



PRELIMINARY INFORMATION FORM (PIF) for INDIVIDUAL PROPERTIES

DHR No. (to be completed by DHR staff) 037-5226

Purpose of Evaluation

Please use the following space to explain briefly why you are seeking an evaluation of this property.

Our home is Parcel 31 of the Sabot Hill subdivision which was originally part of the CA 1850 Sabot Hill Plantation owned by James A. Seddon. The original Sabot Hill antebellum brick barn survives and is on our parcel. We are planning to rehabilitate part of the barn to use as an art studio. Our goal is to preserve the historic significance of the barn and minimize removal of original material. The material removed would be salvaged where possible and reused elsewhere in the barn rehabilitation. Two of the exterior barn elevations (south & west) would not be altered and approximately 30% of the upper hay loft area including the surviving garret storage space and 30% of the lower stable area would also remain unchanged. We are seeking eligibility of the barn in order to be granted Virginia Rehabilitation Tax Credits.

Are you interested in applying for State and/or Federal Rehabilitation Tax Credits? Yes

Are you interested in receiving more information about DHR's easement program? No

1. General Property Information

Property name: Parcel 31 of Sabot Hill Subdivision

Property address: 799 Sabot Hill Road

City or Town: Manakin Sabot

Zip code: 23109

Name of the Independent City or County where the property is located: Goochland

Category of Property (choose only one of the following):

Building X Site Structure Object

2. Physical Aspects

Acreage: 11.365 acres

Setting (choose only one of the following):

Urban Suburban Town Village Hamlet Rural X

Briefly describe the property's overall setting, including any notable landscape features:

Our home and the Sabot Hill barn are on Parcel 31 in the Sabot Hill Subdivision. The Sabot Hill Subdivision is an equestrian neighborhood that consists of rolling hills, wooded areas, and several lakes. Most of the parcels are more than 30 acres and some are working farms.

The view of the following aerial photo is facing north. The antebellum Sabot Hill brick barn is in the foreground, our residence is in the center, and the Georgian brick home at the top of the hill is the site of the original Sabot Hill Italianate home owned by James A. Seddon.



3. Architectural Description

Architectural Style(s): **Hybrid English/Yankee Style Brick Barn with Slate Roof**

If the property was designed by an architect, landscape architect, engineer, or other professional, please list here: Unknown

If the builder is known, please list here: **Unknown**

Date of construction (can be approximate): **CA 1850**

Narrative Description:

In the space below, briefly describe the general characteristics of the entire property, such as its current use (and historic use if different), as well as the primary building or structure on the property (such as a house, store, mill, factory, depot, bridge, etc.). Include the architectural style, materials and method(s) of construction, physical appearance and condition (exterior and interior), and any additions, remodelings, or other alterations.

Our parcel in the Sabot Hill subdivision currently consists of our residence (an Arts & Crafts style custom home built in 2009 by Tuckahoe Builders), the CA 1850 Sabot Hill brick barn, and a 20th century pole barn that is used as an equipment and garden shed. There are also some abandoned structures on the northeast side of the property down a steep embankment near a creek that may have been for ice storage and one appears to be an old pumping station.

Prior to 2009, there were several other outbuildings on our parcel that originally served the 1937 Sabot Hill residence of the Reed family and consisted of equipment storage sheds, workshops, a grain silo, and a hunting lodge. With the exception of the pole barn, all outbuildings were removed when the 2009 home was built.

We currently enjoy the property as our primary residence and have added a vegetable garden for our use.

Hunting is allowed on the property by the Sabot Hill Hunters during deer season for the purpose of maintaining the deer herd in the Sabot Hill subdivision.

The CA 1850 brick barn has been modified over the years to include plumbing, electricity (separate meter), watering stations in the stalls, and a tack room with a half bath that is served by its own septic field. Our plan is to rehabilitate the barn so it may be used as an art studio. The lower part of the barn will be used for ceramics and will include pottery wheels and an electric kiln. The upper hay loft area will be used for oil painting and drawing.

Possible future plans for the property include adding a pavilion with a wood kiln.

4. Property's History and Significance

In the space below, briefly describe the history of the property, such as significant events, persons, and/or families associated with the property. Please list all sources of information used to research the history of the property. (It is not necessary to attach lengthy articles or family genealogies to this form.)

