

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

147

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 Rivanna Farm

other names/site number Middle Place, Glen Mary, Eglenton DHR File # 032-0261

2. Location

street & number Rt. 1, Box 94

not for publication

city or town Bremo Bluff

vicinity X

state Virginia code VA county Fluvanna code 065

Zip 23022

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.)

H. Alexander Wise 12/29/00
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

Edson H. Beall 2/16/01

4. National Park Service Certification

I, hereby certify that this property is:

 other (explain):

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

Date of Action

for
Signature of Keeper

U. S. Department of the Interior
National Park Service

5. Classification

Ownership of Property (Check as many boxes as apply)

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

Category of Property (Check only one box)

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

Number of Resources within Property

Contributing	Noncontributing	
<u> 10 </u>	<u> 2 </u>	buildings
<u> 0 </u>	<u> 0 </u>	sites
<u> 1 </u>	<u> 0 </u>	structures
<u> 0 </u>	<u> 0 </u>	objects
<u> 11 </u>	<u> 2 </u>	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
 Domestic Secondary Structures
 Education School
 Agriculture/Subsistence Processing/Storage/Agricultural Field/
 Animal Facility/Agricultural Outbuilding

Current Functions (Enter categories from instructions)

Cat: Domestic Sub: Single Dwelling
 Domestic Secondary Structures
 Agriculture/Subsistence Animal Facility/Agricultural Outbuilding

7. Description

Architectural Classification (Enter categories from instructions)

 Late Victorian - Italianate _____

Materials (Enter categories from instructions)

foundation Brick, stone, concrete _____
roof slate, metal _____
walls wood _____

other _____

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

8. Statement of Significance

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

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

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

- 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.

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Areas of Significance (Enter categories from instructions)

Agriculture, Architecture, _____
 Transportation _____

Period of Significance 1839 - 1950

Significant Dates 1839, 1879, 1884

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation N/A

Architect/Builder Anderson, John B. and Anderson, D. Wiley

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS)

preliminary determination of individual listing (36 CFR 67) has been requested.

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: Rivanna Farm

10. Geographical Data

Acreage of Property 255 acres

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

Zone Easting Northing Zone Easting Northing

1 17 745840 4180980 2 17 746600 4180020

3 17 746320 4179770 4 17 746580 4179440

See continuation sheet.

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Summary Description

Rivanna Farm is located on top of a tall grassy hill that overlooks the low grounds adjacent to the CSX Railroad tracks and the James River. The farm buildings sit in a relatively open area enclosed mostly by forest. The two-story frame principal dwelling constructed for Joseph Payne in 1880, is located in the center of the farm complex, flanked by a few mature trees. A gravel road runs southwest from the farm entrance at State Route 656, through the farm complex and a stretch of forest, to a gate serving the lowland fields at the railroad tracks. Other gravel roads lead to outbuildings and other dwellings. Several fenced fields surround the complex. South Creek traverses the farm on the north side. The farm has a remarkable collection of outbuildings that are described individually below. The first of these were built in the 1840s and the rest during the next 100 years. They reflect not only changes in taste, but also changes in farming practices and lifestyles.

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Detailed Description

Principal Dwelling: Completed in 1880, the main house is a two-story frame structure with a tall two-tiered porch in the center of the main façade. The low-pitched main roof and the roof of the porch are covered with slate and rest on a simple bracketed cornice. On the main façade bay windows flank the porch on the first floor. The remaining windows have six-over-six sash. Windows on the south and east sides have louvred shutters. The porch features full-height paneled posts and a wooden railing in a diamond pattern. The front door has a rectangular transom and sidelights that surround the pair of doors finished with arched panels. Sidelights with three panes also flank the rear door and the one on the second floor of the front porch. The foundation and piers are brick and contain doors to the basement on the west side and one on the south side. The chimneys are also brick. The exterior kitchen chimney rests on a fieldstone base. The stacks of the two chimneys in the main block have decorative rectangular openings just under their caps.

