PRELIMINARY INFORMATION FORM (PIF) for INDIVIDUAL PROPERTIES

DHR No. (to be completed by DHR staff)  117-0027-0279

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

The Boude-Deaver House is beautiful, locally unique, and deserving of both recognition and protection.

Are you interested in applying for State and/or Federal Rehabilitation Tax Credits?   Yes _____  No _X__
Are you interested in receiving more information about DHR’s easement program?   Yes _X__  No _____

1. General Property Information
   Property name:  Boude-Deaver House
   Property address:  406 S. Main St.
   City or Town:  Lexington
   Zip code:  24450

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

   Category of Property (choose only one of the following):
   Building _X__  Site ____  Structure ____  Object ____

2. Physical Aspects
   Acreage:  approx. ½ acre

   Setting (choose only one of the following):
   Urban _X__  Suburban _____  Town _____  Village _____  Hamlet _____  Rural _____

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

   The house is located in the Lexington Historic District surrounded by historic homes and other buildings from the 19th and early/mid-20th centuries. It faces South Main Street and the lot is adjoined on the northeast side by South Main Place. Landscape features are described in the outbuilding discussion to follow.
3. Architectural Description

Architectural Style(s): Gothic Revival (some Second Empire influence).

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): 1874; ca. 1970

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.

The Boude-Deaver House (VDHR File No. 117-0027-0279), located at 406 South Main Street in the City of Lexington, Virginia, is a two-story Gothic Revival house built in 1874. The northwest-facing house is constructed of painted 1:5 common bond brickwork with a header-stretcher course every sixth course. The complex gable/mansard roof has decorative slate shingle roofing (metal to the rear), a widow’s walk, and bargeboards with oversized cusped trefoil cutouts. Other principal exterior features include a limestone foundation, angled bay windows, mostly original 1/1 and 2/2 windows, and a one-story front porch. The house was rehabilitated in 2001-02.

The porch features heavy chamfered posts with flared caps and neckings linked at the top by compressed elliptical-arched spanning members. The lower parts of the posts were removed and a brick railing added in the mid-20th century, perhaps ca. 1970. The monolithic limestone porch steps have bush-hammered surfaces. The roof is clad with alternating bands of beveled and square-edged slates and has a decorative iron cresting which replaces the original cresting (which was wood or iron or combination) and the original pointed wooden finials. Similar metal cresting ornaments the roofs of the porch and front bay window. The vergeboards have large trefoil cutouts above undulating arch boards. Paired octagonal chimney stacks rise above the center of the roof; to the rear are rectangular chimney stacks. Under the eaves at the corners are unusual Gothic-inspired brackets.

The front bay window is original to the house whereas the side one is an early addition (it has 19th century carved frieze brackets). There are three entries at the front. At the back of the southwest side elevation is a one-story former kitchen wing made into a sunroom in the 2001-02 rehabilitation. A two-story addition extant in 1913 formerly connected the back of the house to an extant rear dependency but this was removed later in the 20th century, perhaps ca. 1970, and replaced by a garden wall with a decorative iron door-gate. The main house and dependency still connect at the basement level, reached by an exterior door under the garden wall. A rear kitchen bay window is a 2001-02 addition.

The interior features wood floors, plaster-finish walls and ceilings, and molded trim. The entry hall contains a curved stair with turned balusters and, at the foot of the stair, a faceted and turned newel with a finial. The main first-floor room was created from two rooms but retains two ornate plaster ceiling medallions. The period-appropriate bracketed mantel in this room is from another house,
however a cast iron fireback with a bas-relief horse figure was discovered inside when the fireplace was reopened during the 2001-02 rehabilitation. Original mantels typically feature chamfered or unchamfered pilasters and molded frieze trim. Two upstairs bedroom mantels have decorative cast iron coal grates. One simple Federal mantel in the downstairs is from another house. The transomed four-panel main front entry door has a cranked brass doorbell, presumably original, with a patent date of December 31, 1867.

Briefly describe any outbuildings or secondary resources (such as barns, sheds, dam and mill pond, storage tanks, scales, railroad spurs, etc.), including their condition and their estimated construction dates.

The dependency is a story-and-a-half brick building behind the main house. It has a metal-sheathed gable roof, a gable wall dormer, and a modernized interior. The dependency presumably dates to the late 19th century (it appears on a 1913 map but not an 1877 map, though its exclusion on the 1877 map may have been an oversight). Next to the dependency is a story-and-a-half frame garage, built in 2003, with a cross-gable roof with a center cupola and a trefoil gable ornament inspired by those on the main house. The garage replaces one from the early 20th century which in turn appears to have replaced a probably original carriage house and/or stables, which may have been small. In the angle formed by the house, dependency, and garage is a garden which features a bench made from a block of quartz-veined limestone that was found under the house and may have been the cornerstone of an early rear wing (or may have been a step or a mounting block). A curved brick wall with a decorative iron cresting defines a garden area on the northeast side of the house. Along the street is a decorative iron fence with brick gate pillars.

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.

