

VLC - 4/17/91
NRHP - 7/9/91

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 of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name WAVERTREE HALL FARM
other names/site number DHR File No. 02-847

2. Location

street & number S side SR 692, 3500 feet W of jct. SR 637 N/A not for publication
city, town Batesville vicinity
state Virginia code VA county Albemarle code 003 zip code 22924

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>20</u>	<u>3</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>1</u>	<u>0</u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>0</u>	<u>0</u> structures
	<input type="checkbox"/> object	<u>0</u>	<u>0</u> objects
		<u>21</u>	<u>3</u> Total

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this 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 meets does not meet the National Register criteria. See continuation sheet.

Signature of certifying official [Signature] Date Apr 29 1991
Director, 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.

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

5. 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): _____

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC: Single dwelling
DOMESTIC: Secondary structures
AGRICULTURE/SUBSISTENCE: Animal facility
OTHER: Equestrian facility
LANDSCAPE: Garden

Current Functions (enter categories from instructions)

DOMESTIC: Single dwelling
DOMESTIC: Secondary structures
AGRICULTURE/SUBSISTENCE: Animal facility
OTHER: Equestrian facility
LANDSCAPE: Garden

7. DescriptionArchitectural Classification
(enter categories from instructions)

MID-19TH CENTURY: Greek Revival
LATE VICTORIAN: Italianate
LATE 19TH AND 20TH CENTURY REVIVALS: Colonial Revival

Materials (enter categories from instructions)

foundation BRICK, STONE
walls BRICK
roof ASPHALT, STONE: Slate
other _____

Describe present and historic physical appearance.

SUMMARY ARCHITECTURAL DESCRIPTION;

Wavertree Hall Farm is a 145-acre farm located on the south side of Route 692 in the Greenwood-Batesville estate area of western Albemarle County. The main house, with its central core dating from 1859, is a two-story, hip-roofed brick building with a two-story pedimented portico, wide bracketed eaves in the Italianate style, and two chimneys at each gable end. There is a center door on the north facade with transom and sidelights and the windows have Greek Revival trim with plain corner blocks. The interior of this portion features a center stair hall with two rooms on either side. The woodwork, featuring Greek Revival moldings around doors and windows with bulls-eye corner blocks, and Greek mantels, is largely original. The two 1 1/2 story brick wings on either side of the main block, as well as the dining room wing to the south, were added after 1913. Brickwork and window and door detailing are similar to the older section of the house. Interior woodwork is notable for the Adam-style mantels in the bedrooms and the dining room. The kitchen/pantry and servants wings, which consist of a T-plan, two-story brick wing to the south, were built after 1921. The property also contains a number of outbuildings, including an antebellum log slave house, several tenant houses, a pump house, chicken house, stable and barns, as well as an unusual underground room built into the north side of one of the garden terraces.

ARCHITECTURAL DESCRIPTION;

Wavertree Hall Farm is a 145-acre farm located on the south side of Route 692 between Batesville and Greenwood in western Albemarle County. The surrounding area is characterized by several large horse and cattle farms. The landscape is gently rolling and is rural in character. The main house is reached by a long circular drive from Route 692 while the rest of the property is accessed by Kingsmill Road which bisects the farm and leads to a small subdivision (not part of the nominated property) to the southwest.

[X] See continuation sheet

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Period of Significance

Significant Dates

ARCHITECTURE

1859-1926

1859; 1913;
1921

Cultural Affiliation

NA

Significant Person

NA

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

STATEMENT OF SIGNIFICANCE:

The architecture of Wavertree Hall Farm spans nearly one hundred and fifty years and reflects several different periods of ownership. The central core of the main house dates from around 1859 and is a well-preserved example of Greek Revival and early Italianate architecture. It features a handsome pedimented portico, brickwork with penciled mortar joints, and much original Greek Revival woodwork in the interior. Two brick side wings with finely detailed masonry and elaborate Adam-style mantels were added around 1913 by Quincy Adams Shaw, the brother-in-law of Lady Astor. The rear wing, gardens and most of the agricultural and service outbuildings date from the ownership of Colonel Herman Danforth Newcomb, a native of Kentucky, who transformed Wavertree Hall Farm into one of the most important horse and cattle estates in western Albemarle County.

HISTORICAL BACKGROUND:

The earliest mention of the Wavertree Hall Farm tract is contained in the patent for several hundred acres issued to Charles Lambert in 1769. Some of this tract was sold off and combined with 340 acres bought by James Durette from the Wood and Woods families in April and July 1813. The price for both tracts, £2 per acre, indicates that these were unimproved tracts. 1 Durette, a native of Caroline County, grew tobacco and corn on his plantation and owned thirty-six slaves, five of whom were willed to his son James Durette, Jr., in 1822, along with the farm. 2 Property tax records indicate there were small-scale improvements on the property, probably including a log cabin, that were never valued at more than \$600 during the 1820-1850 period.