The overall plan of the house consists of a central-passage, double-pile main block with a small passage connecting to a previously detached kitchen. The central passage is divided by a flat arch into public space at the front of the dwelling and private space to the rear that contains a dog-leg, open-string stair with one landing and turned newels and balusters. A second closed stair is located in the kitchen wing. Floors throughout the house are of wood, mostly original wide planks. The walls are plaster, except for the hyphen, which has the original exterior wooden siding on its north and south walls. The formal parlor and the front portion of the central passage have paneled dado and chair rails. All rooms contain unembellished fireplace mantels of dimensional lumber. An original built-in closet exists in the dining room (now a modern kitchen). Throughout the house are four-panel interior doors with white porcelain knobs. Windows are trimmed with dimensional wood molding.

Galt-Period Contributing Outbuildings and Structures

Five of the nine contributing outbuildings were constructed prior to 1879 during the Galt occupation. All of the buildings have foundations of either random rubble or cut stone piers or a combination and all but the corncrib are weatherboarded.

Kitchen/Quarter Building: This rectangular wood frame structure with a slate-shingled gabled

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roof is flanked on the north side by a rebuilt fieldstone and brick chimney using materials and methods of the original. The building contains a combination of double-hung, six-over-six and four-light casement windows. One door is located on the north side of the front façade.

The one-room interior plan features an open staircase along the East Side. Floors are random-width plank. First-floor walls are horizontal wood weatherboard. Second-floor walls were lathed for plaster but never finished. Exposed floor joists and upper floorboards compose the ceiling of the first floor. Second-floor rafters are pegged at the ridge and sheathing is visible.

Smokehouse: The rectangular wood frame smokehouse with slate-shingled gabled roof has a central door on the front façade that retains original wrought iron hardware.

Overseer's House: The wood frame saddlebag dwelling with its asphalt-shingle gable roof retains a second-story addition made in 1920 and a one-story kitchen addition made in the 1950s. A wide wooden stoop on the front façade is sheltered by a gable roof. Wood porches with shed roofs flank the north and south sides of the one-story kitchen addition. A paneled door to the south side of the front façade and multi-light doors on the north and south sides of the kitchen addition provide entry to the dwelling. There are eight double-hung six-over-six windows. The two-room, single-pile plan with one-room rear central addition contains a closet staircase with open stairwell along the east side of the two-story portion. Narrow plank floors are found in the living room on the first floor. Wide plank floors appear elsewhere. Paneling covers the north wall and fireplace surround in the living room. Ceiling joists in the living room are boxed with tongue-and-groove paneling covering the ceiling. All other walls and ceilings on the first floor are plaster. Second-floor walls and ceilings are wallboard. A mantel shelf embellishes the fireplace in the living room. Wood mantelpieces of dimensional lumber are found in the first-floor bedroom and in both second-floor rooms. Several interior doors retain original black rim locks and porcelain knobs.

Galt Corncrib: The rectangular sawn heavy frame building with board and batten siding has a standing-seam metal shed roof, that connects to a narrow metal shed roof overhand along the front façade forming a shallow gable. The wood-floored interior is divided into a small room containing the entry door and a slightly elevated larger room accessed through a framed opening. Ceiling rafters are exposed.

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Stable: The rectangular two-story heavy timber aisled stable with weatherboard cladding has a standing-seam metal gable roof. Doors on both levels provide access. An open stairway in the central corridor leads to the loft area. The first-floor aisle is wood with dirt floors in stalls.

Payne Period Contributing Outbuildings

The remaining four contributing outbuildings were constructed after 1879. All buildings are weatherboarded and all but the bathhouse/tool shed have random rubble or cut-stone foundations.

Payne Corncrib: The square, one-story frame building has a standing-seam metal roof. The north, east and south facades are sided but the north façade is covered in slatted wide vertical boards. A door is centrally located in the front façade below loft doors that give access from above. Wood floors and exposed rafters and siding appear in the undivided interior space.

