

VLR-12/1/99 NRHP-5/11/00

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Rivermont
other names/site number VDHR site. no. 118-0203

2. Location

street & number 205 F Street not for publication N/A
city or town Lynchburg vicinity N/A
state Virginia code VA county Lynchburg (Independent City) code 680 zip code 24505

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide X locally. (See continuation sheet for additional comments.)

M. C. ... 3/28/2000
Signature of certifying official/Title Date
VIRGINIA DEPARTMENT OF HISTORIC RESOURCES
State or Federal agency and bureau

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

Signature of commenting or other official/Title Date
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

<u> </u> entered in the National Register. <u> </u> See continuation sheet.	_____	_____
<u> </u> determined eligible for the National Register. <u> </u> See continuation sheet,	_____	_____
<u> </u> determined not eligible for the National Register.	_____	_____
<u> </u> removed from the National Register.	_____	_____
<u> </u> other (explain): _____	_____	_____

5. Classification

Ownership of Property

(Check as many boxes as apply)

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

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>1</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>2</u>	<u>0</u>	Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

2

6. Function or Use

Historic Functions

(Enter categories from instructions)

Category

Subcategory

DOMESTIC

single dwelling

Current Functions

(Enter categories from instructions)

Category

Subcategory

WORK IN PROGRESS

7. Description

Architectural Classification

(Enter categories from instructions)

Greek Revival

Materials

(Enter categories from instructions)

foundation	Brick
walls	Wood
roof	Metal
other	Stucco

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past fifty years.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1852-1904

Significant Dates

1852

Significant Person

(Complete if Criterion B is marked above)

Daniel, William, Jr.
Hutter, Edward Sixtus

Cultural Affiliation

N/A

Architect/Builder

Bailey and Lanahan (contractors)

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey

- recorded by Historic American Engineering Record

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

10. Geographical Data

Acreeage of Property approximately 1 acres

UTM References

(Place additional UTM references on a continuation sheet)

Zone Easting Northing		Zone Easting Northing	
1 17	663940 4143390	3 17	
2 17		4 17	

See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title	<u>J. Daniel Pezzoni</u>	date	<u>September 22, 1999</u>
organization	<u>Landmark Preservation Associates</u>	telephone	<u>(540) 464-5315</u>
street & number	<u>6 Houston St.</u>	zip code	<u>24450</u>
city or town	<u>Lexington</u> state <u>VA</u>		

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name	<u>Rivermont House, Inc., c/o Director, Lynchburg Historical Foundation</u>		
street & number	<u>PO Box 248</u>	telephone	<u>(804) 528-5353</u>
city or town	<u>Lynchburg</u>	state	<u>VA</u> zip code <u>24505</u>

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 16.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Project (1024-0018), Washington, DC 20503.

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Section number 7 Page 1

Rivermont
Lynchburg, Va.

NARRATIVE DESCRIPTION

Summary

Rivermont is a two-story Greek Revival frame house completed in 1852. The south-facing house has weatherboard siding under asphalt shingles (the latter are in the process of removal) and is covered by a metal-sheathed hip roof. The foundation is brick with a later stucco rendering scored to imitate ashlar. The chimneys too were brick; some portions of them had collapsed into the house in recent years, and most of the remaining brickwork has been removed prior to restoration. A one-story front porch replaces an earlier porch in the same location; a one-story back porch is missing. The two-room-deep center-passage-plan interior features high-ceilinged rooms of generous proportions. Walls and ceilings have plain plaster finishes, door and window openings have molded surrounds, and doors are four-panel. Surviving original mantels have simple Greek Revival pilaster-and-frieze compositions although some have battered jambs with eared friezes. Rivermont is in a poor state of repair both inside and out, but work undertaken by Rivermont House, Inc. since 1997 has served to stabilize the house prior to a planned restoration as a house museum.

Note: the description sections of this nomination are based in part on the author's investigations and in part on a report entitled "Architectural Investigation of Rivermont" prepared by Travis McDonald and participants in the 1998 Jefferson's Poplar Forest Restoration Field School. For a more detailed account of the physical fabric the reader should refer to the McDonald report.

Inventory

1. Rivermont. Ca. 1852. Contributing building.
2. Wall and walkway. Mid-19th through early 20th c. Contributing structure.

