VLR Listed: 12/7/2005
NRHP Listed: 2/1/2006

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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

(Rev. 10-90)
NPS Form 10-900

OMB No. 1024-0018

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 Gordon-Baughan-Warren House

other names/site number Boyd House (preferred) VDHR #127-6167

2. Location

street & number 6303 Towana Road not for publication N/A
city or town Richmond vicinity N/A
state Virginia code VA county Richmond(City) code 760 Zip 23226

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.)

12/15/05

Signature of certifying official 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 Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:
✓ entered in the National Register
___ See continuation sheet.
___ determined eligible for the National Register
___ See continuation sheet.
___ determined not eligible for the National Register
___ removed from the National Register
___ other (explain): _____

for Signature of Keeper Edson H. Beall

Date of Action 2/1/06

5. Classification

Ownership of Property (Check as many boxes as apply)

_X_ private
___ public-local
___ public-State
___ public-Federal

Category of Property (Check only one box)

_X_ building(s)
___ district
___ site
___ structure
___ object

Number of Resources within Property

Contributing	Noncontributing	
__3__	__0__	buildings
__0__	__0__	sites
__0__	__0__	structures
__0__	__0__	objects
__3___	_0___	Total

Number of contributing resources previously listed in the National Register __0___

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

__N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: _Domestic_____ Sub___single dwelling_____

Current Functions (Enter categories from instructions)

Cat: _Domestic_____ _____ Sub___single dwelling _____

7. Description

Architectural Classification (Enter categories from instructions)

_Mid 19th-century Greek Revival_____

Materials (Enter categories from instructions)

foundation __Brick_____
roof _____Metal: Tin_____
walls _____Wood: Weatherboard_____
other _____

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

7. Summary Description:

The Boyd House is a 1-½-story frame vernacular Greek Revival dwelling situated in a park-like setting. The original portion of the house constructed ca. 1835 has been enlarged over the years in at least three building campaigns – ca. 1860, ca. 1910, and ca. 1920. The additions have maintained the original scale of the house, and most have been held to the rear so as not to overpower or obscure the original proportions. While the surrounding community has changed from agrarian to suburban, the grounds and two associated outbuildings help preserve aspects of the dwelling's original rural setting. The Boyd House, while it has evolved, still exhibits a high level of integrity on both the exterior and interior and is a rare surviving early 19th-century dwelling in the western portion of the city of Richmond.

Detailed Description:

Setting

The Boyd House, ca. 1835, is located in the western part of the City of Richmond near the University of Richmond. The house is situated on the west side of Towana Road just north of its intersection with Three Chopt Road. The 1-½-story frame dwelling is set back from the road on a deep lot (472 feet long by 170 feet wide). The manicured lawn is dotted with large magnolia, cedar, and oak trees. The house is approached by a long u-shaped asphalt driveway that is edged with cobble stones. A brick sidewalk, laid in a herringbone pattern, leads from the driveway to the front porch. Mature boxwoods line the sidewalk, and there are maple trees and large crepe myrtles planted near the house. The rear yard and gardens are separated from the front lawn by a low board fence. The tops of the fence boards are cut on a 45 degree angle. On the north side of the house is an herb and cutting garden with gravel paths edged with river rock. Two sides of this garden are enclosed by a picket fence; the house encloses the third side of the garden. The pickets are of alternating heights and there are decorative caps on the posts. At the north end of this garden is a rose arbor and gate that leads to the rear lawn. The rear lawn gently slopes to the west in a series of terraces. The rear lawn is edged with large trees and planting beds. A second gate in the west side of the picket fence opens onto a flagstone walk that circles the rear of the house to a semi-circular landing at the rear steps. There is a millstone in the center of the landing. The garden between the main house and the guest house is enclosed by an additional run of board fencing with boards cut on the diagonal.

Primary Dwelling

The Boyd House as it appears today is a 1-½-story, seven-bay, irregular plan, frame dwelling. The original portion of the house, the northeast section, was built ca. 1835 as a 1-½-story, three-bay, single-pile, hall-and-parlor dwelling. A series of additions were made to the south and west of the core dwelling between ca. 1835 and 1921 when Sanborn maps show that the building had achieved its current configuration. It is difficult to discern the exact sequence and dates of the additions because the structural systems of these sections are concealed. However, the basement configuration, unique casing and surviving exterior elements suggest that the two rooms directly west of the original dwelling were added between 1858 and 1896 when Benjamin Baughan occupied the house. The two rooms to the south appear to have been constructed between 1904 and 1911 during George A. Lyle's ownership. It was during George Warren's occupancy of the house that the substantial additions were made to the south and west of the original dwelling. In 1976 and 1982, the current owners made changes to the kitchen portion of the house. These alterations included the removal of walls and the addition of a fireplace and bay window.

Exterior

The facade or east elevation is seven bays wide with an asymmetrical composition. The main block of the façade is composed of a central entrance flanked by two windows. There is a slightly recessed two-bay addition to the south. The entrance is emphasized by a one-story, one-bay pedimented porch. There are engaged pilasters at the face of the dwelling and square posts with square capitols and molded bases at the leading edge and a picket balustrade at the sides. The windows on the façade are all six-over-nine, double-hung wood sash. The front entrance is a single-leaf, six-panel wood door with a four-light transom above. There are two pedimented dormers on the façade with eight-over-eight, double-hung wood sash windows. The majority of the remaining windows on the house are six-over-six double-hung wood sash. There are six-light casement windows at the northwest corner and mixture of two-over-two, four-over-four and six-over-two double-hung wood sash windows on the south and west elevations of the additions on the south end of the house. The windows and door have flat trim with a beaded edge. There are exterior shutters at the windows with cast iron shutter hooks. The building for the most part is set on a low stretcher bond brick foundation. The additions at the southeast corner were set on piers that have been in-filled with a continuous foundation. The entire building is clad with lapped wood siding with corner boards. There is a box cornice with a plain frieze on the entire house with returns in the gable ends. The

complex roof is composed of a series of intersecting gables and sheds and is clad with standing-seam metal. The dwelling has five chimneys. There are two exterior-end chimneys on the north elevation, an exterior chimney (added in 1976) on the west elevation, and two interior chimneys. The oldest chimney, ca. 1835, at the east end of the north elevation, is constructed of brick laid in a five-course American bond pattern. It has a five-course corbeled brick base and stepped shoulders. There is a rear porch that wraps around the northwest corner of the house. This porch has paired square posts (triple at the corners) with heavy brackets at the top. The square posts are bisected by the continuous top rail of the balustrade which is composed of low, widely spaced piers.

Interior

The basement is composed of two rooms at the northeast corner; the remainder is unexcavated crawl space. The walls of the basement are exposed brick, except for the southwest corner, which is concrete block. The exposed floor joists and beam appear to have been cut with a reciprocating saw. The door between the two rooms appears to have been the original access door to the basement because evidence suggests that the current interior basement stairs are a later addition. The space currently occupied by the stair appears to have originally been a closet.