Bath House/Tool Shed: The rectangular frame weatherboarded building with a standing-seam metal roof has no foundation. One door stands on the East Side of the front façade. A small door covers a window opening in the center of the rear façade. Inside, floors are wood, walls are exposed weatherboards and the space is open to the rafters.

Granary: The rectangular two-and-one-half-story heavy frame building has a slate-shingled gable roof. A small pent roof is found above the entrance on the south side. A dirt floor central aisle running north to south provides access. The interior plan is double pen with raised wood floors to each side. The ceiling is open to the rafters.

Schoolhouse/Tenant House: The L-shaped wood-frame structure has a standing-seam metal gable roof. It has a porch with a shed roof on the rear façade connecting the two sections of the "L." A brick exterior-end chimney occurs on the eastern side of the north façade. Doors are located on the south and west sides of the house. There is one double-hung six-over-six window on the east façade, one six-light casement window on the south façade and one window opening without glass on the west façade. There is also an attic window opening covered by a wooden door. Inside, the floors are wood and the walls and ceiling have wood planks.

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Well: The well contains the original stone lining from the Galt period. A stepped concrete foundation and a wood framed, open-sided surround with a standing-seam metal gable roof was added after 1879.

Noncontributing Structures

A **hen house** and a **horse barn** to the west and southeast of the Galt corncrib are found on the property. Both are less than 50 years old.

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Summary Statement of Significance

Rivanna Farm (originally called Eglenton)¹ was established in 1879 by Joseph Payne near the end of Fluvanna County, Virginia's agricultural pinnacle. The success of Rivanna Farm, like many other farms in Fluvanna County, can be attributed to the new farming practices touted by John Ruskin. These practices were first put into use in 1839 by such forward thinkers as James Galt, who began the first farm operations on the Rivanna Farm site, as part of his much larger Point of Fork plantation.²

Fluvanna's main cash crops were and remain corn, wheat and tobacco; secondary were hay and apples. Joseph Payne, like most Fluvanna farmers, devoted his farm to these crops.³ Existing documentation shows that Payne planted 60 acres in corn, 40 acres in wheat and 75 in hay.⁴ Tobacco, in particular, was a very valuable commodity nationally, as well as in Europe.⁵ Joseph Payne's surviving ledger books record the harvesting and prizing of large quantities of the plant. The Richmond & Allegheny Railroad was built through Fluvanna County in 1889.⁶ Built along the towpath of the James River & Kanawha Canal, it crossed many Fluvanna County farms. The Rivanna flag station established at Rivanna Farm in 1884 became an important point for passenger and freight service, and was utilized intensively by Joseph Payne as well as by neighboring farmers and their families for crop distribution and travel.⁷

Rivanna Farm, still largely intact architecturally, embodies the typical self-sustaining farm and provides historical information about agriculture and transportation during the historic period.

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Applicable Criteria

Rivanna Farm is eligible for listing under Criterion A in the category of Agriculture because of the tangible remains of farming operations that have taken place during most of the 19th and 20th centuries as well as an unusual survival of written records of the crops, livestock and operations.

It is also eligible in the same Criterion in the category of Transportation because of its location on and in close association with the operation of the James River and Kanawha Canal and the railroads that replaced it. The current name of the farm is taken from the flag station established to serve the neighborhood by the railroad in 1884. Finally the property is eligible under Criterion C because of its important collection of outbuildings as well as the substantial residence which was the work of a local builder assisted by his teenaged son, D. Wiley Anderson, who later became a prominent Virginia architect.

