelling resting on a brick foundation and covered by a shallow gable roof. Measuring three bays by three bays, the square plan is slightly enlarged at the rear by three small one-story wings. A shed addition (with chamfered posts and bracketed cornice) which appears to have first served as a porch, and two modern small rectangular wings at the southwest corner. The square plan is further varied only by a three-sided bay window on the west elevation which is original.

The principal facade of Oakleigh is the north gable end, distinguished for its full-length sawnwork veranda, paneled double-sheath door, and arched window in the central bay of the second story. These features, coupled with the wide bracketed cornice and two interior paneled chimneys, reveal a degree of architectural sophistication.

15. PROSPECT HILL (.1 mile north of Route 613, .4 miles west of the intersection of Routes 613 and 607)

The residence of the Overton family from the 1840's until 1909, Prospect Hill is one of the largest plantation complexes in the Green Springs area. It was begun in the 1730's but most of the surviving buildings date from the 19th century. The complex is arranged around the house which has not remained in one style but which has remnants of every style since its original foundations were laid.

Frame with clapboarding, Prospect Hill is two-and-one-half stories in height with a gable roof and an ornamental cross gable. Two-level porches span the entrance and sidefronts. A two-tiered porch spans the rear elevation.

The outbuildings, numbering twelve, date from the mid-19th century but in some cases have been altered by later additions. They include a school, a dwelling, an office, a well, a kitchen, an outbuilding known as the "Quarters," a carriage house, a stable, a tack room, and three barns. Ice house ruins are located near the smokehouse. The "Quarters" outbuilding appears to have been originally a one-room building and, at a later date, the "smokehouse" portion was added on to it. The party wall separating the two portions is covered with beaded weatherboarding and is presumably the original exterior wall of the first building.

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The construction of the outbuildings appears to be frame with brick nogging, weatherboarded exteriors, and lathed and plastered interiors. Most of the chimneys and fireplaces are brick. The closer outbuildings are one-to-two stories in height and are symmetrically arranged on either side and slightly to the rear of the main building.

Southeast of the main complex at Prospect Hill is an early 20th century manager's residence.

16. QUAKER HILL (east side of Route 613, 1.2 miles south of the intersection of Routes 613 and 695)

Frame with clapboarding, Quaker Hill (built c. 1820) is a gabled two-story dwelling with a one-story wing on the east (rear) and a one-and-one-half story frame wing on the south. A veranda spans the three-bay length of the facade and two end chimneys serve the main structure. The south wing is believed to be the oldest building in the Green Springs District. The presence of early sash, Flemish bond brickwork and a substantial exterior end chimney are characteristic of a very early 18th century style.

There are a few modern farm buildings on the property.

17. SYLVANIA (east side of Route 15, 2.4 miles south of the intersection of Routes 15 and 22)

The original structure known as Sylvania is believed to have been built by Sylvanus Morris late in the eighteenth century. An insurance map dated 1802 indicates that the house was a smaller structure, extending between the present chimney stacks which were then exterior end chimneys.¹⁴ The present structure, enlarged in the 19th century, is a rectangular, frame, two-and-one-half story building covered by a hipped roof with a central cross gable. An ell, two wings and a recent two-story portico have been added to the structure. Notable interior features include the mantelpieces and a stairhall.

14. Map in possession of Commander Allen, present owner of Sylvania.

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Located near the main house is a small, wood frame office building built in the late 18th century. One-and-one-half stories in height, the structure is covered by a steeply pitched gable roof.

East of the main house is a row of farmbuildings ranging from late 19th century barns to modern storage shelters; all are rectangular wood frame structures. A one-story concrete garage stands west of the main house.

18. WESTLANDS (south side of Route 22, .8 miles west of the intersection of Routes 22 and 636)

Westlands was built c.1856. The dwelling is a brick, two-story structure covered with a low, tin, hipped roof and served by interior chimneys. The architectural style is Italianate, exhibiting the asymmetrical arrangement typical of this style. The central bay with a tower and small balcony, as well as the bracketed cornice, dominate the principal facade. A two-bay projection extends from the entrance facade adjacent to the tower. A veranda spans the width of the tower and the remaining bay. A well landscaped lawn adds further integrity to the property.

The property also contains a large 20th century barn and several smaller farm buildings.

19. BEREA BAPTIST CHURCH (north side of Route 613, .2 miles southwest of the intersection of Route 613 and Route 637)

One story in height, the brick church is a rectangular structure covered by a hipped roof. The structure is architecturally important as an example of the transition from the Classical Revival to the Gothic style of ecclesiastical architecture. Among its principal features are lancet-arched windows, neo-classical cornice trim both on the main block and the entrance portico, and the neoclassical columns of that portico. The congregation was established in 1795, but the present structure dates from 1857. A one-story brick addition abuts the northwest side.