*Draft Statement of Significance*

The 1874 Boude-Deaver House in Lexington, Virginia, is a sophisticated Gothic Revival house with a variety of notable features. The two-story brick house was built for Rockbridge County Clerk John C. Boude and his wife, Musadora A. Boude, in 1874, with construction possibly beginning in 1873. The house features bargeboards with oversized cusped trefoil cutouts, a bold and rare if not unique Gothic treatment. The gable/mansard roof shows Second Empire influence. Decorative porch posts, angled bay windows, a curved stair, richly ornamented plaster ceiling medallions, chamfered mantels, and decorative coal grates are other notable features. The property, which was owned by the Deaver family for much of the twentieth century, includes a 19th century brick dependency, a 2003 garage, and garden areas with curved and straight brick privacy walls which appear to date to ca. 1970. The Boude-Deaver House is proposed for individual listing in the state and national registers under Criterion C in the architecture area of significance as an inspired work of Gothic Revival architecture in Lexington. The proposed period of significance begins with substantial completion of the house in 1874 and extends to ca. 1970, embracing the later evolution of the house and grounds and culminating with the construction of the brick garden walls. The property, which is proposed for local significance, is listed as a contributing building in the 2019 Additional Documentation to the
Lexington Historic District (the garage is incorrectly listed as a contributing resource in that documentation).

**Historic Context and Architectural Analysis**

At a public sale held on June 21, 1873, Civil War veteran John C. Boude purchased an unimproved lot on Lexington’s South Main Street near the town cemetery for $575. On December 25, 1874, the *Lexington Gazette* reported “Capt. Boude will move into his new home soon.” The house first appeared on the county tax rolls the following year when the 1875 landbook noted “$3500 added for new buildings” on the lot. The property was still listed under its former owner, the heirs of Elizabeth H. Paxton, but Boude was noted as in possession. His ownership was confirmed by deed on June 8, 1876. The 1877 “Gray’s New Map of Lexington” shows his name beside the completed house.

The architect and/or builder of the Boude-Deaver House has not been identified, nor are there houses like the Boude-Deaver House in Lexington, though the nearby E. R. Funkhouser House (1879) has similar porch details. According to historian Royster Lyle and architectural historian Pamela Simpson, library records indicate Boude was reading works by A. J. Downing and Calvert Vaux’s *Villas and Cottages* in 1871, 1873, and 1874 before and while building his “distinctive house.” Lyle and Simpson wrote: “Undoubtedly, some of his ideas, including the heavy bargeboard and the intricate detailing, came from these sources.” Cusped trefoil bargeboards like those on the Boude-Deaver House have not been found in *Villas and Cottages* or in Downing’s principal works, though Vaux illustrates houses with cusped forms in the bargeboards and Downing illustrates a few cusped trefoil cutout details in much smaller applications such as a railing and a bracket. The unknown builder of the Boude-Deaver House may have received some inspiration from these sources, but otherwise the oversized cusped trefoil bargeboard cutouts seem to be his inspired invention. Pattern books by Bicknell and Palliser published later in the 1870s (but including works from earlier) were consulted for this report but analogs to the trefoil forms were not found. It is possible similar forms are present in as-yet-to-be-identified published examples of Flamboyant Gothic architecture. The closest example the author is aware of (and it is not very close) is the openwork lancet forms of the unusual crossing reinforcement in Wells Cathedral in England.

John Clinton Work Boude (1832-96) married Musadora A. Plunkett (1844-1903), the daughter of James Plunkett. They had no children. John served in the Confederate States Army and lost a leg at Chancellorsville in 1863. He served as Clerk of the Rockbridge Circuit Court, perhaps beginning in 1863, until his death in 1896. Boude partnered with photographer Michael Miley to form the photography studio of Boude & Miley in 1866. Boude is not known to have had photographic skills so his role was likely as business partner, and Miley bought him out in 1870. Musadora Boude died on January 30, 1903, at her home in Lexington, presumably the house at 406 South Main. The property likely included a carriage house and/or stables at the time since an April 28, 1903 *Lexington Gazette* newspaper notice described Musadora’s estate as including a pair of carriage horses and a surrey. The property was acquired by Charles R. Deaver in 1907 and by Nell Loving Deaver in 1948. In 1969 it was acquired by Washington and Lee University professor Arthur B. Scharff, who may have added the garden walls (their detail suggests the walls may have been built around 1970). The property is currently owned by Margaret Howard who rehabilitated the house in 2001-02.

**Sources**


*Lexington Gazette* (Lexington, Va.).


Rockbridge County deed and landbook (property tax) records. Rockbridge County Courthouse, Lexington, Va.

*Times Dispatch* (Richmond, Va.).


(Assistance was provided by Tom Camden, Byron Faidley, Seth McCormick-Goodhart, and Lisa McCown with Washington and Lee University Leyburn Library Special Collections.)
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:  Margaret Howard
organization:  
street & number:  406 South Main St.
city or town:  Lexington  state:  Virginia  zip code:  24450
E-mail:  howardm@wlu.edu  telephone:  540-777-2324

Legal Owner's Signature:  [Signature] Date:  May 24, 2022

*Signature required for processing all applications.*

In the event of corporate ownership you must provide the name and title of the appropriate contact person.
Contact person:  N/A
Daytime Telephone:  

Applicant Information (Individual completing form if other than legal owner of property)
name/title:  J. Daniel Pezzoni
organization:  Landmark Preservation Associates
street & number:  6 Houston St.
city or town:  Lexington  state:  Virginia  zip code:  24450
E-mail:  gilespezzoni@rockbridge.net  telephone:  (540) 464-5315

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, City Manager, and/or Town Manager.

name/title:  Jim Halasz, City Manager
locality:  City of Lexington
street & number:  300 E. Washington St.
city or town:  Lexington  state:  VA  zip code:  24450
telephone:  (540) 462-3700