Historical Background

The original 1,357 acres that became Rivanna Farm were first owned by James Galt of Point of Fork.⁸ James and his brother, William, were merchants when their father divided his 6,000-acre estate between them in 1832. The brothers dissolved their mercantile in 1834 and began farming in 1839. Having no previous agricultural experience, they were prime candidates for the agricultural reform led by John Ruskin. They adhered to most of the important new agricultural techniques such as the use of animal manure, guano and calcareous manures such as plaster and lime which were excellent for the restoration and maintenance of the largely poor soils of Fluvanna County. They also used revolutionary farming equipment such as the hillside plow, the McCormick Reaper and the threshing machine.⁹ On the site of the present Rivanna Farm complex, James Galt built two dwellings, a kitchen quarters, a corncrib and a smokehouse.¹⁰ All but one of the dwellings stand today.

At James Galt's death in 1876, portions of his estate were sold to pay off debts.¹¹ Joseph Payne bought several large tracts of land and began to establish his farm. The larger of the two dwellings was removed and a new Colonial Revival house and detached kitchen were completed on the site in 1880¹² by John B. Anderson, a well-known local builder, and his son, D. Wiley Anderson, who would later become a respected Richmond architect.¹³ The house they built exhibited knowledge of the then-popular Italianate style and clearly demonstrates in its massing and detail a break from

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the antebellum houses of the past. In its generous size it also reflects an economy rebounding strongly 15 years after the end of the Civil War. Timber was cut and milled from the farm for the construction.¹⁴ Also built were a bathhouse, privy, a new covered well, and a stable. All but the privy remain intact, although the bathhouse was moved, on Joseph Payne's orders, from its original site beside the house to its present site just west of the corncrib, and converted into a tool shed. Later a granary was built, which burned and was replaced. In 1901, Payne had a schoolhouse built near the property line of an adjacent farm. For four years Payne employed a teacher to instruct his children and those of the neighbors. The schoolhouse was then moved to its present site and room and a porch added for use as a tenant house.¹⁵

Payne continued Galt's practice of implementing advanced agricultural methods; he directed crop rotation, used new and improved fertilizers, and utilized the latest farm machinery such as a wheat thresher, corn sheller, wheat binders, hay cutters and binders, and a Bickford and Huffman grain drill.¹⁶

Commercial tobacco growing began in the Virginia Colony during the 1600s, when seed was acquired from Trinidad and Venezuela by Englishman, John Rolfe.¹⁷ By 1840, Virginia produced 41% of the nation's tobacco goods.¹⁸ The Civil War devastated the agricultural economy, particularly in the South, but tobacco production was again on the rise by 1871.¹⁹ Tobacco thrived in the Virginia soil and climate, and tobacco was produced in larger quantities per acre than any other crop.²⁰ A farm loan application states that the average ten-acre tobacco yield on Rivanna Farm was 8,000 pounds.²¹ Notes in ledger books attest to Joseph Payne's great attention to his labor-intensive tobacco crop. Ledger books and daybooks kept by other farmers in Fluvanna County detail similar activities.²²

Rivanna Farm, now comprising only 255 acres but still largely intact with respect to its farm buildings, is a distinguished example of a nineteenth/early twentieth-century farm. All of the farm buildings still in existence have had minimal or no alterations since the historic period. Farm production relied on pioneering new and improved farming practices. Crops grown, especially tobacco, reflect those of most southern states, Virginia in particular. The existing farm contributes a distinctive history to the farming methods and agrarian economy during the American Victorian period.

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Many estates and farms like Rivanna Farm were located along the James River. From 1840 until the railroad was constructed, people and goods were transported by boat on the James River and Kanawha Canal. In 1880, the railroad was constructed along the canal towpath.²³ Initially, many farmers were angry about the railroad being built across their lands. One point of contention was the railroad's frequently inadequate compensation for the numerous deaths of livestock that wandered onto the unfenced tracks.²⁴ Payne's 1913 farm ledger records the livestock killed or maimed by trains traversing his property and their respective values.²⁵ A claim ticket also survives, reimbursing Payne \$7.42 for a calf killed by a train.²⁶ However, like Joseph Payne, the farmers eventually grew dependent on the railroad for transportation and grew to appreciate its convenience.