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20. ST. JOHN'S CHAPEL (located at intersection of Routes 617 and 638)

Built in 1888, St. John's Chapel is an excellent example of the Gothic Revival idiom expressed in vernacular architecture, popularly known as carpenter gothic. The one-and-one-half story church is dramatically characterized by its steeply pitched gabled roof. This steep pitch is repeated in the gabled vestibules. The entranceways and the grouped floor windows are lancet shaped arches. The sanctuary is lighted by a series of triangular dormers along the sides of the chapel and a single round window in the central bay of the main facade. Pilasters define the principal facade's central bay and the vestibules. These elements are further articulated by patterns of flush and diagonal siding. A noteworthy feature of the simple interior is the exposed timber truss system.

It is thought that the Overton, Morris and Watson families built this church after the Civil War as a place of worship for the neighborhood.

21. ASHLEIGH (.1 mile south of Route 22, .7 miles east of the intersection of Routes 22 and 638)

A clapboarded frame structure, Ashleigh rises two stories to a hipped roof which is sheathed with seam metal. The plan is irregular, with a veranda spanning the length of several elevations. Two chimneys serve the dwelling. The door reveals characteristics of the Greek Revival style while the diagonal patterns of siding on the bay window appear to date from c. 1875. The dwelling is believed to have been built during the last quarter of the 19th century.

22. ASPEN HILL (south side of Route 617, .2 miles east of the intersection of Route 617 and Route 15)

Built ca. 1850, Aspen Hill is a rectangular structure, three bays wide, with a one-story rear wing. Constructed of wood frame, the structure has two interior chimneys, and a veranda spanning the facade.

The property also contains six farm buildings.

23. FAIR OAKS (northwest side of Route 613, .15 miles southwest of intersection of Route 640 and Route 613)

A rectangular clapboard frame structure measuring three bays by two bays, Fair Oaks stands two stories high culminating in a hipped roof with a low-pitched cross gable.

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A one-story Classical Revival veranda in the Ionic order spans the length of the facade and another spans the rear elevation. The central bay of the facade is featured by the pediment of the cross gable and by the front door which is flanked by sidelights and topped by a glazed transom. Simple in design and treatment yet ample in scale, Fair Oaks is a good illustration of a turn-of-the-century dwelling in an agrarian community.

Five wood frame farm buildings stand near the house; there are ruins of a sixth structure as well.

Located on the same access road southeast of Fair Oaks is a one-and-a-half story wood frame dwelling with a veranda and a side wing. The roof is hipped with a cross gable, and there are two interior chimneys. The structure appears to date from the middle of the 19th century. Six barns and sheds are grouped near the house.

24. GREEN "K" ACRES (OAKLEIGH) (Route 617, .9 miles east of the intersection of Route 617 and Route 15)

Built in the late 19th century, Green "K" Acres is a frame building sheathed in clapboarding and covered with a cross gable roof. A veranda spans the length of the facade. Two interior chimneys are found within the house. The garret is lighted by pointed arched windows in each of the gables. Simple in treatment, this two-and-a-half story house is substantial in scale. A number of barns are found on the property.

25. HARD BARGAIN (1 mile southwest of the intersection of Routes 695, 636 and 613)

Built in the late 19th century, Hard Bargain is a clapboard frame, two-story building covered with a tin gable roof and served by interior chimneys. The plan is irregular with one of the three bays of the principal facade projecting from the main block. An ornate veranda spans the entrance and the remaining bay. Exemplary of the late nineteenth century "Stick Style," Hard Bargain utilizes turned finials and brackets at the ridge and eave lines of the cross gables.

26. HILL HOUSE (1 mile west of the intersection of Route 22 and 636)

A later structure than the majority of the dwellings in the Green Springs District, Hill House was built in 1918. It exhibits many of the architectural characteristics found in the late nineteenth century buildings in the area. The dwelling is a two-story-and-a-half frame with clapboarding. The tin roof is hipped with a cross

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gable capping the projecting block of the entrance facade. A veranda spans the two remaining bays of the three-bay system. The otherwise simple exterior is highlighted by an arched window in the cross gable and a trabeated entranceway.

Also situated on the property are two large barns, several sheds, and a small square frame structure with a hipped roof.

27. MIDLOCH (Route 640, .3 miles north of the intersection of Routes 617 and 640)

Midloch is a clapboarded frame, two-story dwelling with a hipped tin roof, paneled chimney stacks, and a cross gable. The gable form is repeated in the pediment over the entrance vestibules. A veranda extends the length of the central facade and exhibits later alterations. Built c. 1900, this structure demonstrates the survival of earlier building designs in the area.

In addition to the main dwelling, the Midloch property includes eleven dependent farm buildings including one square frame structure with a gable roof and a chimney. Two of the barns are modern.

Situated on the south side of Route 640, just south of the main complex is a rectangular gabled structure with a shed addition on the east side. The gable end, which faces the road, consists of three bays with a door in the central bay. Now used as a barn, the structure may have served as a store. A U.S. Department of Agriculture soil map dated 1905 identifies a structure at this site as "Medlock."