Exterior

A number of Rivermont's exterior features are Greek Revival in character. Wrapping around all four elevations is a dentil cornice; a similar cornice once decorated the front porch. Large tripartite windows with battered and slightly peaked surrounds dominate the front elevation, and one is used on the rear elevation. These have central six-over-six sash flanked by sidelight-like two-over-two sash. Windows on the other elevations are six-over-six sash, although most of the first-story windows have been covered with plywood to secure the building. The front entry is contained within a battered and eared surround and features a four-panel door, a transom with gridded muntins, and sidelights with original panels underneath but replacement panes (although the mortises of the former muntins remain).

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Rivermont
Lynchburg, Va.

Description (continued)

Surviving from the original front porch are tapered rectangular-section pilasters with Tower of the Winds capitals. The present porch is a modern replacement with a gable roof, square wood posts, and wood steps. The porch stands on poured-concrete piers in the locations of earlier brick ones. A one-story porch, apparently with bathrooms at its ends, formerly extended nearly from corner to corner on the rear elevation. This porch replaced an earlier one at the same location. The foundation is constructed of common-bond brickwork set in a reddish lime mortar with pencilled flush joints under later cement-based stucco. The basement was well lit by eight-over-eight sash windows. The basement is set into a perimeter well with concrete and flagstone paving and a concrete retaining wall that may incorporate some earlier brickwork. The roof preserves evidence of a balustrade on its southern edge. A notable feature is a blind or false window on the second-story west elevation between the two internal chimneys.

Interior

Rivermont features a conventional two-room-deep center-passage plan originally with a more unusual subdivision of the first-floor rear east room into a bathing room, dressing room, and passage. The house is built with circular-sawn lumber joined with cut nails and mortise-and-tenon joints. The plaster wall finishes adhere to split lath and bear evidence of historic paint and wallpaper. Floors are wood. Doors are typically four-panel hung on butt hinges with iron, porcelain, and pottery knobs. There are a few two-panel doors. Affixed to several first-floor door surrounds are decorative iron brackets for former light fixtures (perhaps kerosene).

A broad two-run stair rises in the center passage. The stair has low risers, turned balusters, and a turned newel with an unusual form at its base. The spandrel is plaster and lath. Throughout the house are Greek Revival mantels, some with plain pilaster and frieze compositions, others with battered and eared surrounds. There are at least two colonnetted mantels dating from the turn of the twentieth century, one formerly with a mirrored overmantel. The fireplaces are mostly missing on account of the collapse or removal of the chimneys. Between the first-story southwest (front) and northwest (back) rooms are large paneled pocket sliding doors. The three tripartite windows on the first floor have tripartite paneled aprons, and the six-over-six windows also have paneled aprons. The first-floor northeast room preserves traces of its original division into a bathing room, dressing room, passage, and secondary stair.

Two-panel doors are typical on the second floor, and there are tongue-and-groove closets next to the chimneys--apparently a late-nineteenth-century addition. Like the first floor the second floor has a center-passage plan, although the original arrangement is somewhat obscured by late-

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Rivermont
Lynchburg, Va.

Description (continued)

twentieth-century partitions. Common rafters and pipes for former ceiling-mounted gas light fixtures in the room below are visible in the unfinished attic. The center-passage plan of the basement reflects the upper stories. One of the rooms contains a Greek Revival mantel with a battered and eared surround. Other features include two-panel doors, plain baseboards, and plaster and lath finishes applied to the brick walls.

Site Description

Rivermont occupies an L-shaped parcel located in the block formed by F, G, Cabell and Norwood streets in Lynchburg's Daniel's Hill neighborhood. The lot slopes towards F Street on the south side and is fronted by a stone retaining wall and a sidewalk paved with vitrified patterned bricks. The wall is faced with randomly coursed stonework and has an irregular stone coping. Curved cheeks terminating in low stone piers flank a set of poured-concrete steps that rise to a late-nineteenth- or early-twentieth-century concrete walkway leading to the front entry. Running parallel to the walk on either side of it is a double line of flagstones (possibly gneiss) set on edge and protruding incompletely from the ground. This edging appears to have been associated with the original walkway.

The concrete walkway widens into a semicircle at the base of the present porch steps and abuts two concrete bases that formerly supported the newel posts of the porch steps as they were configured in the 1930s. Several flagstone pavers and curious curved indentations in the concrete suggest remnants of an earlier arrangement. Near the house are a large deciduous tree, remnants of concrete walkways, and other masonry remains possibly associated with former buildings. A sidewalk paved with large flagstones extends along the Norwood Street exposure. The other parcels on the block, all smaller than the one on which Rivermont stands, are occupied primarily by two-story Victorian dwellings of frame and brick construction. These would be contributing resources within the Daniel's Hill Historic District.