If the property is important for its architecture, engineering, landscape architecture, or other aspects of design, please include a brief explanation of this aspect.

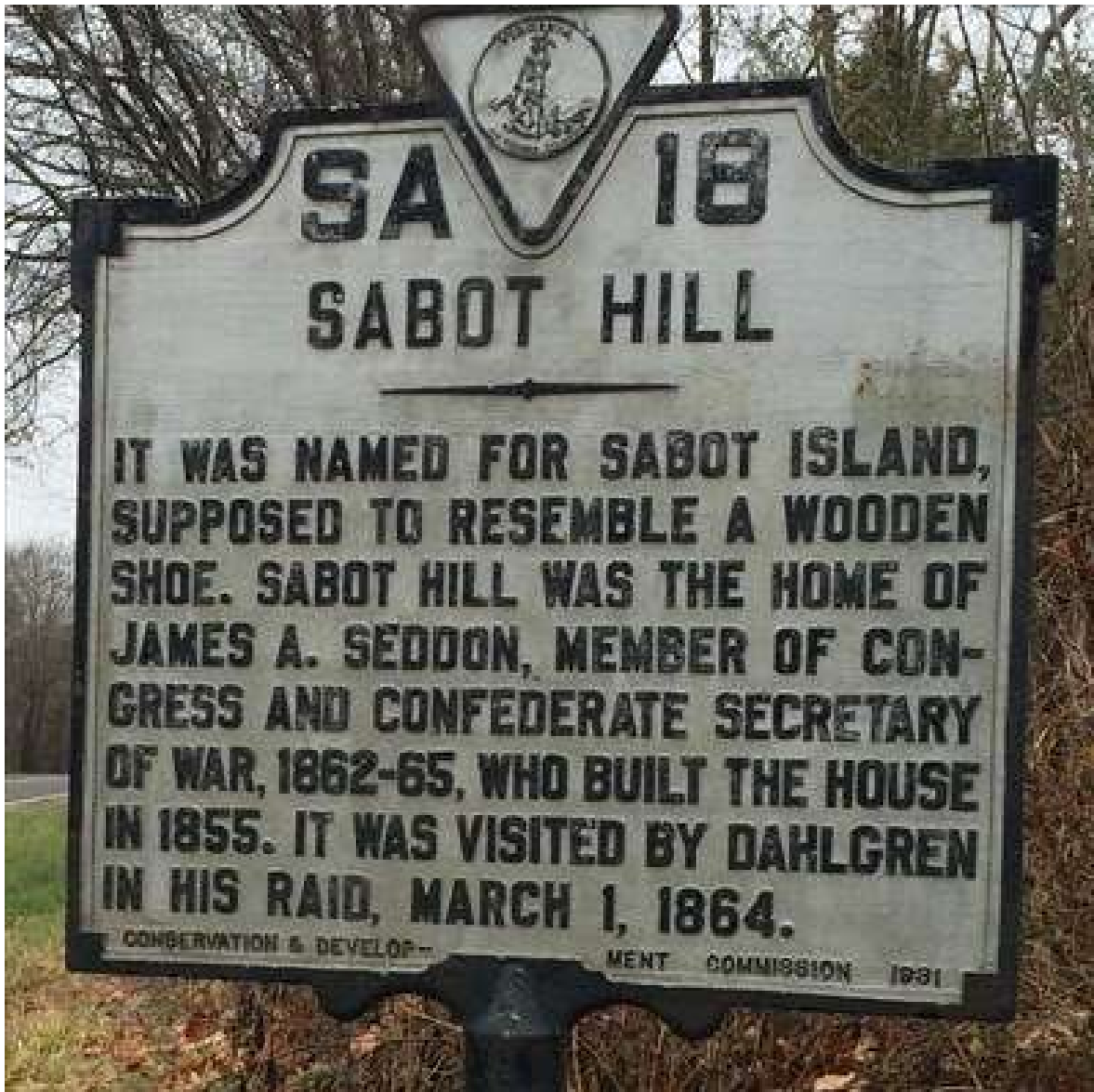
James A. Seddon, member of Congress and Confederate Secretary of War, 1862-1865, built the Sabot Hill Italianate Mansion Home in 1855. Part of Seddon's Sabot Hill Plantation is the antebellum brick barn which is located on our parcel. Seddon's Italianate Mansion burned down in the 1920's. In 1937, Baskerville and Son's designed a brick, Georgian-style mansion that was built by William T. Reed, Jr. on the same site as Seddon's home. The Reed home remains today and is now owned by John and Sarah Van Der Hyde. William T. Reed subdivided the Sabot Hill property in the early 1990's and the parcels were sold to individual homeowners. Refer to the attached History of Sabot Hill document for more details.