28. MILL VIEW (.7 miles southeast of Route 613, 1.3 miles northeast of intersection of Routes 613 and 64)

Mill View is composed of several components. The original dwelling, built late in the 18th century, is a clapboarded frame structure, one-and-a-half stories in height and covered by a gable roof. One exterior and chimney serves the dwelling. Mill View was later enlarged by the construction of several wings including a two-story addition abutting one side, and the interior has been largely altered.

A barn which appears to have been built early in the 20th century is located on the property.

29. PEERS HOUSE (.1 mile east of Route 638, .4 miles south of intersection of Routes 638 and 22)

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Built in 1857, the Peers House is a rectangular structure, two stories high, three bays wide and two bays deep. The roof is hipped with an ornamented cross gable providing emphasis to the central bay of the facade. The central bay is further accented by the principal entrance sheltered by a classical revival porch topped by a balustrade. A doorway flanked by sidelights provides access to the balcony. Two interior chimneys serve the dwelling.

30. PEERS HOUSE (.3 miles north of Route 22, 1.15 miles east of intersection of Routes 22 and 638)

Two stories in height, the Peers House is nearly square in plan, but is composed of two abutting rectangular sections both covered by gable roofs. The principal facade is distinguished by a gable two-story portico supported by two tiers of slender, turned columns with sawnwork capitals. Sidelights flank the main door. Built late in the 19th century, the Peers House is a good vernacular expression of the classical revival style articulated in a simple but large farm residence.

31. VILLAGE OF POINDEXTER, (centered on the intersection of Routes 613 and 640)

Centered at the intersection of Routes 613 and 640 is a picturesque grouping of structures. The most prominent building at the crossroads is Maddox's Store, a rectangular, two-story frame structure with two small wings. A one-story veranda spans the length of the facade. The structure retains a high degree of architectural integrity especially on the interior. Among its notable features are original counters, protective shutters and much of the original store equipment. Maddox's Store was built c. 1870. A modern garage stands immediately west of the store.

Across the street from Maddox's Store, on the southern corner of the intersection, is a rectangular, wood frame nineteenth century building which functioned as another commercial establishment in this area. A large frame barn stands on the east corner.

Located .1 mile west of the store on Route 613 is the Maddox House, a frame two-story dwelling of the same period featuring "stick style" brackets, a sawnwork veranda, and a two-story tripartite bay with unusual diagonal lattice work in the gable.

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A short distance southwest of Maddox House on the north side of Route 613 stands another 19th century frame dwelling (J. Williams). Two stories in height, the house is rectangular in plan with a veranda extending the length of the three-bay facade. There are two interior chimneys. The property also contains two sheds and a 20th century barn.

Located .2 miles south of the Poindexter intersection on Route 640 is a frame, two-story house with a hipped roof. The main block measures three bays by one bay with a rear wing and shed extension. There are two interior chimneys. The dwelling appears to date from the second quarter of the 19th century. The main entrance is in the Greek Revival style. Clustered near the house is a square gabled frame dependency and a shed.

32. SUNNY BANKS (.2 miles northeast of Route 640, .6 miles south of intersection of Routes 613 and 640)

Sunny Banks was built c. 1900. The dwelling is a two-story clapboarded frame structure covered by a gable roof with cross gables. The rectangular plan is varied only by a projecting three-sided bay window.

Directly across Route 640 from the access road to Sunny Banks is a large frame barn.

33. SUNNY VIEW (.2 miles northwest of Route 613, .55 miles west of intersection of Routes 613 and 607)

A two-story frame dwelling, Sunny View is covered by a gabled, tin roof with boxed cornices and returns. A tripartite projection on the entrance facade is capped with a cross gable. A one-story veranda with turned posts and a balustrade spans the length of the entrance facade and extends around the projection.

Situated near the house is a 20th century barn and cottage.

34. GLEN BURNIE (West side of Route 613, .6 miles south of intersection with Route 695)

A two-story frame dwelling built c. 1821, Glen Burnie is covered by a hipped roof with an ornamental central cross gable. A semi-octagonal projection on the structure's west (rear) elevation varies the rectangular plan, as do two hipped-roof wings which extend from the side elevations; the north wing is a recent addition. The main house, south wing and rear extension are all served by

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interior brick chimneys. The facade of the building is unusual: its three-bay system contains large tripartite windows, one under the cross gable on the second floor and two on the first floor flanking the simple one-story central portico. There are label moldings over all windows, while the two-panel front door is in the Greek Revival style. The structure has an ornamental cornice.

Within, Glen Burnie has a T-shaped hallway system with the stairs in the south hall. The interior of the main block is distinguished for the retention of its fourteen-foot ceilings, four-panel doors, Greek Revival mantels, baseboards, and door and window enframements.

The property also contains one large frame barn, a small outbuilding, one modern concrete and metal shed, and the ruins of a small brick structure.