See continuation sheet

9. Major Bibliographical References

Albemarle County Land Records, Charlottesville.
Albemarle County Property Tax Records.
Albemarle County Will Records.
Grayson Family Papers, Manuscript #12567, University of Virginia Alderman Library, Charlottesville.
Woods, Edgar. Albemarle County in Virginia. (Charlottesville: The Michie Company), 1901.
Stevens, William T. Virginia House Tour. (Charlottesville: Stevenspost Publications), 1962.
O'Dell, Jeff. "Wavertree Hall Farm". (Virginia Historic Landmarks Commission), 1983.

See continuation sheet

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

Specify repository:

Va. Dept. of Historic Resources
221 Governor St. Richmond 23219

10. Geographical Data

Acres of property 145.3 acres

UTM References

A	17	69 810 80	42 09 340	B	17	6 98 1 00	420 8 19 2 0
	Zone	Easting	Northing		Zone	Easting	Northing
C	17	6 97 7 40	420 8 18 20	D	17	6 9 77 60	42 0 90 10
	Zone	Easting	Northing		Zone	Easting	Northing

See continuation sheet

Verbal Boundary Description

The nominated area comprises Parcels 39 and 39D of Albemarle County Tax Map 70, available in the Albemarle County Land Records, Deed Book 950, pages 185-186, and dated June 5, 1987.

See continuation sheet

Boundary Justification

The boundaries of the nominated property encompass the main house, agricultural and service buildings, and surrounding grounds and pastures that have historically been a part of Wavertree Hall Farm and that maintain historic integrity.

11. Form Prepared By

name/title Geoffrey Henry date _____
organization _____ telephone 804-293-8006
street & number 1515 Rutledge Avenue state Va. zip code 22903
city or town Charlottesville,

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The main house at Wavertree Hall Farm stands on a prominent rise and faces north. The outbuildings, consisting of tenant houses and agricultural service buildings, are arrayed to the south and west of the main house. The house is in good condition. The condition of the outbuildings, which number more than a dozen, range from good to deteriorated. The house is also surrounded by extensive and elaborate gardens and is almost obscured from the north by towering boxwoods.

The main house was built in three stages: the center portion dates from 1859, while several wings were added in the 1910s and 1920s. The original 1859 part of the house is a two-story, three-bay, hipped-roof brick building with four chimneys, a wooden parapet on the roof, and wide eaves with regularly spaced brackets in the Italianate manner. Above the front entrance is a two-story pedimented portico with paired Doric columns and pilasters, an oval window in the pediment with Gibbs-style surround, and brick steps leading to the front boxwood hedges and brick walks. The portico is probably original although it may have been enlarged or repaired in the 1910s or 1920s. Mixed garden wall bond is used throughout except for the principal facade which is stretcher bond. The brick is pencilled along the mortar joints and the house has either a stepped or molded water table on all four facades.

Windows are generally paired and have four-over-four sash, with paneled woodwork below them on the first story and a small ledge on the second story. All have simple Greek Revival surrounds with plain corner blocks. Above the entrance on the second story is a tri-partite, round-headed window with triple-hung sash, the middle window slightly taller in a modified Palladian window arrangement. The front door has a three-light transom and is flanked by tall sidelights.

The interior features a wide center hall with two rooms on either side. The stair rises in two stages from the left-hand corner and features turned balusters and newel and a molded handrail. Floors, baseboards, woodwork, and doors are largely original, although the chair rail and crown molding are not. The mantels, executed in the Greek Revival style, are found in each of the eight rooms in the original part of the house. The front, left room on the first floor (now a library) features a mantel with bevelled edge shelf and three-sided pilasters with caps and bases. The paneled wainscote below the window ledge is not original.

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Across the hall, the sitting room features a mantel with bevelled-edge shelf, and panelled frieze and pilasters. The brick hearth is also original, as are the floors and hardware. The left rear room, now an office, features woodwork and mantels similar to the library, while the right rear room has been partitioned into a butler's pantry and bathroom with early-twentieth century woodwork and moldings. Bedrooms on the second floor all have identical woodwork and mantelpieces. In addition, the door and window surrounds with their bulls-eye corner blocks, the molded baseboard, and floors are original.