The first floor of the house is composed of thirteen rooms. The front door opens into the hall of the original section of the house, which had a single parlor to the north and a matching exterior door in the west elevation. The enclosed winder stair is tucked into the southwest corner of the hall. There was a closet under the stair that is now occupied by the stair to the basement. The parlor to the north has two windows in the east elevation and a fireplace at the north end. French doors have been added at the north end to access the gardens, and there were likely two windows in the west elevation that have been obscured by later additions. The opening between the hall and parlor has a mortise-and-tenoned six-paneled door. The two original rooms have beaded trim with a molded back band. The mantel has a molded shelf with fluted pilasters. The floors in the hall and parlor are oak but the original pine floors are visible from the basement. The walls and ceilings are plaster.

The two rooms directly west of the original hall and parlor appear to have been the first additions, likely made ca. 1860 during the ownership of Benjamin Baughan. They are accessed by what was an exterior door at the west end of the hall. There is a grade difference in the floor levels between the original dwelling and this early addition. These two rooms are unified by door and window casings composed of a flat member with a beveled back band. The fireplace in the north wall has been

covered over on the interior. There is a nine-over-six window in the west wall (apparently the sash were reversed at some point in time). The rest of the rooms were added between 1902 and 1921 but the exact order is not known. However the variations in trim would suggest the additions were not part of a single building campaign. The two rooms to the south of the original hall and parlor dwelling appear to have been built at the same time. An effort was made to match the original door and window casings in the new parlor. There is an offset interior fireplace in the new parlor as well, with plain pilasters and a molded shelf. Three small rooms – laundry, hall and bathroom – serve as a hyphen between the block of rooms to the east and the dining room and kitchen to the west. The dining room has two twelve-light casement windows in the north wall and similar casement windows flank French doors at the west end. The French doors open onto the generous rear porch. There are a fireplace and door to the kitchen in the south wall. The trim in this room is similar to the other rooms and the mantle has a molded shelf with plain pilasters. The majority of alterations to the house have occurred in the kitchen, which was originally a series of smaller rooms and a porch. The south end of the kitchen is a one-room, pyramidal-roofed dependency that was moved to this location in the 1920s. It was incorporated into the kitchen when this space was remodeled in 1982.

Secondary Buildings

To the west of the dwelling on the south property line are two secondary structures, a guesthouse and a garage. The building style and construction materials indicate that all or part of these two secondary buildings may have been built between 1858 and 1896, most likely ca. 1860. The foundations would indicate that they may have been relocated on the site prior to 1921. The land tax records for the period 1909 and 1911 indicate that the value of the improvements on the property increased by $550.00, which supports the addition of the garage at this time. It is further speculated that the pyramidal roof dependency that was moved to its current site and incorporated into the present kitchen was also constructed between 1909 and 1911.

The guesthouse, which appears to have been constructed ca. 1860, and which appears as the "Servant's House" on the 1921 Sanborn Fire Insurance map for the area, is connected to the porch on the rear of the main dwelling by a brick patio and breezeway. The guesthouse is a one-story, three bay frame dwelling with central interior chimney and a shed-roofed addition on the west side. The guesthouse has a low, stretcher-bond-pattern brick foundation and a side-gable roof that is clad with standing-seam metal. The building is covered with weatherboard. The facade has a single-leaf, four-panel wood door at the north end and two six-over-six double-hung wood windows with fixed

exterior louvered shutters. The exterior door and window trim are single flat-members; there are plain corner boards, and a simple box cornice. The interior of the guesthouse, renovated in the 1980s, is composed of two principle rooms. The primary entrance leads into a great room. The great room has oak floors, an exposed brick chimney at the south end with built-in casework on either side, and sheet rock walls. The circular sawn ceiling trusses have been exposed and a skylight added. There is a bedroom to the south and the shed-roofed addition contains the bathroom, kitchen and laundry area. There are four-panel wood doors, crossetted door and window trim, and beaded baseboards with shoe molding.

The garage is a one-story, one-bay building with a slightly offset two-bay wing to the west. The garage appears to have been constructed ca. 1910 and incorporated an earlier outbuilding constructed ca. 1860. The building is set on a preformed concrete foundation that increases in height as the land falls away to the west. The garage has a cross-gable roof with diamond-shaped louvers in the gable ends and wide overhanging eaves that form pent roofs at the gables. The building is clad with weatherboard and the roof has asphalt shingles. The exterior door and window trim are single flat members; there are plain corner boards, a simple box cornice, and bead-board soffits. A pair of bead-board, garage doors operate on exterior, out-rigger tracks. The interior of the garage has bead-board walls and ceiling and there are six-over-six double-hung wood windows in the east and south walls. The west wing is divided into two rooms that are separated by a three-quarter-height partition with exposed studs on one side and planks on the other. The rooms are accessed by single leaf four-panel wood doors. The eastern door has a transom. There is a low bead-board access door at the western end. The structural members are exposed on the interior of the wing. There is a continuous ridge board and a double sill plate at the top of the wall. The rafters extend beyond the sill plate. All of the exposed members are circular sawn.

Inventory

Dwelling, ca. 1835, Vernacular Greek Revival, 1 ½ story frame	**contributing**
Guest House, ca. 1860, Vernacular, 1 story frame	**contributing**
Garage, ca. 1860/ca. 1910, Vernacular, 1 story frame	**contributing**

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)

_X_ 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.

_X_ 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.)

____ 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 50 years.

Areas of Significance (Enter categories from instructions)
_Architecture, Social History_____

Period of Significance _ _1835-1955_____

Significant Dates __1835, 1860, 1910-1921_____

Significant Person (Complete if Criterion B is marked above)___n/a_____

Cultural Affiliation ____n/a_____

Architect/Builder __unknown_____

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 # _____

8. Statement of Significance

The Boyd House, located in the western residential suburbs of the City of Richmond, Virginia, on the southwest side Three Chopt Road, is significant as a rare surviving 19th-century farmhouse in a neighborhood where nearly all of the structures date from the late 19th and early 20th centuries. With the exception of one brick farmhouse that stands on the northeast side of Three Chopt Road, one of Virginia's oldest identifiable roads, the Boyd House is the only antebellum structure in this western section of the City.

The core of this dwelling dates from 1835; it was enlarged around 1860 when it appears that several rooms were added and a smaller dwelling house was constructed on the property and described as a "servants' house" or "guest house" on maps from the early 1920s. Some additions and improvements to the house were made in 1910, and the present configuration, including additions to the dwelling and the two-car garage, was achieved by 1921. There have been no substantive additions to the structures since 1921. The Boyd House has been assigned the historical name of the primary owners – Gordon, Baughan and Warren -- for those most closely associated with the construction and major additions to the dwelling. However, for purposes of this nomination, the preferred name will be the "Boyd House" for the family that has owned it for the past 36 years.