35. BURNLEY (east of Route 15, 1.3 miles south of intersection of Route 22 and Route 15)

The main house at Burnley is a two-and-a-half story frame structure, irregular in plan. The original dwelling may have been a one-and-a-half story building at the mid-19th century which was enlarged in the 1870's by construction of the second full story and wings, and was again enlarged and altered between 1910 and 1920. This last major phase of development included construction of the main structure's cross gable (the earlier roof is still intact), a bay window on the facade, a new kitchen wing, and rearrangement of the main staircase. The two leaded glass windows which flank the off-center front door (south elevation) date from the 1870's alterations. A square frame gabled wing at the northeast corner of the dwelling appears to have once been a free-standing dependency. The house and its wings are sheathed with clapboards except for the gable field of the main block's west elevation which has been covered recently with shingles. The gable field of the east elevation contains two quarter-round windows which flank a chimney stack. A one-story veranda extends the length of the main block's front (south) elevation.

Several of the property's numerous farm structures are clustered near the main house; many of these may date from the late 19th century. Directly behind the house, to the north, is a two-story barn, rectangular in shape with a raised seam metal gable roof. The wood frame structural system is sheathed with vertical siding, and the first story of the west elevation contains two entrances for carriages or farm equipment. A central chimney serves the structure. Northeast of the house are several small rectangular frame sheds and a frame barn. To the west is a frame structure, nearly square in plan with a steeply pitched gable roof.

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Horizontal siding sheaths the gable field with vertical siding below. The structure contains stalls at the ground floor level and a loft above. Facing the house is a one-story, brick ranch-style house built in the 1970's.

The entrance to the Burnley property is marked by a small L-shaped, clapboarded frame house, one story in height with a gable roof. The structure appears to date from the second half of the 19th century. Situated along the access road between this dwelling and the main house at Burnley is a complex of barns and other farm structures. A few frame structures may date from the turn of the century, but the majority of buildings in this complex are modern.

Contributing Properties

-22

F. Fisher (.3 miles south of intersection with Route 22). House: Late 19th century-early 20th century; frame sheds.

Eubank property (south side of Route 22, across from Boswell's Tavern property. house: rectangular plan, wood frame, gable roof, corbelled chimney caps; late 19th century garage.

House - side road (U-shaped), north side of Route 22. House: rectangular, frame; late 19th century shed.

House - side road (U-shaped), at bend in road, north side of Route 22. House: two stories, three bays long, T-shaped, exterior end chimneys; late 19th century.

House - west side of Route 636; .4 miles south of Route 22 intersection. House: frame, L-shaped, gable roof, two interior chimneys, one story; late 19th century.

House - south side of Route 695, .1 mile from Route 636 intersection. House: two stories, rectangular, porch; late 19th century.

House - south side of Route 695, .9 miles east of Route 640 intersection. House: rectangular with rear wing, three bays by one bay, central chimney, being renovated (new windows); late 19th century.

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House - south side of Route 617, .6 miles west of the 640 intersection, set back .5 miles from Route 617. House: frame, one story, three bays long, brick foundation; late 19th century. Two 20th century structures on east side of access road.

House - south side of Route 617, .02 miles west of Route 640 intersection. House: two story structure, three bays long, hip roof with cross gable, seam metal roof sheathing, veranda; built c. 1870, good example of its period. Barn: 20th century.

House - east side of Route 613, .9 miles south of Route 695 intersection. House: frame, gable roof; built c. 1880.

House - west side of Route 613, .4 miles north of Route 637 intersection. House: small structure, central chimney, gable roof; late 19th century. Shed. Ruins: frame structure

Ferncliff - Route 613, vicinity of junction with South Anna River.
✓ Main House (west side): original structure believed to date from 1880, 20th century brick additions now envelope house.

House: (west side, east of main house, close to road): rectangular, frame, gable roof with steeply pitched cross gable, one-and-one-half stories; built middle of the 19th century.

Barns (west side)

House (east side, set back .4 miles): frame, two stories, brick foundation, two bays in length, gable roof, veranda across facade (north), one exterior end chimney, rear one-story wing added; house built late 19th century.

Shed and outhouse (south of house above)

Sheds (east side, east of access road): frame

Barns (east side, west of access road): 20th century complex

Structures (2): appear to be small dwellings; 20th century.

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House - Route 607, east side, .4 miles south of intersection with Route 613.

House: appears to have been built at the turn of the century. Barns: wood frame.

House - southeast side of Route 613, 1.5 miles south of intersection with Route 607.

House: two stories, central chimney, seam metal gable roof, 1920's porch;
built late in the 19th century. Barns: turn of the century.

Route 640 - east side. Fosters Creek Church (.8 miles south of Route 613 inter-
section). Small, frame structure which may date in part to early in the
20th century.

Non-contributing Properties

26

Route 695 - North side

House (across road, .1 mile west of Route 636 intersection) 1960's, large.

Houses (2), (.6 miles west of Route 636 intersection) mid-20th century.

House (1.1 miles west of Route 636 intersection) mid-20th century; two
historic dependencies.

Route 695 - South side

House (.1 mile west of Route 636 intersection) mid-20th century; garage.

Route 22 - North side

House (westernmost structure on U-shaped side road) small, non-contributing
dwelling.

House (.1 mile east of Route 638 intersection) 20th century

House (.8 miles west of the 636 intersection) 20th century, small.