The next building phase occurred after the farm was sold to the Shaw family in 1913. The 1 1/2 story, gable-roofed brick wings with cornice returns, dormer windows, and gable-end chimneys were added on the east and west sides of the original house. Great care and expertise were expended to match both the brickwork and wood moldings of the two separate building periods. An unusual feature is the recessed brick rectangle above each window on the north facade. A two-story, five-bay wing, built to house the dining room and kitchen, was also added to the rear of the house. There are French doors leading to a patio to the east and a porch (probably once open but now enclosed) on the second story of the west facade. The dining room features floor-to-ceiling, built-in shelves on the west wall and there is a large Adam-style mantel at the north end. The two rooms in the west and east wings are also notable for the mantels decorated in the Adam style with characteristic swags, garlands and flowers.

The 1920s additions nearly doubled the size of the house. It consists of a three-bay extension to the south with a perpendicular two-story, four-bay, gable-roofed wing with a south entrance. This was built to house servants, and still serves this function today. The rooms are considerably plainer and smaller than in the main living quarters. Brickwork and window moldings on the exterior are generally similar to that found in the two earlier building periods, but not as carefully matched.

Beneath the house, according to former residents, is a tunnel which begins under the east wing and extends several hundred feet to the rear of the house, under the box gardens to emerge in the woods near a chicken coop. Part of this tunnel may have collapsed and is no longer accessible.

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Also of interest is the underground stone room, constructed shortly after 1913, at the northeast corner of the front yard. Defined by the stone wall which runs from the front-yard terrace, it contains a large fireplace and is lighted by two windows on the north. The wide doorway, also on the north contains two-leaf, vertical-board doors with large strap hinges; all openings have segmental-arched heads. The original function of this room is not known; it may have been used for parties or as a retreat.

Wavertree Hall Farm contains a large collection of service and agricultural outbuildings. The oldest outbuilding is the one-story, two-room, log slave house with V-notched corners, brick and slate chinking, some original sash, and a massive stone center chimney and hearth. It is deteriorated condition. Next to that is a twentieth-century cinderblock garage. Further south is a large two-story, three-bay frame tenant house known as "the Hedges" which features a hipped roof, gable-end chimneys, and a one-story front porch. It appears to date from the turn of the century. There are also two smaller, gable-roofed, frame tenant houses on the west side of the road near the barns. The smaller and older of the two, perhaps mid-nineteenth century in date, stands closest to the road, and also may have served as a dairy. Other agricultural buildings include two one-story, multi-bay frame chicken houses, a small frame office with panelled doors, a corn crib, a frame pump house, two large frame barns and a smaller mule barn, a dairy, and three large horse stables with both brick and stone floors. The majority of these buildings date from the 1920s when Wavertree Hall Farm was greatly enlarged by the Newcomb family and became a well-known horse and cattle complex. Modern buildings, added by the present owner, include a horse barn with riding ring, a hay barn, and cow barn.

The landscaping at Wavertree Hall Farm is quite extensive and was largely executed during the Newcomb ownership after 1921, although the designer is unfortunately not known. Several specimen and non-native trees are planted around the grounds and there are formal box parterres and terraces to the east and south of the house. The box walks and hedges may be older and are more than ten feet high in places. A vegetable and cutting garden are located southwest of the house. It is surrounded by a picket fence with posts topped by small stone acorns. The gardens are currently undergoing extensive restoration by the owner.

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INVENTORY OF RESOURCES, WAVERTREE HALL FARM

- 1-Mansion
- 2-Underground stone room
- 3-Garage
- 4-Log building
- 5-The Hedges
- 6-Office
- 7 and 8-Hen houses
- 9-Tenant house
- 10-Tenant house
- 11, 12 and 13- Horse stalls
- 14-Horse Barn
- 15-Pump house
- 16-Corn Crib
- 17-Horse Barn
- 18 and 19-Mule barns

- 20-Barn
- 21-Garden

INVENTORY OF NON-CONTRIBUTING RESOURCES:

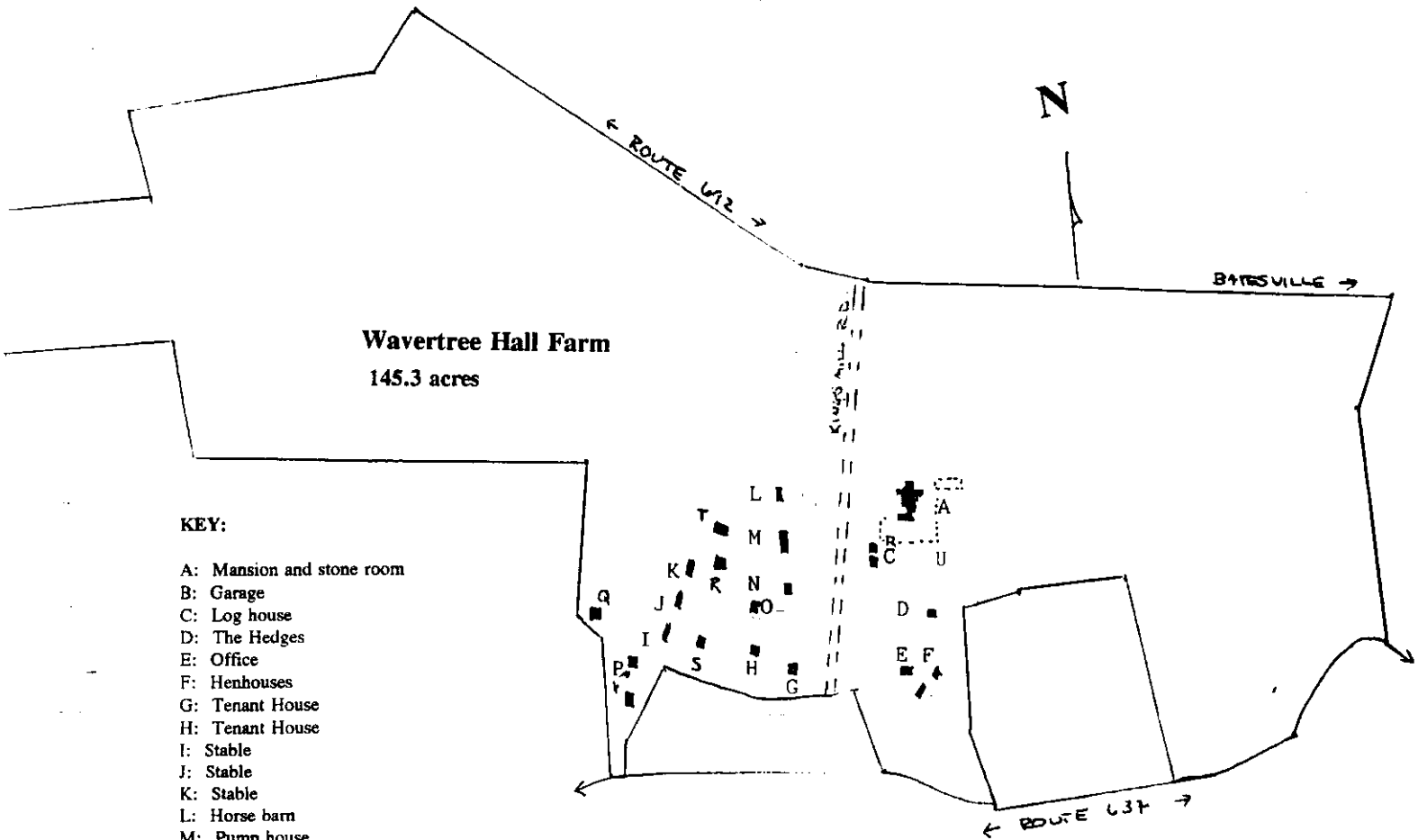
- 1-Riding Ring
- 2-Hay barn
- 3-Cow Barn

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NOT TO SCALE



KEY:

- A: Mansion and stone room
- B: Garage
- C: Log house
- D: The Hedges
- E: Office
- F: Henhouses
- G: Tenant House
- H: Tenant House
- I: Stable
- J: Stable
- K: Stable
- L: Horse barn
- M: Pump house
- N: Corncrib
- O: Cow barn (noncontributing)
- P: Mule barns
- Q: Barn
- R: Hay barn
- S: Riding ring (noncontributing)
- T: Barn
- U: Gardens

(Buildings not to scale)

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In 1852 James Durette sold the farm to William T. Grayson for \$5,100. 4 Grayson (1830-1902) was a prominent tobacco farmer who married into the local Woods family. The Albemarle county land tax records for 1859 note \$3,000 for "improvements, a brick house." The "mansion house" is shown in a plat for a neighboring tract in 1860, indicating that the present core of Wavertree Hall was completed around 1859-1860. 5

The original portion of Wavertree Hall is a well-preserved example of mid-nineteenth century Greek Revival architecture with several Italianate features and bears comparison with other houses from this period near Greenwood. One of the most closely related is The Cedars on US Route 250, which was built in the 1850-1860 period. Like Wavertree Hall, The Cedars has penciled mortar joints, Greek architrave trim, somewhat exaggerated eaves, and a front portico. The floor plan and the design of the fireplace mantels and stair are also quite similar. The core of Alton Park (now known as Blue Ridge Farm), located directly west of Wavertree Hall Farm, also showed many similarities with wavertree Hall before it was nearly obliterated during a remodeling in the 1920s.

Italianate features are confined mostly to exterior details, as the massing and interior woodwork are entirely Greek Revival. The heavy bracketed cornice, paired four-over-four windows and round-arched central tri-partite window are hallmarks of this style. Examples of true Italianate architecture are rare in Albemarle County and are largely confined to Charlottesville, although Ridgeway (built in 1809 but remodelled in the 1850s in a variant of this style) and Key West are notable exceptions.