Integrity Statement

Rivermont possesses a relatively high degree of architectural integrity considering the neglect it has suffered in recent decades. The principal substantive losses to the exterior are the roof balustrade (missing since before the mid-1930s) and the front and back porches. However, sufficient photographic and architectural evidence survives to reconstruct the front porch, and the roof balustrade may be modeled on the design by William Ranlett that inspired it. The interior plan and architectural features are largely intact, although there are a number of partitions,

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**Rivermont
Lynchburg, Va.**

Description (continued)

kitchen and bathroom fixtures, and wall finishes left over from when the house was divided into apartments in the late twentieth century, and most mantels have been detached from their walls as a consequence of the removal of deteriorated chimneys. Noncontributing fabric will be removed during the restoration planned for the house, the chimneys and porches will be rebuilt, and as much as possible the house will be restored to its original appearance under professional guidance.

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Rivermont
Lynchburg, Va.

NARRATIVE STATEMENT OF SIGNIFICANCE

Summary

"The view from this house is the most extensive and beautiful one that I remember anywhere," wrote a visitor to Rivermont in 1852, shortly after its completion. Judge William Daniel Jr., a leading citizen of nineteenth-century Lynchburg, Virginia, sited his Greek Revival-style villa to afford views of the James River and the bustling heart of the city. Rivermont was considered "eminently adapted for a summer residence" on account of its capacious rooms and the unusually large windows that provided light and ventilation to the interior. In building the house contractors Bailey and Lanahan adapted details from William Ranlett's *The American Architect*, including a front portico with Tower of the Winds columns. After the Civil War Rivermont was acquired by businessman and civil engineer Major Edward S. Hutter, who followed Judge Daniel's lead in developing the Daniel's Hill neighborhood around the house (today listed in the National Register of Historic Places), and whose later Rivermont Company ranked as the city's foremost land development company at the end of the century. Although Rivermont suffered from neglect in recent decades, it has been acquired by The Rivermont House, Inc., which plans a careful restoration of the home to its antebellum grandeur.

Applicable Criteria

Rivermont is eligible for the National Register of Historic Places under Criterion C in the area of architecture for the quality of its surviving exterior and interior finishes, as described in the summary and historical background. The property is also eligible under Criterion B in the area of community planning and development for its association with William Daniel Jr. and Edward S. Hutter, who were instrumental in the early development of the Daniel's Hill Historic District, and who contributed to the growth of Lynchburg in other respects. The period of significance extends from the apparent date of completion for the house in 1852 through the death of Edward S. Hutter in 1904. Rivermont is eligible at the local level of significance. Information in support of designation appears throughout the report.

Acknowledgments

A number of individuals and organizations assisted in the preparation of this report. The nomination was sponsored by The Rivermont House, Inc. with logistical support from the Lynchburg Historical Foundation, represented by Heidi F. James and A. Cabell Crowther. Others who provided assistance included Rachel Deddens, Cissy Holton, and Betsy Johnson of the Lynchburg Historical Foundation; librarian Susan Pillow of Jones Memorial Library, Lynchburg; Langhorne Hutter Meem of Richmond; and architectural historian S. Allen Chambers

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Rivermont
Lynchburg, Va.

Statement of Significance (continued)

Jr. Staff members of the Virginia Department of Historic Resources who assisted the project included June Ellis, Marc Wagner, and Jack Zehmer.

Historical Background

Rivermont was built for Judge William Daniel Jr. (1806-1873) and his second wife, Elizabeth Hannah Cabell (1811-1892), soon after the couple's marriage in 1850. Daniel was the son of William Daniel Sr., a renowned jurist and legislator, and Margaret Baldwin Daniel. The junior Daniel was a graduate of Hampden-Sidney College and the University of Virginia, where he received a degree in law. According to his biographer and son-in-law Don P. Halsey Jr., Daniel established himself in Lynchburg where "His powers as a speaker and advocate soon attracted notice, and his position among the leaders of the bar in his section became assured." Daniel's legal style differed markedly from his father's despite the fact they shared the same name, according to Halsey. "The father wielded a mighty battle-axe, with which he dealt fierce and ponderous strokes, as he bore down with resistless force upon the point before him. The son fought with a delicate but trenchant rapier, whose keen and brightly flashing blade sought out the heart of the adversary's cause and exposed its fallacies."¹