The property is also significant for its association with several important periods of development in rural and agricultural Henrico County in the 19th century. It began as an active farm and later vegetable farm in the community that was then known as the Rio Vista neighborhood. Rio Vista was the post office and country store located at the intersection of Three Chopt Road and the old Westham Plank Road, now Cary Street Road. In the early 20th century, when it was acquired by George Warren, a prominent Richmond business man, it became a highly visible property in a residential area characterized by a trolley line linking the neighborhood with older portions of the City, a large country club and golf course, several churches, the new location of the University of Richmond, and two prestigious private schools, all of which attracted residents from Richmond's downtown neighborhoods. The dwelling, whose property never exceeded 35 acres, continues to occupy an unusually large surviving parcel of land of approximately 1.6 acres. The parcel is still terraced in the rear, displaying land formations that would have accommodated a large vegetable garden. Throughout most of its 20th-century history, the rear yard has included large, informal flower beds. Well set back from Towana Road, the main road leading to the University of

Richmond, the Boyd House property retains its rare rural feeling in what has become once of Richmond's most prestigious residential neighborhoods and where the majority of properties have lots of less than ½ acre.

Criteria Statement

The Boyd House is eligible under Criterion C for its architecture that continues to reflect its 19th-century roots while portraying its transition to a prominent early 20th-century residential home at the heart of one of the City's oldest suburbs. It is also eligible under Criterion A for its close association with the development of Westhampton, a Richmond suburb best known for its historic institutions that represent the educational, religious, and social life of the City's elite families. The period of significance extends from 1835 through the 50 year mark of 1955.

Historical Background

The area where the Boyd House is located was part of Henrico County, located approximately 8 miles west of the Henrico County Courthouse, which then stood in Richmond's Shockoe Bottom at 22nd and Main streets. Land on which the Boyd House stands was unimproved according to deeds dating from as early as 1806.[1] The property appears to have been unimproved until ownership was sold by William Moncure and his wife Elizabeth of Stafford County for $120 to James Gordon in 1830. The property was described as including a "certain small tract" of 12 acres.[2] It was located between the "three chopped road" and Big Westham Creek, about 6 miles above the City of Richmond. It appears highly unlikely that the parcel had any improvements as the sale price was a modest $10 per acre, and the land tax books show no buildings on the property. This modest size continued to define this property until the present day, never incorporating more than 35 acres and usually described as 5.5 to 11.5 acres. In an era when most agricultural property holdings in rural areas were much larger, this particular parcel is quite unusual. Its location on the Three Chopt Road, which ran from Richmond westward to the Blue Ridge, would have made the land particularly attractive as there were few roads that connected rural areas of the county and the City of Richmond. The Land Tax Books for 1835 show that James Gordon was charged with three parcels of land, one of 11-1/4 acres with a notation that improvements had been added valued at $250. This valuation does not change until 1856 when the value of the building drops to $200.[3] Physical and architectural evidence suggests that the earliest portion of the Boyd House, the front parlor portion, dates from this period. Census records for 1840 indicate that James Gordon, probably about 40 years old, and his family,

including his wife and five children were living on this property in 1840. A death notice in the Richmond Whig of October 6, 1848 indicates that James Gordon, then 48 years old, had "died at his residence in the county of Henrico of a severe affection in the head," leaving his wife and seven children.[4] An administrator's account of 1852 lists various payments made on behalf of Gordon's estate, including payments for a coffin, payment to a doctor, and a payment to Benjamin S. Baughan in 1851 "on his account."[5] This might indicate that Baughan was a tenant farmer on Gordon's estate who received payment for his services. It was not until 1858 that the property owned by Gordon was finally sold. John Davis, A Special Commissioner, sold to Benjamin S. Baughan a "certain tract about 6 miles west of Richmond, adjoining B. W. Green," a small parcel of 5.5 acres which "James Gordon died seized of..." for the sum of $1,242.50. The deed conveys all appurtenances, and states that the parcel is the tract *"on which said Benjamin S. Baughan now resides"* It appears that the property had been the subject of a chancery case during the 1850s between Gordon's administrators and Gordon's heirs.[6]

Benjamin S. Baughan does not appear in the Census records for Henrico County until 1850 when he is listed as a white male, 32 years old. Ten years later he is listed as a 42 year old white male with a wife, Maria age 31 and a young white male, Fendall Gentry, age 8. His real estate in 1860 is valued as $2500, probably reflecting additions to his buildings by that year, and he appears to have been a carpenter, possibly in addition to farming his land. It also appears that he leased a family of slaves in that year from a Mr. R. Tensley, including a 30-year old "colored" female, two female girls, age 11 and 8, and a 3-year-old black male.

Although there was no significant Civil War activity directly associated with the property, it does appear that in 1864 Union Colonel Ulrich Dahlgren occupied the B. W. Green farmhouse known as Roselawn, which still stands across Three Chopt Road from the Boyd House at 6510 Three Chopt Road. Dahlgren and his men had raided properties in Goochland County and western Henrico County along the James River. According to most histories, some fighting took place along Three Chopt Road in this area when Dahlgren and his men were challenged by a battalion of young boys who worked at the armory and carbine factory in Richmond, and led by an English major named Ford, marched out the Westham Plank Road (now Cary Street Road) to engage the Union troops.[7] These skirmishes would have been very close to Baughan's farmhouse on the southwest side of Three Chop Road.

The youth named Fendall does not appear in Baughan's household in 1870, but reappears as a boarder, described as a stonemason, in his household in 1880. Baughan's wife Maria, (spelled *Mariah* in the 1880 census) is described as "keeping house," and living with them is a black female, age 8, named Martha Turner who would have been born after the 1860 census. Benjamin Baughan's real estate is valued at $1200, a fairly sizable sum in the years immediately following the Civil War.[8] But it is the 1880 census records that provide the most intriguing information. Baughan is listed as age 62 and his wife Mariah as age 52. In the household immediately next door or possibly on the same property, was a Turner family, headed by a Frances Turner, black female, age 18, a cook who is widowed along with two children, Solomon Turner, a 2-year old black male, and a new-born black female, Elgin Turner.[9] Speculation is that the second household headed by Frances Turner may have occupied what is now the guest house, immediately to the rear of the Boyd House. This structure is now connected to the main dwelling by a breezeway dating from the last 35 years, but it originally was separate from the primary building. Physical evidence suggests that this structure likely dates from ca. 1860. Two "farm laborers," Joseph Browning, white, age 23, and Hamilton Lewis, a black male, age 17, were members of the Turner household along with "Fendall Gentry." The question is whether Martha Turner age 8 in 1870 is the same person as Frances Turner, age 18 in 1880. There is also considerable question about Frances Turner's two children, Solomon and Elgin. Although Solomon Turner is clearly listed as "Black" in the 1880 census, by 1910, he is specifically described as a "mulatto" living with his family in Henrico County. Further substantiation that Benjamin S. Baughan may have been the grandfather of these children appears in his will of 1896. In this will, Baughan states that "I leave and bequeath all of my property both real and personal to be equally divided between *the three colored children which I have raised.*" [italics added]. These children are identified as Solomon, Elgin, and the youngest child, Susan Turner, who would have been born after the 1880 census. There is no mention of their mother, indicating she was deceased by that time. Unfortunately there are no surviving records of the 1890 census. Baughan does not cite any other family members in his will, his wife Maria(h) having pre-deceased him, even though he had many relatives in the area, and no surviving children are listed in any of the census records. He directs his Executor, George W. Smoot, to rent his real estate, using the income to pay taxes and keep the farm and buildings in usual repair until the youngest child (Susan) is 21 years old.[10] Given the number of family members nearby, it is surprising that none of them served as his executor.