By word of mouth, we have learned from several Goochland residents that the barn has been repurposed several times. In addition to being used to board horses, the barn once served as a dairy and also housed mules that worked the fertile low grounds near the James River.

Examination of the barn on 6/6/2017 by Marc Wagner, Architectural Historian and Director of Capital Region Preservation for the Commonwealth of VA, revealed that the five coarse brick is original, was probably wood kiln fired on the property by local trades, and is in keeping with a CA 1850 attribution for the barn. Some of the door hardware appears to date to the late 18th century and was likely reused by the tradesmen that built the barn. The slate on the roof was most likely sourced in Buckingham County, VA. The roof structure material, design, and joinery may not be original, but is still mid to late 19th century. It is interesting to note that some of the brick in the upper hay loft appears to have had smoke damage. Possibly there was a fire that caused the roof to have to be rebuilt. The barn may have been set on fire when Ulric Dahlgren came through Sabot Hill on March 1st, 1864 on his way to free the prisoners on Belle Isle.

The Kilpatrick-Dahlgren Raid (February 28–March 3, 1864) was an ambitious attempt by Union cavalrymen to assault the lightly defended Confederate capital at Richmond, VA and free nearly 12,000 Union prisoners on Belle Isle and then destroy the city. On March 1, 1864, Dahlgren's forces reached Sabot Hill, Dover, and Eastwood Plantations in eastern Goochland County. They burned several barns and mills in the area including Dover Steam Mill whose remains stand today. Dahlgren went to Sabot Hill and James Seddon's wife answered the door and invited the Dahlgren in for some blackberry wine and Southern hospitality. She wanted to delay Dahlgren and his men because she knew that Confederate General Henry A. Wise was on his way to Richmond to warn the city. According to local Goochland folklore, Mrs. Seddon and the other quick thinking neighbors helped delay Dahlgren and allow Wise to warn Confederate forces in Richmond so Dahlgren's raid would be defeated. Colonel Ulric Dahlgren was killed and papers found on his body detailed plans to burn the city of Richmond and assassinate Confederate president Jefferson Davis and his cabinet.

Historic Marker located at River Road West (VA State Route 6 & Sabot Hill Road)



5. Property Ownership (Check as many categories as apply):

Private: X Public\Local Public\State Public\Federal

Current Legal Owner(s) of the Property (If the property has more than one owner, please list each below or on an additional sheet.)

name/title: **David A. & Marnie K. Williams**

organization: **N/A**

street & number: **799 Sabot Hill Road**

city or town: **Manakin Sabot** state: **VA** zip code: **23109**

e-mail: david@hawkins-hamilton.com telephone: **804-334-4269**

Legal Owner's Signature: _____ Date: _____

Legal Owner's Signature: _____ Date: _____

•• Signature required for processing all applications. ••

In the event of corporate ownership you must provide the name and title of the appropriate contact person.
Not applicable

Applicant Information (Individual completing form if other than legal owner of property)

Applicant is same as legal owner.

6. Notification

In some circumstances, it may be necessary for DHR to confer with or notify local officials of proposed listings of properties within their jurisdiction. In the following space, please provide the contact information for the local County Administrator or City Manager.

name/title: **John A. Budesky, County Administrator**

locality: **Goochland County**

street & number: **1800 Sandy Hook Road**

city or town: **Goochland** state: **VA** zip code: **23063**

telephone: **804-556-5811**

Supplemental Information

IL CHARACTER AND HISTORY OF SABOT HILL

A. The Natural Setting

Sabot Hill is situated on the north bank of the James River in the Piedmont Region of Virginia, on the rolling hills of Goochland County, midway between the Blue Ridge Mountains and the Chesapeake Bay. It ranges in elevation from 130 feet in the low grounds along the James River to about 300 feet above sea level at its highest point.