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Route 22 - South side

Buttonwood (.8 miles east of intersection with Route 15); 20th century, small.

House (1 mile east of intersection with Route 15); 1950's, small.

Radar tracking station (.2 miles east of Route 638 intersection).

House (.9 miles east of Route 638 intersection), 20th century; sheds.

Route 15 - West side

"Wool and Things," craft shop (north of Barton House access road); mid-20th century, frame.

Houses (2), (south of Barton House access road); 20th century, small, rectangular.

Barn (opposite Sylvania's main complex); mid-20th century, large.

Structure (south of Barn, north of gaging station); 1970's.

House (facing intersection with east branch of Route 617); 20th century, small.

House (south of intersection with east branch of Route 617); 20th century, small.

Route 617 - west branch (west of Route 15), south side

House - east of junction with Hawkwood access road; 1930's-1940's.

House (east of above); 1920's.

Route 640 - west side

Radio tower (approximately .5 miles from Route 617 intersection).

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Route 613 - west side

House (.2 miles south of Route 695 intersection); 20th century.

House (.25 miles south of Route 695 intersection); 20th century.

House (.6 miles north of Route 607 intersection); 20th century; with contemporary sheds.

Route 613 - east side

House (.3 miles south of Route 640 intersection); small frame building; built 1920's; contemporary dependencies.

Houses (2), (west of intersection with Route 607); 20th century, small.

Route 607 - west side

Buildings (3), (.1 mile south of intersection with Route 613); 20th century, small.

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of the 18th century, the spring itself gave rise to a flourishing health spa which Thomas Jefferson noted as having "...some medicinal virtue."³

A relatively homogeneous group of settlers established themselves in the area. Descendents of several of the original families still occupy and farm the land of their ancestors creating a continuum of rural life since colonial days. In the years prior to the Civil War the area supported wheat culture rather than tobacco. Canals and railroads lowered shipping costs and expanded the market for produce. In the 1840's and 1850's, by way of Richmond, Green Springs began to supply wheat to the world market.

Two of the most prosperous early families, as well as ambitious house builders of Green Springs, are the Watsons and Morrisises. Members of the Morris family built or extended the Old Place, now Green Springs (1790), Sylvania (1738-50, with later additions), Hawkwood (1851-54), and Grassdale (circa 1860). The Watson places include Ionia (1770), Bracketts (1800-60), and Westend (1849). These and numerous other farm dwellings and plantation houses, including the colonial hostelry, Boswell's Tavern, form an assemblage of rural architecture that is remarkable in Virginia. Surviving in their unspoiled pastoral settings are important representatives of nearly every significant phase of Virginia architecture from colonial times to the 1860's. Ionia is a classic example of the traditional story-and-a-half colonial farmhouse. The Green Springs house is a well-preserved Federal-era plantation dwelling. Bracketts represents the typical Virginia homestead, added to and altered over many decades. Westend is the quintessential ante-bellum Southern plantation house, and is in the Roman Revival style fostered in the area by Thomas Jefferson. Hawkwood was designed by the nationally prominent Alexander Jackson Davis, and survives as the best preserved and only intact Tuscan-villa by that architect.^{3a} Grassdale is an outstanding Italianate country house, a rare type in Virginia. In addition to these there exists a score of other early houses as well as numerous early outbuildings, farm structures, simple country churches, and rural crossroad villages to complete the picture of an agrarian neighborhood.

Green Springs' collection of rural-type buildings is important not only on an individual structure basis, but as a group in a related historic, social, and scenic context. Unlike so many other areas of Virginia, Green Springs never

3. Thomas Jefferson, Notes on the State of Virginia, Chapel Hill, University of North Carolina Press, 1955.

3a. Court transcript, Hiram B. Ely, et al v. William L. Luckhard, Circuit Court of the City of Richmond, July 12, 1973, pp. 106-122; Davies, Jane B., "Hawkwood" (unpublished research report, 1970), (copy in archives of Virginia Historic Landmarks Commission.)

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suffered depression or serious war damage. As a result, its structures have always been well-maintained, rarely needing major restoration or repair. The rolling farmlands, as well, have been continuously cultivated and kept up, preserving a neat, pastoral setting for the buildings. The neighborhood thus survives as a uniquely distinct rural district containing outstanding examples of architecture preserved in their original context. Green Springs is a compact and gently civilized countryside where the land has been enhanced rather than despoiled by the presence of man.

The value of the Green Springs area has today been testified to by the scholarly community. The following professional opinion has been evoked:

"These buildings stand as a continuous living textbook of the history of early American architecture for about a century and have one example after another of remarkably high quality and beauty, some fairly simple examples of vernacular architecture, other much more elaborate and grand....And as a whole I think it is one of the finest groups of rural buildings that I know of anywhere....I do not know of any other area where a group of rural buildings of this uniformly high quality, a real living textbook of history of early American architecture is preserved altogether in harmony with each other and with the landscape in which they grew up....I think the historical significance of Green Springs and its group of homes is certainly unique in Virginia and probably unique in the United States as a self-contained, complete, unspoiled group. And part of the significance lies in the fact that it has never been encroached upon by any changes of substance since just before the outbreak of the Civil War. This is a place where time, anyway, has come to a complete stop, where the beauty and dignity of the American past can be studied as at Colonial Williamsburg."