In 1913 the farm passed from the Grayson family to Quincy Adams Shaw, brother-in-law of the future Lady Astor, Nancy Langhorne. It was Shaw who added the two side wings and the dining room wing with the Adam-style mantels and delicate woodwork, as well as the underground garden room and tunnel. 6 During Shaw's tenure the farm became a popular sports and social center with polo grounds and steeplechase events; Shaw's son Churchill was Master of the Greenwood Hunt.

The transformation of Wavertree Hall Farm after 1913 mirrored the change in the economic and social makeup of the Greenwood area after the turn of the century. Beginning in the 1890s many farms still owned by the descendants of the original families were

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bought and upgraded by wealthy owners from outside of Virginia. Nancy Langhorne's father, Chiswell Dabney Langhorne, was one of the first to popularize the area when he moved there in the 1890s and greatly enlarged Mirador. Other socially prominent families soon followed, drawn to Greenwood by the cool summer climate and good train connections to Richmond, New York, and Chicago.

The architectural legacy of these new owners was considerable. Several older houses were expanded considerably; Seven Oaks received a new portico, Blue Ridge Farm was greatly altered by the architect William Lawrence Bottomley in the 1920s and the frame Whilton was completely recovered in brick and transformed into a Georgian Revival house in the 1930s. Other owners chose to build new houses, sometimes by well-known architects, such as Rose Hill, again by Bottomley; Casa Maria, attributed to the landscape architect Charles Gillette, and Tiverton. Wavertree Hall Farm falls within the first category; the additions carried out during the twentieth century nearly doubled its size, while adding a certain grandeur lacking in the original structure.

Wavertree Hall was further expanded after the property was sold in 1921 to Colonel Herman Danforth Newcomb. It was at this time that the farm was first known as Wavertree Hall. Newcomb, who died in 1962, was an alumnus of the University of Virginia Law School and was a native of Kentucky, where he returned to serve several terms as state senator. Newcomb was responsible for the addition of the rear wing at Wavertree hall, as well as nearly all the present farm buildings. This period in the farm's history was its most prosperous, and Wavertree was well-known throughout the state for its horse and cattle operations. Newcomb also transplanted numerous varieties of deciduous and evergreen trees, including many rare cedars that are native to Kentucky but not to this section of Virginia. The elaborate boxwood gardens and formal terraces have been likened to the gardens of landscape architect Charles Gillette, examples of which can be seen at nearby Rose Hill and Casa Maria.

The heirs of Colonel Newcomb sold the estate to Christian Retreats, Inc. who operated it as a conference center and residence. The present owner has reestablished Wavertree Hall Farm as an important equestrian center, and is currently restoring the house and its gardens.

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The terminal date of the period of significance, 1926, is taken from the date of a brochure announcing a horse auction at Wavertree. This suggests that Newcomb had completed his building program and had his equestrian enterprises in place.

REFERENCES:

- 1-Deed Book 18, page 497.
- 2-Will Book 7, page 170.
- 3-Albemarle County Tax Records, 1820-1850.
- 4-Deed Book 51, page 76.
- 5-Albemarle County Tax Records, 1859.

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E/ 17 697 640 4209000

F/ 17 697 640 4208870

G/ 17 697 640 4208870

H/ 17 697 650 4208800

I/ 17 697 550 4208810

J/ 17 697 510 4208940

K/ 17 697 320 4208950

L/ 17 697 280 4208740

M/ 17 697 280 4209140

N/ 17 696 840 4209290

O/ 17 696 640 4209260

P/ 17 696 640 4209260

Q/ 17 696 810 4209420

R/ 17 696 810 4209460

S/ 17 696 800 4209550

T/ 17 697 100 4209580

U/ 17 697 140 9209640

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BOOK 950 PAGE 180
PHYSICAL SURVEY SHOWING