In 1831, at age twenty-four, Daniel was elected to the state legislature, beginning his term at the height of the slavery debates that followed the Nat Turner insurrection. Daniel served four terms in the General Assembly and in 1846 he was elected to the state's Supreme Court of Appeals where he served until 1865. Lynchburg historian W. Asbury Christian wrote in 1900: "[Daniel's] great legal acquirements and the soundness of his judicial opinions gave his decisions a place with the foremost in the records of Virginia." Daniel also benefitted his adopted city as a vice-president of the Lynchburg Primary School Association and as a delegate to the railroad convention that eventually gave rise to the Lynchburg-based Virginia & Tennessee Railroad.²

In 1840 William Daniel Jr. acquired the acclaimed Federal-style house Point of Honor, located on a hillside overlooking downtown Lynchburg across Blackwater Creek, and the following year he married his first wife, Sarah Ann Warwick. Sarah died in 1845 or 1846, but she lived long enough to bear a son, John Warwick Daniel, who like his father and grandfather before him went

¹ Halsey, "Judge William Daniel Jr.," 1-6.

² Ibid., 6-9; Christian, *Lynchburg and Its People*, 94, 140-141.

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Rivermont
Lynchburg, Va.

Statement of Significance (continued)

on to a distinguished career in public life. At the time of his first wife's death, William Daniel Jr. owned 800 acres or more in the vicinity of Point of Honor, and in 1848 he sold the house and two acres. Daniel sold off portions of his landholdings over the next several years, setting in motion the early development of the Daniel's Hill neighborhood. The development had a distinctly upper-class character in its early years and numbered at least six "substantial houses" by the Civil War. In 1850 Daniel married a second time, to Elizabeth Hannah Cabell, and the couple made plans to add their own villa to Daniel's Hill.³

According to well-attested tradition, Elizabeth Daniel named her and her new husband's house Rivermont "because of the superb view of the mountains and of the river that could be seen from it." William Daniel hired the Lynchburg contracting firm Bailey and Lanahan to build the house, which combined elements from William Ranlett's late-1840s designs in *The American Architect* with standard Virginia features (see architectural analysis below). The house was ready for occupancy when William's sister Elvira Ellet visited in March 1852. Elvira's correspondence to her husband, nationally recognized engineer Charles Ellet Jr., are preserved at the University of Michigan, and coupled with a collection of letters at Jones Memorial Library in Lynchburg they provide many details on living arrangements at the house during its first decade.⁴

On her arrival in Lynchburg Elvira penned a glowing description of Rivermont. "The view from this house is the most extensive and beautiful one that I remember anywhere," she wrote to her husband. A few days later she repeated her praise of the "magnificent" views and added that the house was:

"Very pretty and convenient, and exceedingly cheerful, having so much light from the numerous large windows in all the rooms. The greatest defect is, that it is built for the summer time, or for a very warm climate. Just now it is very comfortable with large wood fires in all the rooms we use, and first rate servants to keep all in order."

All was not well in the Daniel household, however. William and his new wife experienced deep

³ Harris, "Descriptions of Point of Honor," Appendix F; Loth, *Virginia Landmarks Register*, 255.

⁴ Halsey, "Judge William Daniel, Jr.," 14; "Specifications for Rivermont House" from McDonald, "Architectural Investigation of Rivermont," 28-29.

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Rivermont
Lynchburg, Va.

Statement of Significance (continued)

marital difficulties. Elvira wrote: "Poor brother--there is something sad & strange in his condition. He has this beautiful home, lovely children, a wife long sought & loved, and yet he has no enjoyment of any of these things. I do not at all understand his position with regard to his wife--there is some mystery about it."⁵

Elizabeth and William apparently reached an understanding for they remained together until his death. In August 1857 Elizabeth's half-sister Mrs. L. E. Carrington visited and declared Rivermont comfortable in the warm weather. "There is a constant breeze sweeping over the hill," she wrote, "and the house, with its capacious and numerous windows, seems eminently adapted for a summer residence." Mrs. Carrington also made a detailed account of her daily routine at Rivermont:

"I join the family at the breakfast table every morning (often after a quiet hour in the sitting room with Mamma) frequently remaining down stairs [until late morning]. I then repair to my room, exchange my dress for a cool white wrapper, take up an agreeable book and then betake myself to the sofa--upon which, I read the hours very pleasantly away, until it grows cool in the evening--when I again join them down stairs--not often to stay long however as, most generally, I go out with sister [?] on a drive."⁶