Other information about Baughan appears in local records of the day. The 1890-91 City Directory for Richmond includes data from Virginia counties and lists Baughan as one of six principal farmers in the area then known as Rio Vista.[11] The inventory of his estate lists considerable furniture, pictures, a clock, a safe, dishes and cook ware, a cradle, a saw, two bird cages, a buggy and a hog, all of which point to a fairly prosperous household, particularly the ownership of the buggy.[12] The Land Tax records for the mid 1880s suggest that Baughan made some improvements or additions to his house, increasing the value from $100 to $300.[13] The size of his inventory points to a multi-room house with at least several bedrooms since at least three bedsteads are recorded.

Apparently questions arose about the disposition of Mr. Baughan's estate. A chancery cause in which George W. Smoot, Baughan's executor was plaintiff and the three Turner children were defendants, was recorded in 1901; subsequently Smoot, as trustee, sold the Baughan property to the Westhampton Railway Company in October of 1901, with the proceeds of $3500 presumably going to the children of Frances Turner.[14] Westhampton Park Railway was at that time planning for the construction of an electric trolley line to run from Richmond to Westhampton Park, now the site of the University of Richmond. It appears that the railway company did not require all of the Baughan property because in June of 1902, it sold 7 acres of the land along with the buildings to Gywn A. Lyle.[15] Land records indicate that Lyle received 7 acres with $300 worth of improvements, which increased to $450 in 1909, probably reflecting the addition of the two small rooms to the east. The location was the "south side of Three Chopt Road, at Rio Vista.[16]

Lyle or his heirs owned the Boyd House property until ca. 1910. Lyle was a chief draftsman with the C&O Railroad who, before moving to the Westhampton area, had lived at 102 West Grace Street in downtown Richmond. Directories give his address as "Westhampton Park." According to a first-hand memoir of the Rio Vista area, a Miss Patty Lyle and her sister lived "in the house on the hill on what is now named Towana Road." This would have been the Boyd House.[17]

The purchase of the property, now reduced to 3.56 acres, in 1910 by George W. Warren marked a new era for the Boyd House. After serving as a modest dwelling on a small parcel of land with truck farming the primary activity, the Boyd House began its life in the 20th century at the center of one of Richmond's most promising and prestigious neighborhoods. The initial stimulus for

this development was the building of the Westhampton Trolley line in 1902.[18] In the early 20th century, Richmond saw the development of a series of recreational amusement parks encircling the city. The electric trolley lines were constructed to link these various amusement parks with the centers of population in the center of the City of Richmond. One of these parks was Westhampton Park, the location of the present-day University of Richmond, the centerpiece of which was a large lake. The Westhampton electric trolleys connected the in-town population with the new Westhampton Park. Its route followed the same route used by the Westhampton bus line today. Downtown residents would visit the parks to relax and enjoy the country air. At the same time, some Richmond residents built or rented houses in the suburbs to use as summer vacation getaways. This was at the height of the so-called "Progressive Era," when fresh air and outdoor recreation were encouraged to improve the health and well-being of all. Addresses for properties were often identified as "stops" on the trolley line; the Boyd House was one of the earliest stops on the line, and the only one at that time dedicated to a single residence, joining stops at the Country Club of Virginia, which had been founded in 1908, and one at what is now the intersection of St. Christopher's and Three Chopt roads. Mr. Warren's address was recorded in city directories as "Stop 28" on the Westhampton line. He was employed by Davenport and Company Insurance Company, an old Richmond business firm dating to 1848. The present "Towana Road," did not come into use until the early 1920s. Though many have speculated that "Towana" was an Indian name, it actually was a combination of the first two letters of the owners of the three primary houses on the road that led to the University of Richmond – Towers, Warren, and Nash. The two houses that flanked Mr. Warren were both built in the 1890s. George Warren's wife, Lillian (spelled Lilian in the 1910 census), was interviewed in 1953 at the age of 79 for a newspaper article in the Richmond Times Dispatch, where she revealed that she and her husband "were among the first families to leave the city to live in that suburb." She indicated that they "had yearned for the country for years." She referred to her garden as a "Salvation Army garden," presumably meaning it was not a formal flower bed.[19]

Tax records indicate that Mr. Warren made substantial improvements to the small frame farmhouse, adding several rooms to the rear to accommodate his wife and three children as well as moving the pyramidal kitchen building and incorporating it into the residence. One of his children, Elizabeth, wrote to the present owner in 1973 saying she had had "wonderful childhood and girlhood there." In the letter she goes on to indicate that her father made various additions to the house including the large porch that spans the rear elevation. She recalled that the porch was the venue for "dances and wedding receptions."[20] Elizabeth Warren also provided the present

owner with two early photographs of the house, probably dating from the 1920s, showing the simple, one and one-half story dwelling with multiple chimneys.

An interview by the author in March, 2005, with Mrs. James Parrish, daughter-in-law to the Boyd House owners in the 1930s who grew up at 6220 Three Chopt Road, provided information to substantiate the earlier newspaper interview with Mrs. Warren. Mrs. Parrish described the back yard of the Boyd House as having a "sunken garden," with an informal, un-landscaped garden, full of a variety of flowers, with a large vegetable garden behind it. She confirmed that many families who lived in downtown Richmond rented houses in the "country" in the summertime, and the convenient availability of the trolley line provided transportation for servants and maids who worked for the summer residents.[21] Sanborn Fire Insurance Company maps from 1921 indicate that the present footprint of the house and its dependencies had been achieved by that year. Sanborn maps from ten years later confirm the same footprint. Land Tax records record that Mr. Warren increased the improvements on his property by $3500, bringing the total value of buildings on the property to $4500. This would have included the addition of rooms to the rear and the large porch. The smaller structure behind the main structure, that is speculated to have been moved there to house the Turner family raised by Mr. Baughan in the 1880s, was called the "servant's house." Mrs. Parrish clearly recalls the two-car garage being in place during the 1920s. Physical evidence suggests that the garage dates from ca. 1870 and was enlarged ca. 1910. Despite the enlargement of the house, it retained its modest one and one-half-story profile, and even today its primary façade belies the expansion of its size.