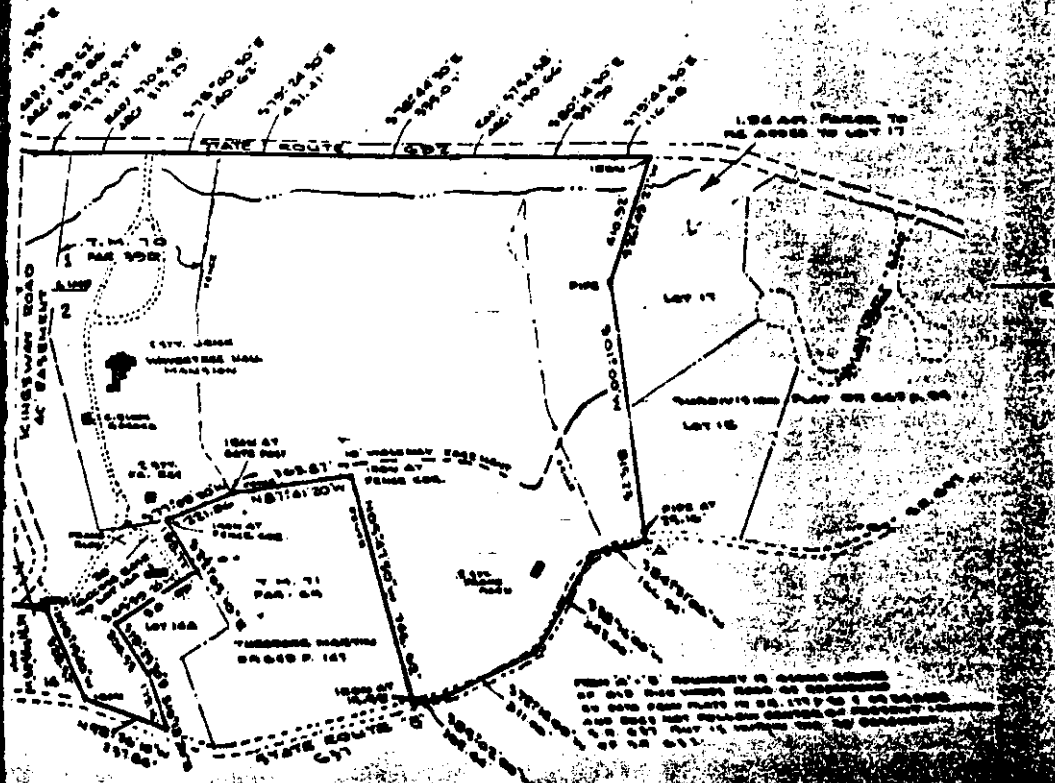
145.33 ACRES OF LAND - A PORTION OF
WAVERTREE HALL FARM
SAMUEL MILLER MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA

Scale: 1" = 300'

June 5, 1987

Additions 7-8-87

WM. MORRIS FOSTER
LAND SURVEYOR
CHARLOTTESVILLE, VA.