The life of leisure at antebellum Rivermont was supported by the labor of slaves and others. In 1852 Daniel was taxed for thirty-two slaves aged seventeen and above and two between the ages of twelve and sixteen, and according to the 1860 federal census he owned forty-one slaves. Daniel also employed free labor; by Spring 1852 he had hired an Irish gardener to put the grounds around Rivermont in order. Daniel's household slaves would have worked in outbuildings located on the grounds. The contract with Bailey and Lanahan makes reference to a kitchen and smokehouse; these may have been the pair of buildings that show up on the 1877 Gray map of Lynchburg, which were located off Rivermont's east side. The front or south unit of this pair is represented as a two-story gabled building in Edward Beyer's 1855 view of Lynchburg and possibly as a hip-roofed building with an interior chimney in the more crudely rendered Peticolas sketch of Lynchburg's waterfront (both views appear in Chambers, *Lynchburg: An Architectural History*). The Gray map shows two smaller buildings located on the

⁵ Elvira D. Ellet to Charles Ellet Jr., March 8 and 10, 1852, in the Charles Ellet Jr. papers.

⁶ Letter written by Mrs. L. E. Carrington from Rivermont, August 1857, Rivermont letters.

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Rivermont
Lynchburg, Va.

Statement of Significance (continued)

Norwood Street exposure; deeds from the 1860s and 1870s make reference to Daniel's ice house and the "Ice House Road;" and Mrs. Carrington mentioned a cistern that in July 1859 was "in want of rain . . . for this is a very thirsty hill."⁷

Pictorial sources are in somewhat more agreement in their depiction of a fence that bounded the front yard. The best view is a ca. 1880 photograph taken from Rivermont looking south, which shows in the foreground an elaborate picket fence with intermittent posts and a gate with a decoratively curved top rail. The Beyer and Peticolas views appear to show the same fence or an earlier version of it. The Beyer view shows several small trees scattered around the front yard, perhaps the ones that Elvira Ellet noted in 1852 had been "planted out" and not yet grown. The ca. 1880 photograph shows fairly large evergreens at the southern end of the front yard, framing the view towards the downtown and the river, and a 1930s photograph of the front of the house shows large magnolias at its two corners.⁸

After the Civil War William Daniel returned to private practice and to a continuation of his real estate ventures on Daniel's Hill. In 1871 the brothers E. S. and J. R. Hutter prepared a "map of Judge William Daniel's Estate showing subdivisions under several surveys" and a lot sale was held in April 1872. During the post-war period Daniel's son, John Warwick Daniel (1842-1910), began his career in Virginia's political arena where he rose from state legislator to gubernatorial candidate (in 1881, he lost) to five-term U.S. senator.⁹

The E. S. Hutter involved in the Daniel's Hill neighborhood in the early 1870s was Major

⁷ Campbell County tax records; 1860 federal census, Campbell County slave schedules, p. 45; Elvira D. Ellet to Charles Ellet Jr., March 15, 1852, in the Charles Ellet Jr. papers; "Gray's New Map of Lynchburg;" Chambers, *Lynchburg: An Architectural History*, 132, 150; Lynchburg Circuit Court Deed Book Y, p. 271, and Deed Book 2, pp. 198-199; and letter written July 22, 1859 from Rivermont, Rivermont letters.

⁸ Chambers, *Lynchburg: An Architectural History*, 132, 150; "'Rivermont' House Restoration by the LHF," 16-17 (ca. 1880 and 1930s photographs). The perspective of the ca. 1880 photograph makes it difficult to tell with certainty that the fence portrayed is Rivermont's front yard fence, although this is the most likely interpretation,

⁹ Lynchburg Circuit Court chancery case #3473-36.

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Rivermont
Lynchburg, Va.