By the end of the second decade of the 20th century, the area formerly known as Rio Vista returned to its 19th-century nomenclature of "Westhampton." Much had happened in the Boyd House neighborhood, including the relocation of Richmond College from downtown Richmond on Grace Street to what had been Westhampton Park in 1914; the relocation of the Chamberlayne School (later St. Christopher's School) from the 3300 Block of Grove Avenue in 1914, and the relocation of St. Catherine's School (formerly Miss Jennie Ellett's School) from Laurel Street in 1917.[22] The Country Club of Virginia, built in 1908 on land that had formerly been a large farm, was an important social and recreational gathering place for property owners in the area, including Mrs. Warren, one of the earliest members and chairman of its women's golf committee.[23] Westhampton Baptist Church was organized in 1911 in Westhampton and built at the intersection of Three Chopt Road and St. Christopher's Road in 1914. St. Stephen's Church was organized in 1911 and a small brick chapel erected on Grove Avenue at its intersection with

Three Chopt. It was later replaced by the present edifice in 1928 (VLR 1981).[24]

The Boyd House was sold in 1936 by Lillian M. Warren, widow of George Warren, to Bessie Tompkins Parrish, wife of John B. Parrish. Mrs. Parrish died in 1962 and devised the property to her husband John B. Parrish. He died in 1969 and the property was sold to John Peyton McQuire and Hylah Haile Boyd, the present owners, in 1969.[25]

The significance of this house is twofold: it is an extremely rare surviving dwelling house from the first half of the 19th century that has retained its essential elevation and ambiance as a modest farm house in what is basically an early 20th century neighborhood. It is likely the oldest house in the Westhampton neighborhood and retains enough acreage to portray a small 19th century farm complex in the 21st century. One of its dependencies, the servants' house, was home to an African American family whose children were raised by the white farm owner who may have been their grandfather. Beyond that, it stands at the heart of one of Richmond's most prestigious neighborhoods that is home to several significant Richmond educational, religious, and social institutions. It reflects an interesting transition from a modest farm property with a distinctive collection of dependencies to a residence that was joined by far larger dwellings that fulfilled the demand for suburban living evolving with the construction of the electric trolley line. Its charming and rustic landscaping are in sharp contrast to the more formal gardens that are found in Richmond's western suburbs.[26] Despite current pressures to build larger residences on scarce residential property in this neighborhood, the current owners are committed to preserving this rare and irreplaceable resource and its rural setting.

Endnotes

[1] Henrico County Deed Book 7/553 (1806) John Pendleton to John Adams; Deed Book 14/274 (1817) Robert Gamble to Thomas Guy; Deed Book 17/465 (1817) Thomas Guy to Moncure, Robinson et al.
[2] Henrico County Deed Book 32/213 (1830).
[3] Henrico County Land Tax Book, 1830-35; 1836-1856.
[4] Richmond Whig, October 6, 1848, p. 2.
[5] Henrico County Account Book, 13/667 (1852).
[6] Henrico County Deed Book 71/320 (1858).
[7] Virgil Carrington Jones, Eight Hours Before Richmond, [New York: Holt, 1957], 81; Louise Adamson, "The Old Brick House at 6510 Three Chopt Road," Richmond Quarterly, Volume Ten, Number 4 (1988), 13-28.
[8] 1850 U. S. Census, Henrico County, 536; 1860 U. S. Census, 1006; 1870 U. S. Census, 418.

Endnotes Continued

[9] 1880 U. S. Census for Henrico County, Household #319-322 and Household 320-323.
[10] Henrico County Will Book 22/484 (1896).
[11] J. H. Chataigne. Chataigne's Directory of Richmond, Virginia [Richmond: J. H. Chataigne, 1891].
[12] Henrico County Will Book 22/492 (1898).
[13] Henrico County Land Tax Books, 1880-1890.
[14] Henrico County Deed Book 162B/299 (1901).
[15] Henrico County Deed Book 164A/86 (1902).
[16] Henrico County Land Tax Book, 1907-1909.
[17] Mary Thompson Parks, "An Early Settler Reminises," Forget Me Nots, Memoirs of Rio Vista, Virginia, Section 5, unpaged [copywrite by the author in 1972].
[18] Virginia Passenger and Powere Company, Trolley Rides in Cities and Country – Tri-City System, Richmond Manchester and Petersburg, Va. [Richmond: 1907].
[19] Vera Palmer. "Mrs. Warren Recalls Early Church Life," Richmond Times-Dispatch, April 5, 1953, 6-C.
[20] Letter from Lib Warren Graves to Hylah Boyd, in 1973 {in the possession of Mrs. Boyd].
[21] Interview with Mrs. James Parrish, March 23, 2005 by the author.
[22] Louis Manarin, The History of Henrico County, [Charlottesville: University Press of Virginia, 1984] 390, 409.
[23] Vera Palmer, "Mrs. Warren Recalls…"
[24] Calder Loth, editor, The Virginia Landmarks Register, Fourth Edition, {Charlottesville, University Press of Virginia, 1999] 441; Mary Thompson Parks. Forget Me Nots…, Section 18.
[25] Richmond City Will Book 76/766 (1962); Will Book 77/114 (1962); Richmond City Deed Book 661/401 (1969).
[26] George C. Longest. Genius in the Garden: Charles F. Gillette and Landscape Architecture in Virginia, [Richmond: Virginia State Library and Archives, 1992].

Primary Location of Additional Data
_X_ State Historic Preservation Office
___ Other State agency
___ Federal agency
___ Local government
___ University
___ Other
Name of repository: _Virginia Department of Historic Resources

10. Geographical Data

Acreage of Property __1.666___

UTM References (Place additional UTM references on a continuation sheet) (NAD 83)

	Zone	Easting	Northing		Zone	Easting	Northing
1	18	276862	4161189	2			

___ See continuation sheet.

11. Form Prepared By

Name/Title: Margaret T. Peters/ Kimberly M. Chen
Organization: n/a date September 9, 2005
street & number: 612 W. Franklin St. 8A telephone 804-644-0980
city or town Richmond state VA zip code 23220

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 Hylah H. and John P. M. Boyd
street & number 6303 Towana Road telephone 804-288-5817
city or town Richmond state VA zip code 23226

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 18.1 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.0. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

9. Primary Bibliographical Sources

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Chataigne, J. H. Chataigne's Directory of Richmond, Virginia. [Richmond: J. H. Chataigne, 1850, 1886-87, 1891, 1892, 1893-94].

Ettling, Theodore. Richmond, Henrico County, Manchester and Springhill, Chesterfield Co., (Virginia), [London: London Illustrated News, 1861].

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Virginia Passenger and Power Company. Trolley Rides in Cities and Country, Tri-City System, Richmond, Manchester & Petersburg, Va., [Richmond, 1907].

10. Geographical Data

Verbal Boundary Description: The Boyd House is identified as # W0210350010 on the tax parcel maps for the City of Richmond.

Boundary Justification: The boundaries have been drawn to include all the property now associated with the Boyd House.

Photographic Data: The following is the same for all photographs.

The Boyd House, Richmond, Virginia
VDHR File # 127-6167
Negative numbers 22108, 22109, 22163, 22164
All negatives are stored with the Department of Historic Resources, 2801 Kensington Avenue, Richmond, Virginia 23221
Photographs 1-8 were taken by John O. Peters in April and May, 2005 and 9-17 by Kimberly M. Chen in May 2005

Photo 1 of 17: View of front façade looking southwest. April 2005.

Photo 2 of 17: View of front façade, looking west. April 2005.

Photo 3 of 17: Exterior view of detail of front entryway. April 2005.

Photo 4 of 17: View of rear yard looking west. May 2005.

Photo 5 of 17: View of detail of chimney base. April 2005.

Photo 6 of 17: View of south elevation. May 2005.