These statements were given by Frederick Hartt, Professor of the History of Art, University of Virginia, in testimony in Circuit Court of the City of Richmond, Virginia, Division I, in the case of Hiram B. Ely, et al v. William L. Luckhard, July 12, 1973, pp. 82-82 in the transcript.

Frederick Hart is Paule Goodloe McIntire Professor of the History of Art, University of Virginia; Chairman of the Department of Art; seven years Chairman of the Department of Art, University of Pennsylvania; eleven years Chairman of the Department of Art, Washington University in St. Louis; member of the College Arts Association of America and formerly a member of the board; member of the American Society of Architectural Historians and the National Trust for Historic Preservation; Honorary Academician of the Academics of Art and Design in Florence, Italy; Honorary Citizen of Florence, Knight of the Crown of Italy,

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and Knight Officer of the Order of Merit of the Italian Republic for his work with the preservation of monuments and works of art following World War II and following the flood of 1966; published over 18 articles, and 9 books on art and architecture.

"....I don't think there is really in the whole South quite perhaps as complete an area in which you can see so many types of architecture in pretty much their original setting as far as we can tell....(The homes) are pretty much unchanged and where they have been changed, the alterations have not in any way detracted from the essential character of the buildings....(The) general setting....is still intact. It has not been spoiled or changed."

Statements given by Frederick D. Nichols, Professor of Architecture, University of Virginia from the transcript cited above, pp. 215-216. Dr. Nichols holds the Cary Langhorne Chair of Architecture at the University of Virginia; professor of Architecture at the University of Virginia for 23 years; Director of the Thomas Jefferson Memorial Foundation which operates Monticello; Fellow of the American Institute of Architects; twice Director of the Society of Architectural Historians.

"(Green Springs) is almost a unique example in such a precise specific concentrated area and unspoiled and that it runs the gamut....one of the really unique and special things about it....of houses, styles, date of house....I am unfamiliar with a similar area anywhere in the country, not just in Virginia, where (there is) the exposure to so many different types in such good condition....It is the space in between (the buildings) and their relationship to the site and the landscape (that) is part of (Green Springs') unique character and special quality....I say it is unique and I don't know of another similar area in this country where it is a laboratory of styles from 1775 to the 1880's and with good examples, beautifully maintained and kept and in a real relationship to the sites as they were more or less originally intended and constructed....It is this total, complete picture that is so important about Green Springs."

The above statement is from the testimony of N.J. Bosserman, Dean of the School of Architecture, University of Virginia, from the transcript cited above, pp. 256-261. Dean Bosserman has held that title for 10 years, previously having taught architectural history there for 19 years; member of the American Institute of Architects; fellow of the Royal Society of Art; Senior Fulbright Lecturer at Kingston School of Art in London and the Technische Hochschule; lectured at the University of Madrid and Oxford.

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"The Green Springs District has an incredible value as a historical document.... the individual elements, the houses and sites of the Green Springs make up a whole that is much more significant than any individual parts.... And this is true because of the continuity in terms of the historical development of the Green Springs District.... We have an uninterrupted evolution of style in design and economy from which most architecture arises and you also have a beautiful continuity. The proximity of each plantation to the next, they interlock into a whole that so much more important than the individual parts.... (Green Springs is definitely a unique entity."

The above is from the testimony of Robert A. Murdock, Executive Director of the Association for the Preservation of Virginia Antiquities and then Ph.D. candidate in the History Department of the University of Virginia, from the transcript cited above, pp. 33-34.

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Printed materials and other sources available at the Virginia Historic Landmarks Commission:

Jane B. Davies, "Green Springs in Virginia . . .," *The Victorian Society in America Newsletter*, IV, No. 6 (Summer 1971).

Thomas Jefferson, Notes on the State of Virginia, Chapel Hill: University of North Carolina Press, 1955.

Joseph Martin, The Gazeteer of Virginia, 1835.

Robert A. Murdock, "An Architectural and Historical Study of 'West End,' A Plantation House in Louisa County, Virginia," Unpublished Mss, 1970.

"Memoranda of a Journey to the States of Ohio and Kentucky, 1810,"

William & Mary College Quarterly Historical Magazine, Vol. X, No. 3 (January, 1902).

Virginia Historic Landmarks Commission Reports and files for the Green Springs District and individual properties therein.

Manuscript materials available at: The Alderman Library, University of Virginia, Charlottesville; Earl Gregg Swem Library, College of William and Mary, Williamsburg; Louisa County Court House, Louisa; and/or the Virginia State Library, Richmond:

Watson, Morris, Overton, Trevilian, Barbour, Carr, Rives, Minor, and Rawlings families' papers.

Louisa County Deed, Will, Tax, and Census Records, and Loose Papers.