Statement of Significance (continued)

Edward Sixtus Hutter (1839-1904), a prominent civil engineer and real estate developer in Lynchburg in the late nineteenth century. "Ned" Hutter was born at the Sandusky plantation in Campbell County in 1839 to Pennsylvania native George Christian Hutter and Harriet James Risque Hutter, originally of Botetourt County. In 1859 Hutter graduated from the Virginia Military Institute, where he had pursued studies in civil engineering and mining, and enrolled in the law curriculum at the University of Virginia the following year. At Charlottesville he formed a company of students at the outbreak of the Civil War and served as its captain. In the Confederate army he attained the rank of Major of Artillery, serving most of the war as head of the Confederate arsenal at Danville, Virginia.¹⁰

After the war Hutter settled with his wife Nannie Langhorne Hutter (1842-1907) at the family's Sandusky estate and became active in the business life of the nearby city of Lynchburg. Hutter acquired the Rivermont house in 1876, although he may not have gained clear title to the property until a decade or more later. At least one source has the Hutters living in the house in 1874, perhaps as renters. Beginning in the 1870s Hutter was involved in the development of the Danielstown neighborhood surrounding Rivermont, now a major part of the Daniel's Hill Historic District.¹¹

Major Hutter is best remembered as a driving force behind the Rivermont Company, the largest land company of the city's 1880s-1890s boom era. Founded in 1890 and named after the house Rivermont, the company controlled 7,000 contiguous acres adjoining Lynchburg on the northwest. Unlike its principal competitor, the West Lynchburg Company, which was capitalized by Northern financial interests although lead initially by Lynchburger John Warwick Daniel, the Rivermont Company was run principally by local businessmen. Charles M. Blackford served as president, and Hutter surveyed and platted the company lands with curvilinear streets adapted to the topography, the first important departure from the city's century-long tradition of orthogonal planning and one of the first applications of curvilinear suburban planning in the nation, according to architectural historian S. Allen Chambers. Hutter's other major contribution was

¹⁰ Reeder, *Record of the Family and Descendants of Colonel Christian Jacob Hutter*, 12-13; Yancey, *Lynchburg and its Neighbors*, 339; and *Lynchburg News*, June 23, 1904. One account states that Hutter was born in Lynchburg.

¹¹ Lynchburg Deed Book 00, p. 215; *Lynchburg Daily Virginian*, September 6, 1877; and *Lynchburg News*, June 23, 1904.

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Rivermont
Lynchburg, Va.

Statement of Significance (continued)

the planning and construction of the Rivermont Bridge, which linked the development to the city core. Hutter's obituary credited the bridge to his "personal effort," but the Rivermont Company's chief engineer, R. Taylor Gleaves, apparently shared in its construction.¹²

A year after its formation the Rivermont Company began to experience difficulties, and in 1893 it went into receivership. A similar fate was experienced by most of the other ambitious and highly speculative development schemes of the era, in Lynchburg and throughout western Virginia, but far from vanishing without a trace the Rivermont development provided lasting benefits to Lynchburg. Today the area is esteemed the "most desirable residential area in the city," and Randolph-Macon Woman's College, attracted to the development during the boom, remains a prestigious Lynchburg institution. For his part Hutter returned to the mining focus of his college days, and with his son Edward Risque Hutter he developed iron mines in Pittsylvania County, the work he was engaged in at the time of death in 1904. The *Lynchburg News* memorialized Edward Sixtus Hutter with a lengthy obituary that included the tribute "His great business sagacity and intelligence was recognized and admitted by all who knew him."¹³

Edward and Nannie Hutter had thirteen children, several of whom died in infancy but the majority of whom were raised at Rivermont. In addition to her household duties Nannie Hutter authored a number of magazine articles and a book of poetry, published in 1898. Nannie died in 1907, and Rivermont passed to her son and daughter E. Risque and Edna Hutter. The house was sold out of the Hutter family in 1909 and went through a succession of owners, among them Ella Collins, who owned it from 1912 to 1925, and Harris Hoppenstein, who owned it from 1940 to 1961. The house remained in good condition in the mid-1930s when it was photographed by Frances B. Johnson as part of a New Deal initiative to document the nation's architectural heritage, but in later years it was divided into apartments and its condition declined.¹⁴

¹² Chambers, *Lynchburg: An Architectural History*, 302-305; *Lynchburg News*, June 23, 1904; and Elson, "Boom & Bust," 13-14.

¹³ Chambers, *Lynchburg: An Architectural History*, 306-307; *Lynchburg News*, June 23, 1904.

¹⁴ Article dated June (3 or 4), 1907, in unidentified Lynchburg newspaper; "Research on Deed--Rivermont--205 F St.," manuscript in the possession of Rivermont House, Inc.; and "A Case for the Preservation of Rivermont."

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Rivermont
Lynchburg, Va.