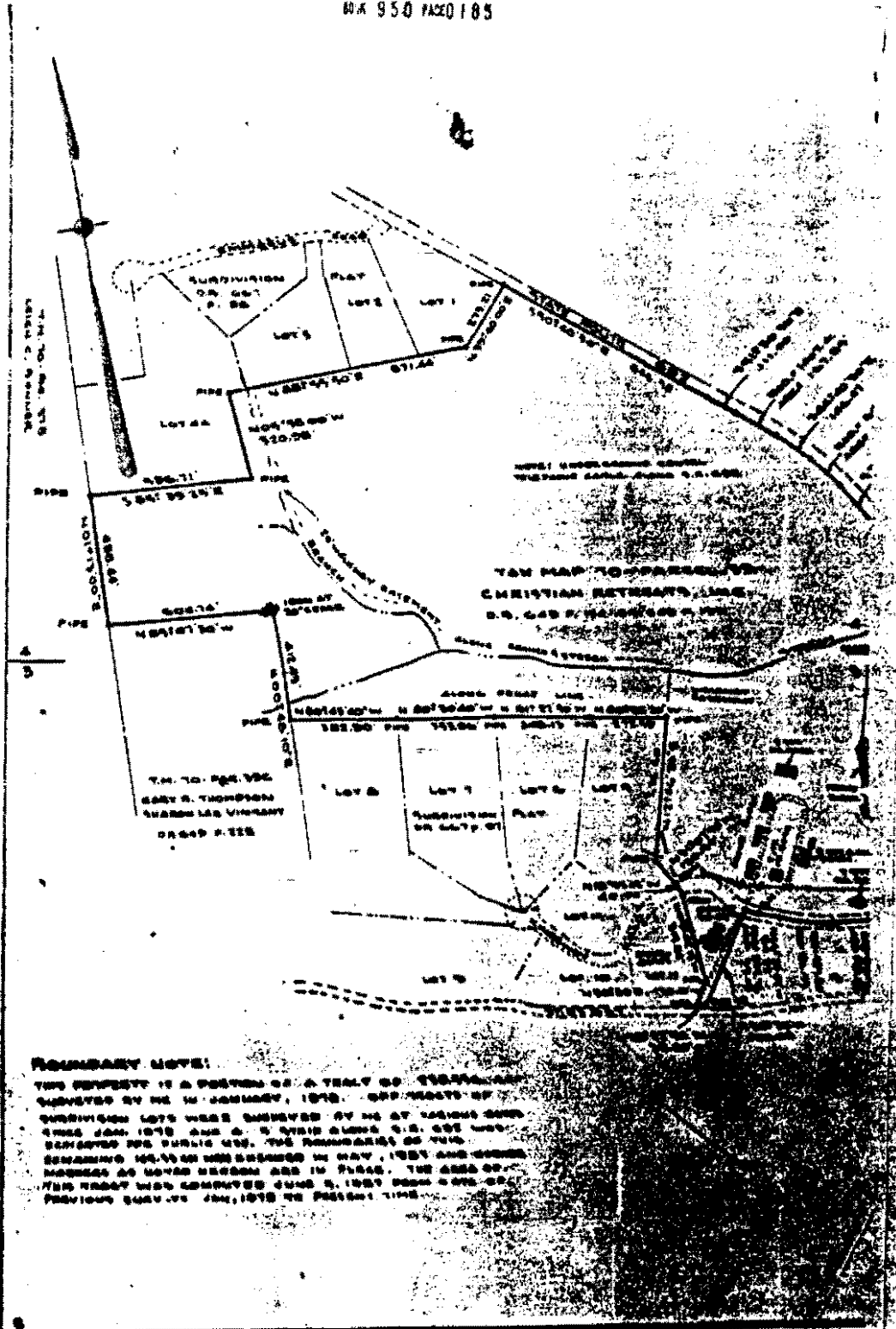


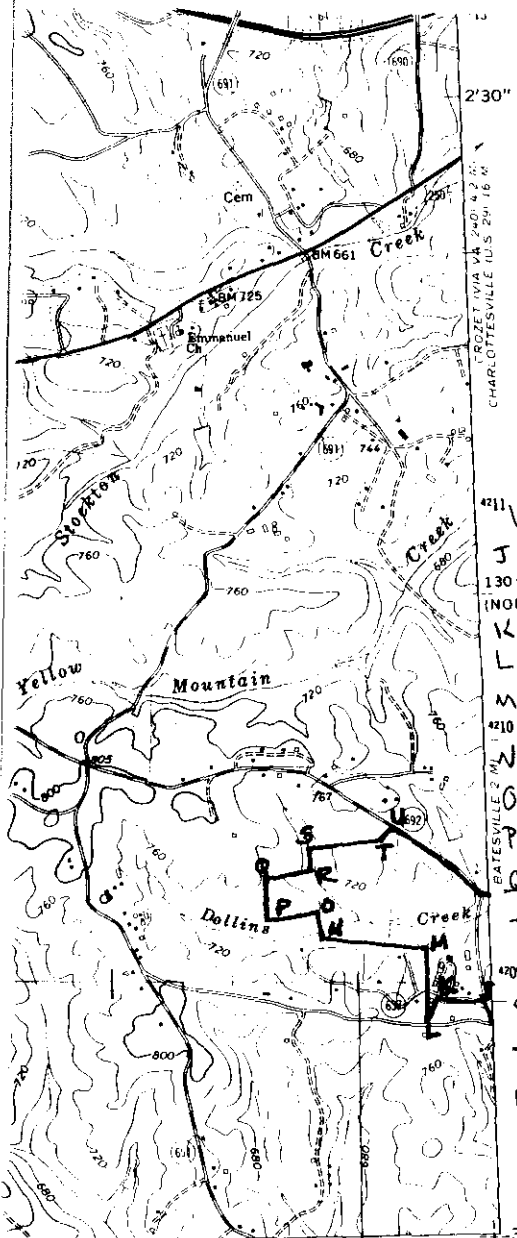
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W.K. 950 PAGE 185