Photo 7 of 17: View of rear porch and "servant's quarters" or "guest house" (ca. 1860) looking north. May 2005.

Photo 8 of 17: View of rear porch and guest house, looking east. May 2005.

Photo 9 of 17: View of guest house, looking north east. May 2005.

Photo 10 of 17: View of detail of guest house (ca. 1860), looking west. May 2005.

Photo 11 of 17: View of Garage and tool house (1860/1910), looking north. May 2005.

Photo 12 of 17: View of side yard, looking east. May 2005.

Photo 13 of 17: View of Mantel in 1835 portion of house. May 2005.

Photo 14 of 17: View of hall portion of house looking toward the ca. 1860 addition. May 2005.

Photo 15 of 17: View of dining room in 1921 portion. May 2005.

Photo 16 of 17: View looking from ca. 1860 addition to ca. 1835 hallway. May 2005.

Photo 17 of 17: View looking from ca. 1910 addition to ca. 1921 addition. May 2005.

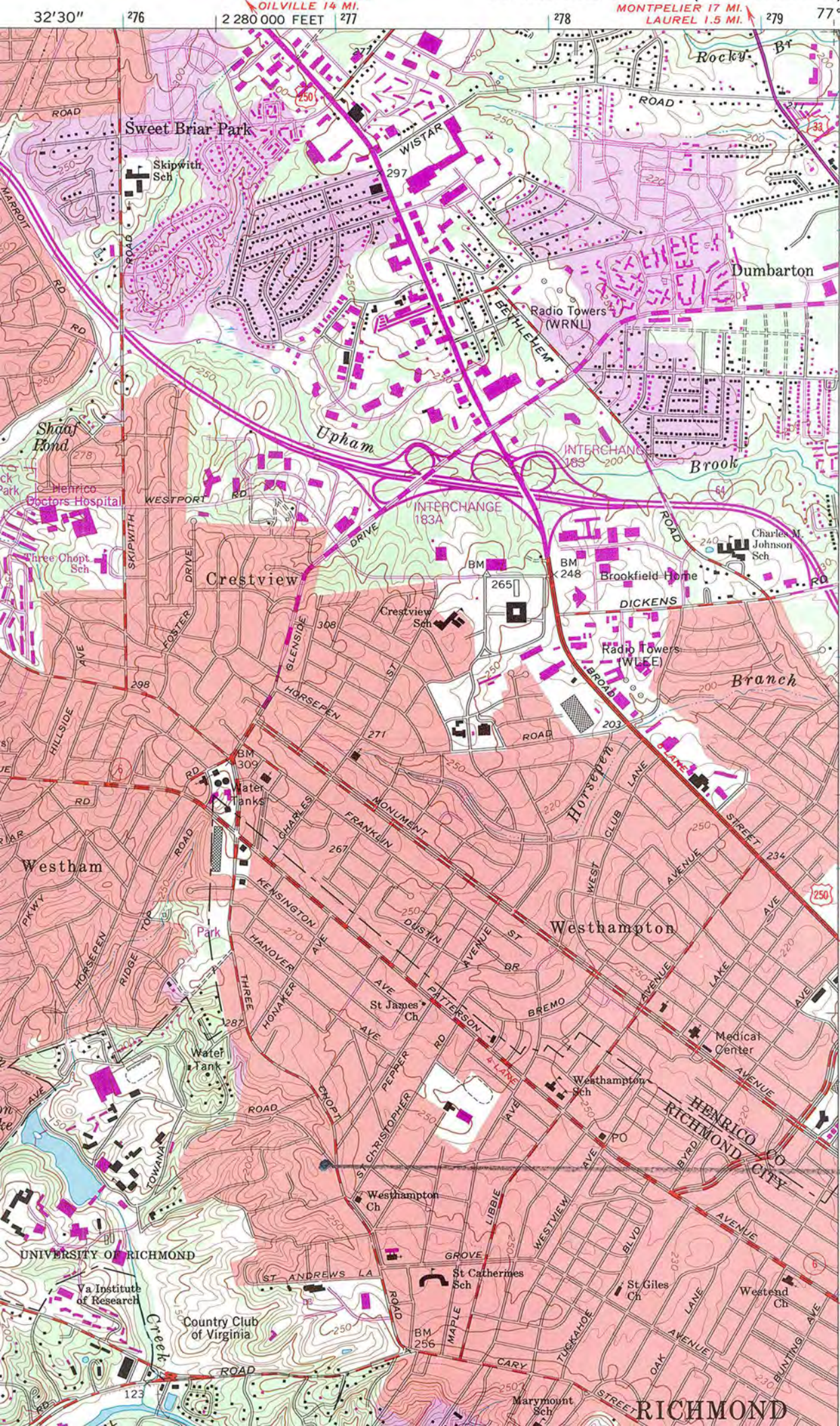
Additional Documentation:

1. Historic photographs of the Boyd House, ca. 1925.

2A, 2B. Sanborn Map Company. "Westhampton," 1921 and 1931.

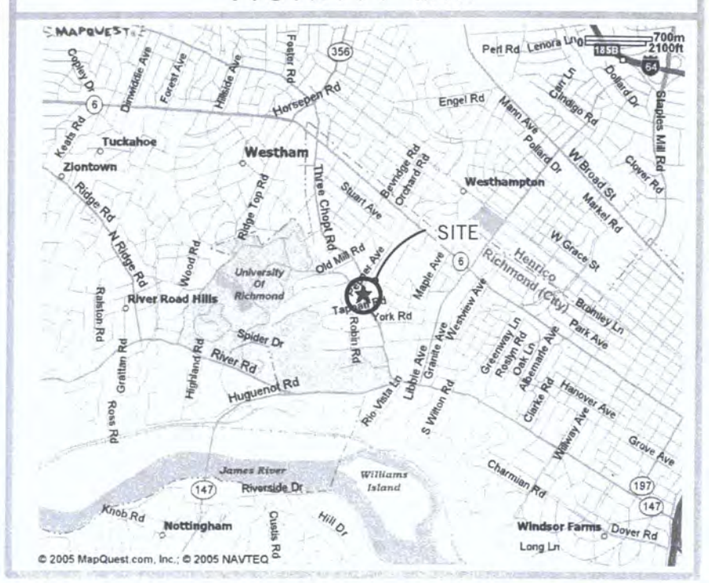
3A, 3B, 3C, 3D. Architectural rendering of additions to the Boyd House, Kimberly M. Chen

BON AIR QUADRANGLE
VIRGINIA
7.5 MINUTE SERIES (TOPOGRAPHIC)