The James River Valley, on which Sabot Hill sits, constitutes Virginia's North-South divide as well. To the North and West, the tributaries gather from mountain springs and create a network of waterways before joining the James River as it flows to the Bay. Southward, shallow feeder streams and creeks penetrate only tentatively leaving the interior somewhat isolated.

Before the 1600's, all of Sabot Hill was mixed deciduous forest - woods having a preponderance of broadleaf trees with pines, cedars, and hollies representing minority evergreens. The countryside of Sabot Hill today is one of rolling fields intersected by wooded stream and creek valleys and long established fence rows mixed with areas of mature hardwood forest. It is a countryside of vistas, long and close, almost without exception uninterrupted by manmade features. All of this countryside overlooks the James River Valley which is almost entirely natural and undisturbed along this stretch of the river. This mix of fields, woods and wildlife habitat is laced with many streams and branches feeding wetlands, numerous small ponds, and Dover Lake - 106 acres of surface water and almost 5 miles of shoreline. This diversity of landscape, plant communities, and water provides wonderful habitat for deer, turkey, fox, rabbit, quail, squirrel, many other animals, and a rich mix of birds. Ducks, and especially geese in recent years, are regular inhabitants and frequent visitors to the numerous water sites on the property.

The climate of the Piedmont region is characterized by mild winters, temperate spring and fall, and hot summers. Winds are predominately westerly biased south in the summer and north in the winter. Rainfall average is about 44" distributed fairly evenly throughout the year and average snowfall is 14 inches, falling mostly in February.

B. History and Social Context

The nature of this land has been reflected in the social development of the region. Powhatan and Monacan Indians contested for the area's hunting until occupied by European settlers. Independent and stolid Huguenots on the south bank of the James at "Calais" looked across the river and a large island to the urbane English at "Dover". They chose the name "Sabot" for the island as its shape to the west resembled a wooden shoe of the old country. All used the river for traffic; and since river access has always been at a premium, farms developed with narrow frontage along the water course, while the necessary acreage stretched deep into the interior. Although large and self-sufficient, estates were thus cheek by jowl producing an intimate society. The passage of trade and immigrants along the river fostered the art of hospitality. By the early 1800's, Sabot Hill's low grounds were crossed by the Kanawha Canal and its bateaux brought goods and guests to and from Richmond and Virginia's prominent upper James estates: Mansfield, Rock Castle, Dingeness, Bolling Hall, Orapax, Tuckahoe, Dover and Sabot Hill. The latter was owned by Confederate Secretary of State, James W. Seddon.

In the 1920's, Mr. and Mrs. William T. Reed, Jr. assembled over 2,000 acres that included Sabot Hill and replaced Secretary Seddon's house, which had burned, with a handsome Georgian mansion, well known for the beauty of its grounds which are graced by more than 112 species of trees and shrubs, and for its hospitality. For many years its countryside has been open to riders who are neighbors, and to the hunts and sanctioned events of the Deep Run Hunt Club.

In 1966, following the death of William T. Reed, Jr., the ownership was incorporated as Sabot Hill Farm, Inc. and serious long term planning by the family as to the future land use of its property began. Already suburban sprawl and declining agriculture were an increasing reality; and the increase of these trends due to many factors indicated the possible inevitability of having to cease farming operations someday.

From the 1930's into the 1980's, Sabot Hill was farmed employing the most modern agricultural and conservation practices. Despite this, production of grain and cattle from Piedmont Virginia's red clay soils became increasingly expensive and unprofitable, along with the general decline in profitability of agriculture in Virginia and most states. At the same time, demand by friends and family members for smaller country estates, and opportunities for recreational enjoyment of the land such as riding, hunting and fishing, biking, carriage driving, walking and nature study, was increasing significantly.

In 1980, Sabot Hill began serious planning for the transition out of agriculture, resulting in a Conceptual Long Term Land Use Plan for its entire holdings. Coincident with this Conceptual Long Term Land Use Plan, protective covenants were drawn and the Sabot Hill Owners Association was established. In 1987, the Board of Sabot Hill Farm, Inc. reluctantly made the decision to cease farming operations.