U.S. Bureau of the Census, Free and Slave Inhabitants, and Agricultural schedules for the 7th and 8th census (1850 & 1860).

Record of the Hearing of July 27, 1977, at Mineral, Virginia on the Possible Redesignation of the Green Springs Historic District. Files of the Historic Sites Survey Division, National Park Service.

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A	17	752460	4216760
B	17	752320	4211540
C	17	752140	4207580
D	17	751265	4206960
E	17	748280	4206410
F	17	747060	4206860
G	17	744960	4211870
H	17	744470	4215690
I	17	747120	4217600
J	17	747740	4217610
K	17	751430	4217390

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Boundary: The boundary of Green Springs Historic District is defined by a line coterminus with the outside boundary of a set of tracts and encompassing all those component tracts.

The component tracts of land are shown on maps of the Virginia State Department of Taxation, Division of Assessment and Mapping. They are as follows:

Section 21, Green Springs District, Revised January 1, 1959 and January 1, 1971.

Tracts: 54, 56, 57, 58, 59, 60, 61, 61A, 61B, 62, 64, 64A, 72, 72D, 76, 77; only portion of parcel 78 included in the Historic District is located south of the South Anna River. Also included are parts of tracts 1A, 8 and 9 of Section 22 extending over to Section 21 and tract 7A of Section 36 extending over to Section 21.

Section 22, Green Springs District, Revised January 1, 1959 and January 1, 1971.

Tracts: 1A, 7, 7A, 7B, 7C, 7D, 7E, 8, 9, 10, 11, 12, 13, 15, 22, 23, 23A, 23B, 24, 25, 26, 26A, 31, 32, 33, 34, 35; the only portion of each of the following tracts included in the Historic District is that area located south of the South Anna River: 1, 2, 3, 4, 5, 78 (extending over to Section 22 from Section 21). Also included is tract 1 of Section 37 extending over to Section 22.

Section 36, Green Springs District, Revised January 1, 1959 and January 1, 1971.

Tracts: 1, (2, 3, 4, 5) 2, 3, 4, 5, 7, 7A, 8, 9, 11, 13, 14, 16, 17, 18, 21, 21A, 21B, 22, 23, 24, 58, 59, 60, 84. Also included are a portion of tract 1 of Section 37 extending over to Section 36 and portions of tract 58, 59, and 60 of Section 21 extending over to Section 36.

Section 37, Green Springs and Louisa Courthouse Districts, Revised January 1, 1959 and January 1, 1971.

Tracts: 1, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 19A, 19B, 20, 21, 25, 25A, 25B, 25C, 26, 26A, 27, 27A, 28, 29, 30, 31, 32, 33, 34, 35, 36, 36A, 37, 48. Also included is the portion of tracts 9 and 7 of Section 36 extending over to Section 37; the portion of tracts 9 and 9A of Section 53 extending over to Section 37; and the portion of tract 13 of Section 22 extending over to Section 37.

(CONTINUED)

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Section 52, Green Springs and Louisa Courthouse Districts, Revised January 1, 1959 and January 1, 1972.

Tracts: (1, 2, 3), 9, 13, 16, 42, 63, 79, 81, 82, 83, 84; the only portion of each of the following parcels included in the historic district is that area located north and/or northeast of the main branch of Fosters Creek: 77, 78. Also included is the portion of tracts 13 and 16 of Section 36, the portion of tract 9 of Section 37, and the portion of tracts 9, 10B, and 12 of Section 53 extending over to Section 52.

Section 53, Green Springs and Louisa Courthouse Districts, Revised January 1, 1959.

Tracts: 1, 2, 5, 6, 7, 8, 9, 9A, 10, 10A, 10B, 10C, 11, 12, 13, 36A, 37, 46, 46A, 47, 47A, 77; the only portion of each of the following tracts included in the historic district is that area located north and/or east of the main branch of Fosters Creek: 12, 77. Also included is the portions of tracts 14, 36A, and 37 of Section 37 and the portion of tract 77 of Section 52 extending over to Section 53.

Section 20

Tracts: Included are those portions of tracts 58 and 61 of Section 21 extending over to Section 20.

Section 23

Tracts: Included are those portions of tracts 23A, 24, 26, and 26A of Section 22 extending over to Section 23 and only to the east boundary of the right-of-way of Route 636.

Section 35

Tracts: Included are those portions of tracts 2 and 4 of Section 36 and the portion of tract 59 of Section 21 extending over to Section 35.

The above listing describes the component tracts of Green Springs Historic District. The boundary of the district is the line coterminous with the outside tract lines that encompass those tracts. The line is shown in green on a composite map of the above sections and tracts. That map accompanies this inventory form and is entitled, "Composite Map-Boundary of Green Springs Historic District," November 1977. The listing and map are intended to demonstrate that all the properties contained within the boundary are included, without exception in the district.