127-6167
Boyd House
6303 Towana Rd.
Richmond, VA.
Bon Air 7.5
E 276867
N 4161187

VICINITY MAP



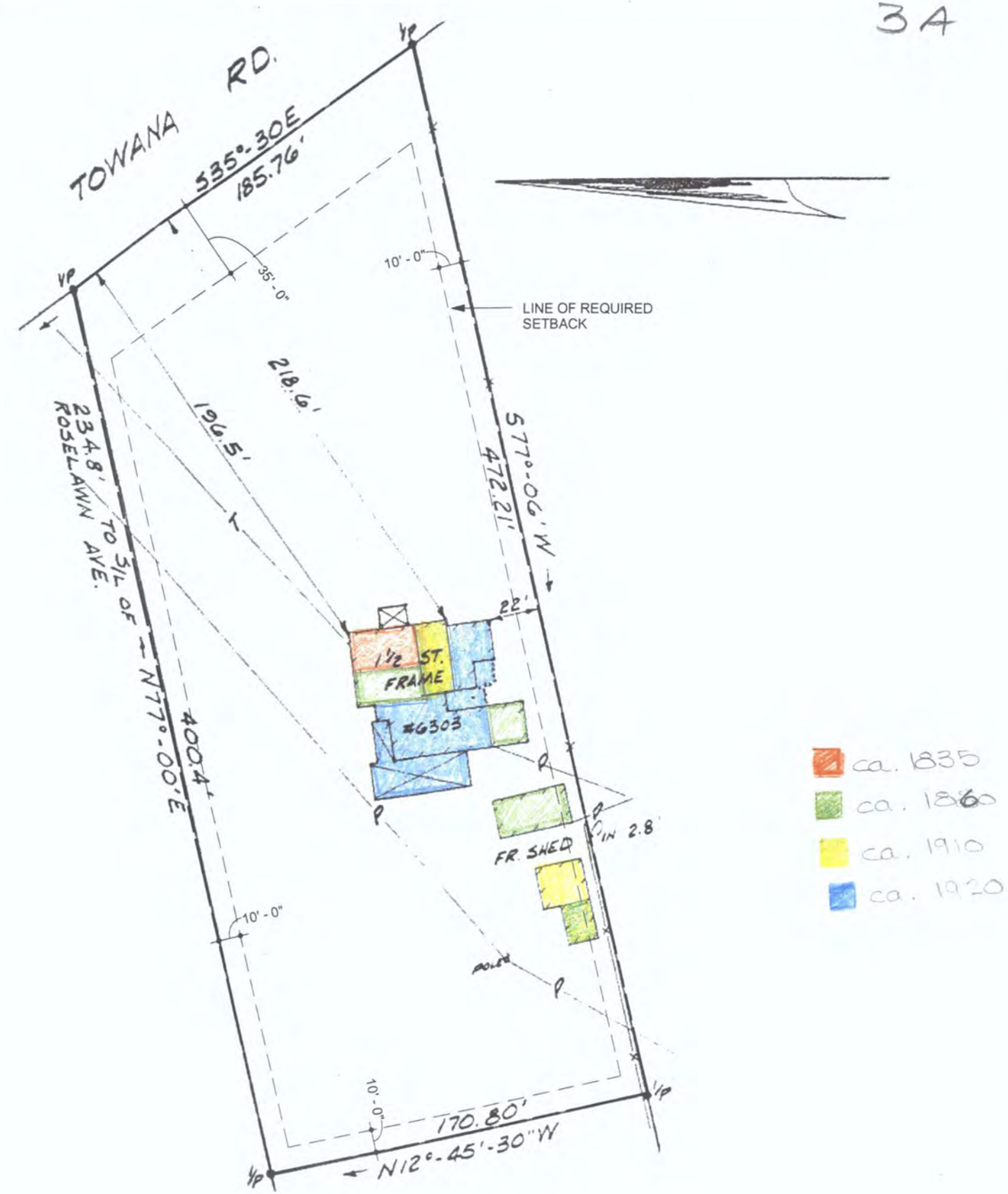
PROJECT DATA

ADDRESS:	6303 TOWANA ROAD, RICHMOND, VA
DESCRIPTION:	SINGLE FAMILY 1.5 CAPE
LOCAL AUTHORITY:	RICHMOND
ZONING DISTRICT:	R-1
BUILDING USE:	SINGLE FAMILY
CONSTR. CLASS:	5B
BUILDING AREA -	EXISTING: 3734 SF PROPOSED ADDITION:_____SF TOTAL AREA = _____SF
LOT AREA:	___SF

	PER CODE	PROPOSED
% LOT USED:	___%	___%
BUILDING HEIGHT: (AVG. GRADE TO AVG. ROOF)	___FT.	___FT.

REQUIRED SETBACKS:	FRONT: 35 FT. BACK: 10 FT. SIDES: 10 FT.

3A



PLAT OF
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Boyd Residence
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Richmond, VA 23226

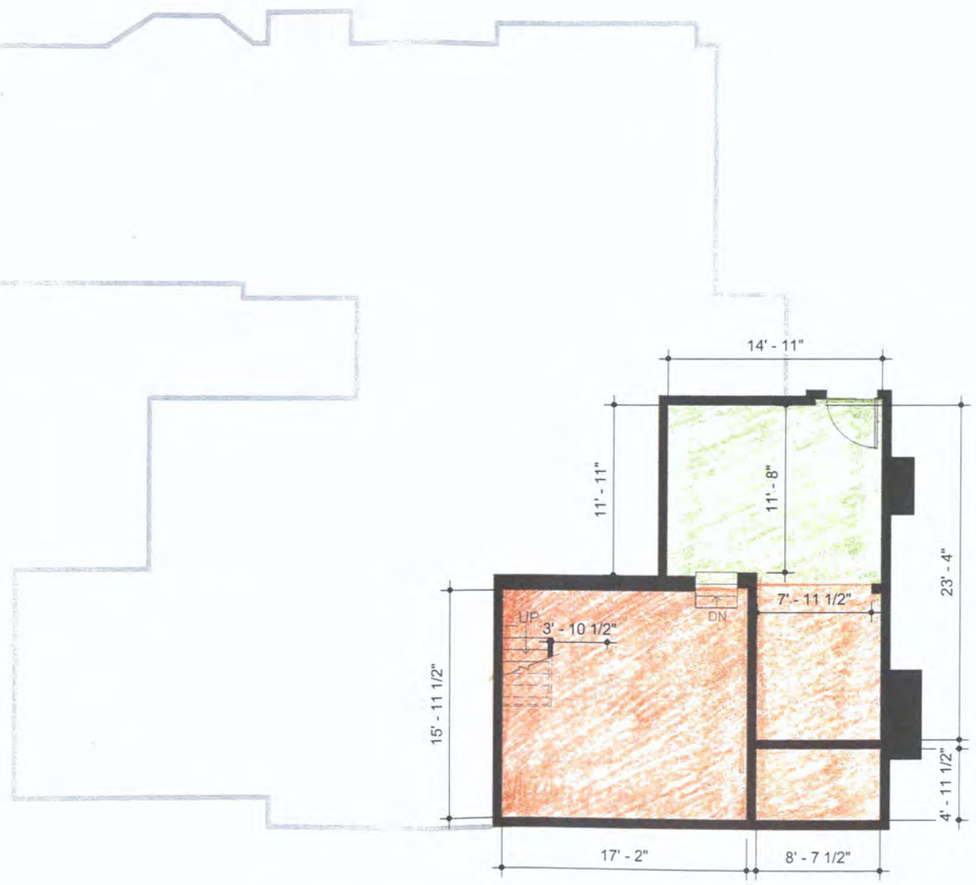
zoning information

March 16, 2005
Existing Conditions

Revisions

A1.01
1" = 60'-0"