C. Master Plan and Protective Covenants'

With the decision to stop farming came action to establish more specifically and assuredly the future land use and character of Sabot Hill. Sabot Hill Farm, Inc. owns 2,143 acres of land of which 1,925 acres are upland and 218 are James River low grounds. There are 106 acres in Dover Lake, 731 acres east of Dover Lake and 1,084 acres west of Dover Lake. In 1990, Sabot Hill Farm, Inc. completed the long process of having its land re-planned and rezoned from agricultural to rural residential, and/or residential use. Coincident with the rezoning process, a Master Plan was carefully developed for all of its property west of Dover Lake providing for a maximum of 52 parcels varying in size from 10 to 50 acres and averaging 21 acres.

Included under this Master Plan are the neighboring properties of Eastwood, Lebanon, Dover Green, and Cub Field - all comfortably situated in harmony with the land, unobtrusive and not conflicting with one another's views or appearance; and all of which were originally part of Sabot Hill and were conveyed to the present owners based on the Conceptual Land Use Plan. In 1991 Protective Covenants, Conditions, and Restrictions were revised to reflect the Master Plan was recorded and the Sabot Hill Owners Association made operative. All of Sabot Hill's property east of Dover Lake remains in the conceptual land use plan stage.

Overall, the area covered by the Master Plan is a most pleasing and inviting landscape, and represents the heart and perhaps the soul of the Deep Run Hunt country. The total acreage, the number of parcels and the overall density represent as conservative a development and countryside conserving plan as exists in the East and probably the United States today.

The challenge that Sabot Hill Farm, Inc. has set for itself, and with the help of the Sabot Hill Owners Association expects to fulfill is to accommodate this low but nevertheless greater number and density of farmsteads and estates while preserving the quality and character of its countryside, its natural processes, its diversity, its wildlife, its views, and the opportunities it offers for generations of fox hunting, riding, carriage driving, walking, select hunting and gunning, fishing and boating - the enjoyment of the enrichment and serenity achievable only in a countryside where man and nature are in health and harmony.

The Protective Covenants require that each parcel may be used for one single family, owner occupied primary residence, an additional small tenant or guest house and appropriate outbuildings, gardens, porches, and certain agricultural uses appropriate to a country estate; and for other agricultural, forestry, or wildlife uses which may be approved by the Architectural Control Committee; and furthermore, that no structure or improvements of any kind may be placed on a Parcel (except interior alterations of a building) and no clearing or alteration may be

done to any Parcel without the prior written approval of the Architectural Control Committee; and as a general proposition, a Parcel may not be subdivided. In addition, the Primary Residence on a Parcel may only be built in the House Site area shown on the Master Plan unless the Board, on the recommendation of the ACC, relocates the House Site because of unforeseen problems. Each Owner and Beneficial Owner covenants to keep his parcel in good repair, picked up and in good ecological condition and to obtain ACC approval of any proposed grading, construction, or modification of the landscape other than home site understory or foundation plantings, and to comply with the Protective Covenants and Rules.

The Protective Covenants further provide for an Architectural Control Committee to review all modifications and additions to the landscape of a parcel as well as all architectural designs prior to commencement of any building or change by a property owner.

The Protective Covenants further describe and provide for certain easements designed to protect certain landscape features and amenities common to the whole of the area. These easements are identified on the Master Plan and on the individual Parcel Plats or maps. Bridle trails are reserved as located on recorded plats of parcels and other portions of the property to be used only for horseback riding, running, walking, biking or jogging by permitted parties. Bridle trails may also be used for sanctioned events of the Deep Run Hunt Club and easements over them may be granted on a non-exclusive basis to the trustees of the Deep Run Bridle Path Trust. No owner may interrupt these easements. Two types of natural conservation easements, known as Strict Conservation Areas and Select Conservation Areas, are shown on the Master Plan and each Parcel Plat or map. Strict Conservation Areas are areas which must generally be kept in their natural state with livestock fenced out (unless otherwise approved by the ACC), except that bridle trails, utility easement, and ponds (with livestock access) are permitted. Select Conservation Areas are areas which are treated like Strict Conservation Areas, except that with ACC approval woods may be thinned, underbrush may be cleared and livestock may be permitted access.

The Protective Covenants further provide for annual assessments for the maintenance of roads, trails, and other common features and are set forth in their entirety to any prospective purchaser in Sabot Hill's Disclosure Packet which needs to be carefully read.