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There are several areas of the district boundary that need further clarification because they involve roads or streams and the question arises as to which side of the right-of-way or embankment constitutes the boundary. Proceeding clockwise around the boundary:

1. Route 636: Where Route 636 forms the east boundary of the district that boundary is the east edge of the right-of-way.
2. Route 613: Same as above.
3. South Anna River: Where the South Anna River is the boundary along the south edge of tract 37, Section 37, the boundary is the south bank of the river.
4. Route 626: Where Route 626 forms the south boundary along tracts 46, 46A, 47, and 47A the boundary is the south edge of the right-of-way.
5. Main Branch of Fosters Creek: Where this creek forms the south boundary through tracts 11 and 12 Section 53 and tracts 77 and 78 Section 52, the boundary is the south bank of the creek.
6. Route 613: Where Route 613 forms the extreme southwest corner of the boundary along tract 63, Section 52, the boundary is the north edge of the right-of-way.
7. Route 640: Where Route 640 forms the south boundary of tract 2 Section 36, the boundary is the south edge of the right-of-way.
8. Fielding Creek: Where the creek is the north boundary of tracts 54, 56, and 57, the boundary is the north bank of the creek.
9. Route 15: Where Route 15 forms the boundary at the northwest corner of the district, the boundary is the west edge of the right-of-way.
10. Route 22: Where Route 22 forms the boundary along the south edge of tract 72C Section 21 the boundary is the north edge of the right-of-way.
11. South Anna River: Where the river forms the north boundary of the district the boundary is the north bank of the river.

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Justification:

The boundary of the district is determined by several factors: (1) Dispersion of the component properties; (2) the close proximity of the component farm complexes; (3) the relative absence of intrusive elements; (4) the distinct and defined nature of the area.

1. Dispersion: Plotting the list of outstanding building complexes on a map indicates a definite dispersion of important buildings throughout the district. Add to these, those properties that are contributing, there is a virtual saturation of the area, by a rural perspective, of an array of good to fine quality buildings. The northern tier along Route 22 constitutes a band of properties from Boswell's Tavern east through Belle Monte, the Hill and Peers Houses, culminating in Galway and Corduroy. South of and along Route 22 is a strand of contributing and outstanding buildings from the Eubank House, through the Peers House, Ashleigh, and Westlands. The east flank with its associated road, U. S. Route 15, boast a corridor of important complexes--Barton House, Burnley, Grassdale, Sylvania, Hawkwood, and the critically placed and attractively situated Purcell Farm (part of the original Hawkwood Farm). The west flank is occupied by Hard Bargain, Glen Burnie, Quaker Hill, Ferncliff, Ionia, Poindexter crossroads, and Sunny Bank. The south tier is occupied by Oakleigh, Kenmuir, Prospect Hill, Sunny View, East View and Millview. The central axis contains Midloch, Bracketts, and West End. This is not an exhaustive list, but demonstrates the district's quality of the area as a function of the saturation and dispersal of the building complexes.

2. Proximity: In a rural context, the district exhibits a closeness of its constituent elements and a visual unity. Visually, many of the manor complexes are in easy view of one another. There is hardly a vantage point from which silos, barn or rooftops of building groupings cannot be seen. From a number of the manor houses others can be seen. In addition, easy passage on roads and lanes from one complex to another establishes a sense of proximity lending unity to the district. From flanking ridges, especially on clear days, nearly the entire basin panorama is exposed.

3. Intrusions: Intrusive elements are negligible. The most prominent features which are significantly out-of-character with the district are the tracking stations, one along Route 22 and the other along Route 640, "Wool and Things" craft shop along Route 15, and the large neo-colonial house located north of Route 695 and .1 mile west of intersection with Route 636. The remaining non-contributing features are primarily small twentieth-century houses which occupy little land and generally do not thrust themselves into view but are screened by vegetation or siting.

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4. Distinctiveness: The district is distinct from its surroundings on several accounts. First, the dispersion of outstanding and contributing buildings dissipates beyond the district line and the intervening spaces one observes along the roads outside the district are filled with incongruous features and intrusive construction. The proximity of significant buildings wanes and distances lengthen. The concentration of fine homes with additional contributing structures is diluted beyond the district. As one drives out of the district, strip development increases or billboards begin to clutter the roadside or roadside commercial enterprizes become common depending upon the route one travels. To the south lies Interstate 64 connecting Richmond to Charlottesville.

The distinctiveness of the area is also generally defined by the land forms. Green Springs is a natural basin caused by years of erosion of a volcanic intrusion. The soil developed by this process was particularly fertile and contributed strongly to the long-sustained agricultural nature of the area.

✓ The boundary generally conforms to the ridges of the basin. This is consistent, not only with the natural and landscape features of the district, but the socio-economic development of the area as well. While there are certain structures, such as Corduroy, that are not precisely on the intrusion, their age, quality, and orientation relate them clearly to the district.

Critical to the determination of the boundary are the so-called anchor points of and entrances to the district. Corduroy, Gallway, and Westlands together serve as both anchor and entry at the northeast corner of the district. Boswell's Tavern serves the same function at the northwest corner. Burnley and Grassdale flank a critical entry going south on Route 15 as do Hawkwood and Aspen Hill going north. Oakleigh serves that purpose at the southeast entry.