3-B



1 existing basement
3/32" = 1'-0"

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existing basement

March 16, 2005
Existing Conditions

Revisions

A3.00
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1 existing first floor
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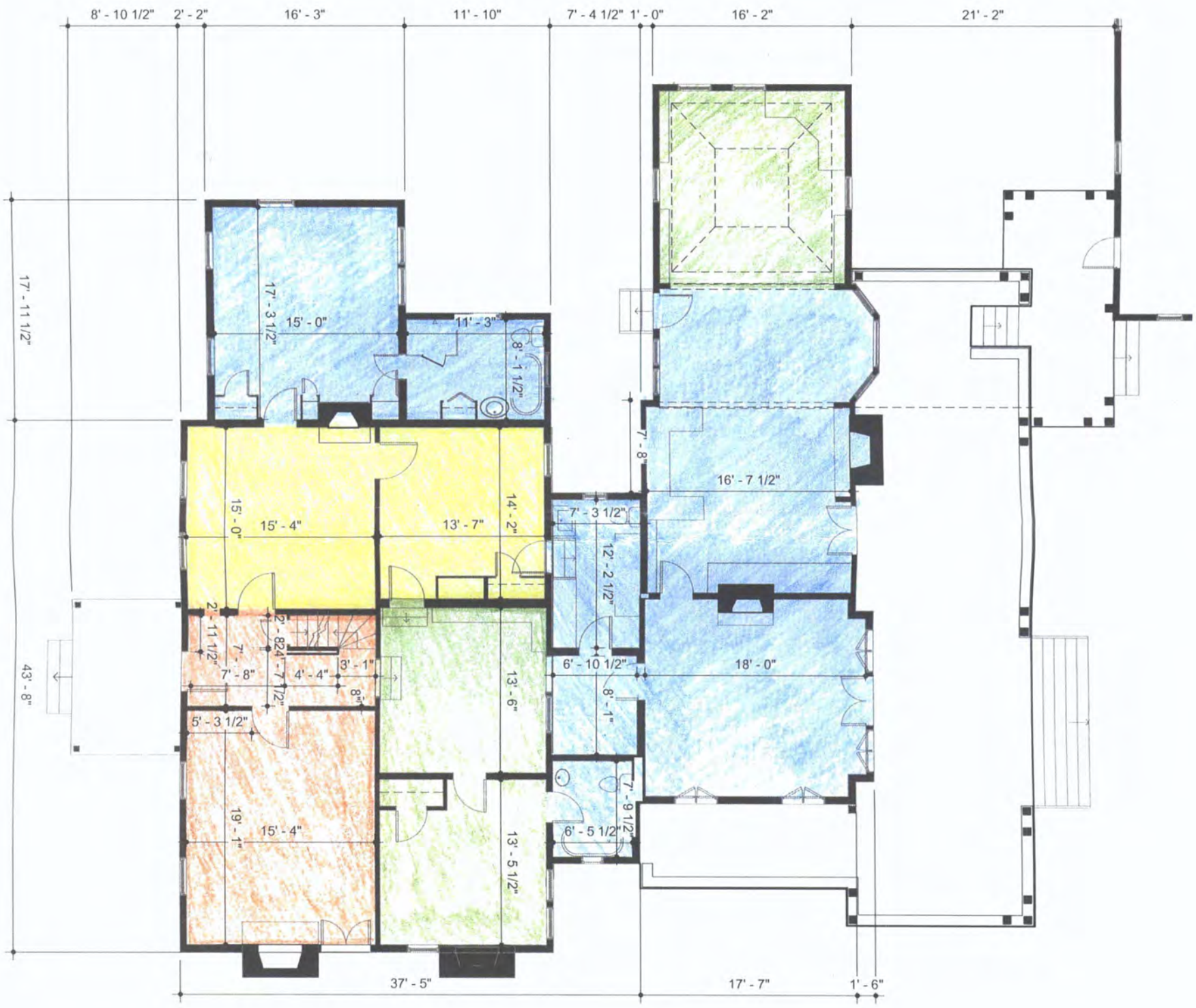

3-C

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Revisions

existing first floor

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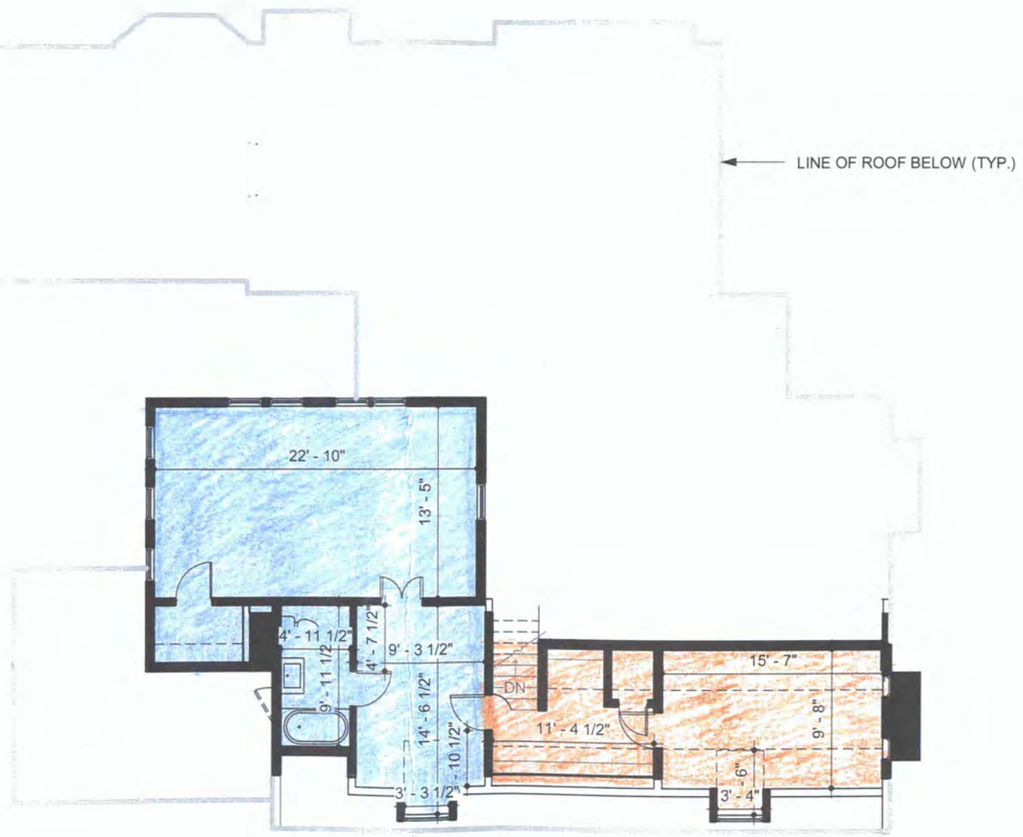
3D



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