Statement of Significance (continued)

In 1997 the Lynchburg Redevelopment and Housing Authority gained title to the property and donated it to The Rivermont House, Inc., a non-profit corporation formed under the aegis of the Lynchburg Historical Foundation to "acquire, preserve, restore, maintain and interpret Rivermont as one of Lynchburg's most valuable historical assets." Rivermont House, Inc., has commenced the documentation and stabilization of the house in preparation for its restoration by 2005. Plans are for the house to function as a house museum in conjunction with Point of Honor, located nearby; Rivermont would interpret Lynchburg history from the mid- and late 1800s, whereas the focus at Point of Honor is on the early nineteenth century. The restoration of Rivermont is also envisioned as a boost to revitalization in the Daniel's Hill neighborhood.¹⁵

Architectural Analysis

Rivermont combines elements from designs by pattern book architect William H. Ranlett with features that were standard in large Virginia houses of the period. William Daniel Jr.'s contract with his builders, Bailey and Lanahan, specifies the primary source of the house design: Ranlett's Design No. 26, an "Italian Bracketed Villa," in volume two of his book *The Architect: A Series of Original Designs, Domestic and Ornamental Cottages and Villas Connected with Landscape Gardening, Adapted to the United States*, which was published in several editions and under different titles from 1849 to 1854. The contract called for Rivermont's roof-top balustrade, cornice, front porch columns, front entry sidelights, and various windows to be modelled on the Ranlett design.¹⁶

As built the house differed in important respects from Ranlett's Design No. 26. Ranlett's design showed an entry hall with a side extension containing the stair; Rivermont has instead a more conventional center passage with a center staircase. The front porch in Ranlett's design has Corinthian columns, whereas Rivermont's are modeled on the columns of the Tower of the Winds, built in classical Athens. Tower of the Winds columns are portrayed in Ranlett's book but in another design, suggesting that Rivermont's builders mined the book for details rather than adhering solely to Design No. 26. Architectural historians Travis McDonald and Ed Polk Douglas have suggested other sources for certain of the home's details, such as the Wickham

¹⁵ "A Case for the Restoration of Rivermont."

¹⁶ McDonald, "Architectural Investigation of Rivermont," 28-29; and Travis McDonald.

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Rivermont
Lynchburg, Va.

Statement of Significance (continued)

House in Richmond and a Federal-style mansion on Williamsburg's Duke of Gloucester Street.¹⁷

Rivermont's builders were Samuel A. Bailey and his associate, a Mr. Lanahan. Architectural historian S. Allen Chambers Jr. describes Bailey as one of antebellum Lynchburg's leading builders, responsible for the construction of prominent buildings including St. Paul's Episcopal Church (1850-51) and Second Presbyterian Church (1851-52). After the Civil War, Bailey sometimes described himself as an architect in addition to a builder. At Rivermont Bailey and Lanahan employed balloon frame construction for the sections of house wall behind the chimney piles, and perhaps elsewhere. Slender, circular-sawn studs rise uninterrupted two stories from the first-floor sill to the second-floor plate, to which they attach with mortise-and-tenon joints. Since most frame construction of the period employed heavy timber-framing, Rivermont appears to represent an early use of the new building technology. Also of note is Rivermont's original "Bathing" room, which was located in one of the rear first-floor spaces, and which evinces a desire for modernity and comfort.¹⁸

¹⁷ Ranlett, *The Architect*; Travis McDonald personal communication; and Ed Polk Douglas presentation.

¹⁸ Chambers, *Lynchburg: An Architectural History*, 131, 164, 167, and 212-213; Wells and Dalton, *The Virginia Architects*, 15.