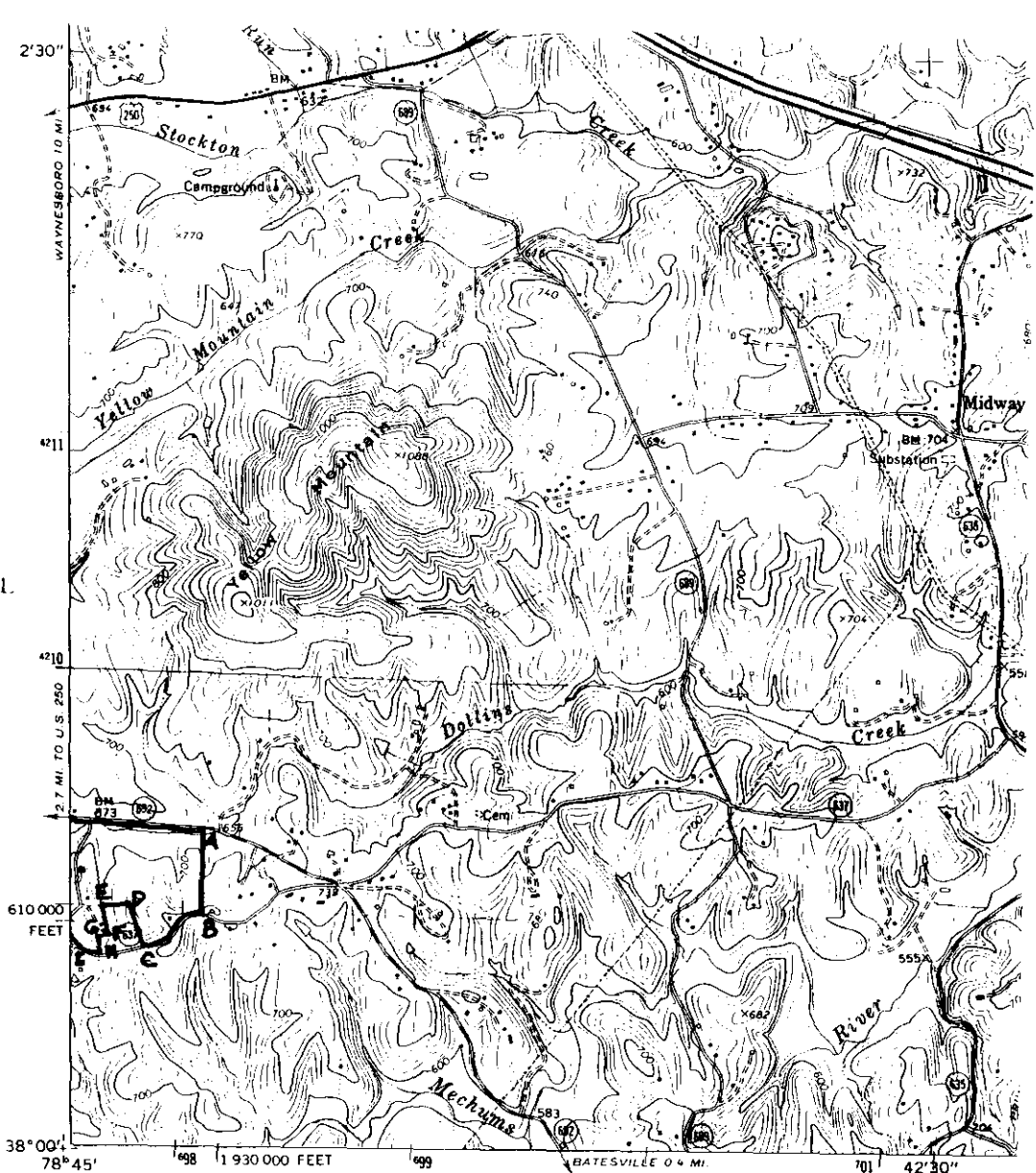


WAVERTREE HALL F.H.
 J 17 697 300 420 8950
 130 000 FEET
 (NORTH)
 K 17 697 300 420 8950
 L 17 697 280 420 8840
 M 17 697 280 420 8840
 N 17 696 860 420 9180
 O 17 696 860 420 9240
 P 17 696 640 420 9260
 Q 17 696 630 420 9190
 R 17 696 810 420 9160
 S 17 696 800 420 9550
 T 17 697 100 420 9580
 U 17 697 100 420 9160

WAVERTREE HALL
 FARM
 A 17 696 420 9340
 B 17 696 420 9340
 C 17 697 740 420 8620
 D 17 697 740 420 9610
 E 17 697 740 420 9610
 F 17 697 740 420 9610
 G 17 697 740 420 9610
 H 17 697 740 420 9610
 I 17 697 740 420 9610

ROAD CLASSIFICATION
 Primary highway, hard surface —————
 Secondary highway, hard surface —————
 Light-duty road, hard or improved surface —————
 Unimproved road - - - - -
 Interstate Route () U. S. Route () State Route ()

WAYNESBORO EAST, VA.
 38078-A7-TF-024



GREENFIELD
 5259 IV NE

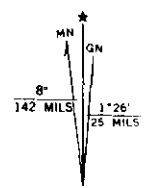
Mapped, edited, and published by the Geological Survey
 Control by USGS and USC&GS

Topography by photogrammetric methods from aerial photographs taken 1963. Field checked 1965. Revised from aerial photographs taken 1972. Field checked 1973

Polyconic projection. 1927 North American datum
 10,000-foot grid based on Virginia coordinate system, south zone
 1000-meter Universal Transverse Mercator grid ticks, zone 17, shown in blue

To place on the predicted North American Datum 1983
 move the projection lines 9 meters south and
 23 meters west as shown by dashed corner ticks

Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked



UTM GRID AND 1987 MAGNETIC NORTH
 DECLINATION AT CENTER OF SHEET

FOR 5