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Lynchburg, Va.**

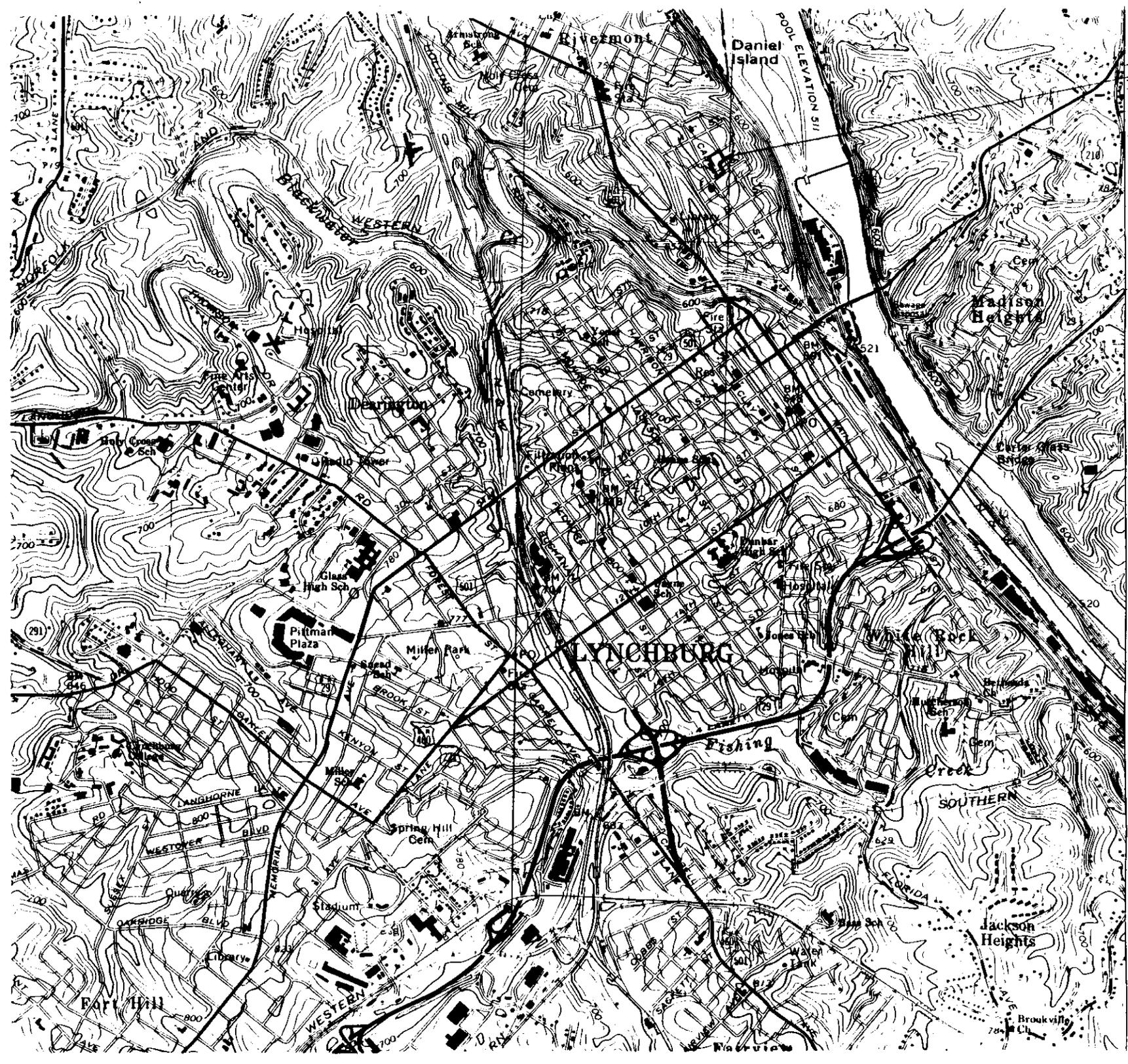
Verbal Boundary Description

The nominated parcel, an area of approximately one acre located at 205 F Street, is described in City of Lynchburg Deed Book 1017 p. 856 (November 4, 1997) as follows:

Beginning at a point on the northwest side of "F" Street 96 feet from the intersection of Cabell and "F" Streets, and running thence in a line nearly parallel with Cabell Street 159 feet in the direction of "G" Street; thence nearly at right angles 25-1/2 feet in the direction of Withers Street; thence nearly at right angles and parallel with Cabell Street 78-1/2 feet in the direction of "G" Street; thence nearly at right angles 3 feet in the direction of Cabell Street; thence nearly at right angles 32-1/2 feet in the direction of "G" Street; thence at right angles and parallel with "G" Street 196 feet to Withers Street; thence with the southwest line of Withers Street 90.2 feet in the direction of "F" Street to a 30 foot alley; thence nearly at right angles and along the line of said alley 96 feet in the direction of Cabell Street; thence nearly at right angles 167 feet in the northwest line of "F" Street; and thence with the said line of "F" Street 132 feet in the direction of Cabell Street to the point of beginning.

Boundary Justification

The nominated parcel contains the principal contributing resource, the Rivermont house, plus an associated wall along F Street in front of the house.



4144
Rivermont
Lynchburg, Va.
UTM ref. (zone 17)
1. E 663940 N 4143390

AMHERST 14 M
25'
4142
4141
4140