Farmers found that crops and livestock could be transported easily and quickly to commerce centers around Virginia. Likewise, products needed by the farmers such as seed, fertilizers and farm implements became much more readily available. The transportation of goods and passengers created time efficiency that allowed the farmers more leisure to experiment with new crops and better opportunity to plant larger quantities leading to more profitable yields.

Flag stations were built on several large properties in Fluvanna County. One such station, Rivanna, was established at Point of Fork but was moved to Joseph Payne's farm in 1884. From that period on, Eglenton was called Rivanna Farm.²⁷ Until the 1950s the flag station was an important center for passenger and freight service. Residents and crops from neighboring farms traveled from Rivanna Farm to destinations such as Richmond, Orange and Lynchburg.²⁸

Rivanna Farm, as the site of a passenger stop and the point of departure for crops being shipped from Fluvanna County throughout the state establishes it as an important part of railroad history. Although the CSX Railroad removed the flag station when it was no longer essential, the tracks still exist and the railroad remains in operation.

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Endnotes

- ¹ *Family Bible*, (Rivanna Farm, Brems Bluff, November 12, 1884.)
- ² *Point of Fork and Glen Arvon, Fluvanna County, Virginia*. Virginia Cavalcade (Rivanna Farm: Brems Bluff, undated reproduction) 27-28.
- ³ David W. C. Berr, *Historic Fluvanna in the Commonwealth of Virginia*, (Palmyra: Palmyra Press, 1998) 117-119.
- ⁴ Farm Loan Application (Rivanna Farm: Brems Bluff, 1925).
- ⁵ *Virginia's Tobacco Heritage*, (Washington, D.C: The Tobacco Institute: no publication date) 3.
- ⁶ Berr, 67.
- ⁷ *Ibid.*, 54.
- ⁸ Fluvanna County Deed Book 24-152. Fluvanna County Deed Book 28-250. William H. Talley, hand-drawn plat of property belonging to James Galt, December 8 & 10, 1892, (Rivanna Farm, Brems Bluff). C.E. Watkins, Plat made to partition the Estate of Joseph Payne, March 9-13, 1926 (Rivanna Farm, Brems Bluff).
- ⁹ *Point of Fork and Glen Arvon...*, 26-28.
- ¹⁰ Farm Loan Application, *Ibid.*
Julia Payne Nance (daughter of Joseph Payne), transcript of oral history, 1979.
Alice Owens, *Rivanna Farm, Fluvanna's Centennial Farms*, The Bulletin Number 65-66 (Palmyra: Palmyra Press, 1998) 51-52.
- ¹¹ *Point of Fork and Glen Arvon...*, 31.
- ¹² Nance, *Ibid.*
- ¹³ *Ibid.*
- Susan S. Frazer, doctoral candidate, Architectural History and Decorative Arts, Virginia Commonwealth University, transcript of speech about D. Wiley Anderson given to Fluvanna County Historical Society, (Rivanna Farm, Brems Bluff, 1998).
- ¹⁴ Nance, *Ibid.*
- ¹⁵ Nance, *Ibid.*
- ¹⁶ Nance, *Ibid.*
- Joseph Payne, Farm Ledger, 1900, 1907 (Rivanna Farm, Brems Bluff).
- Joseph Payne, Farm Ledger, Assessment of Estate (Rivanna Farm, Brems Bluff, 1916) 4.
- ¹⁷ *Virginia's Tobacco Heritage*, 1.
- ¹⁸ *Ibid.*, 11.
- ¹⁹ *Ibid.*, 12-13.
- ²⁰ *Ibid.*, 2.
- ²¹ Farm Loan Application, *Ibid.*
- ²² Minnie Lee McGehee, *Yankee Farmer in Fluvanna, The Plantation Day Book of Gidney Underhill, Part I and Part II*, The Bulletin Number 45 & 46 (Palmyra: Palmyra Press, 1988).
Constance Gay Morenus, transcript of Memories of Wilmington and Farm Life

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Endnotes, continued

1900-1915, speech given to the Fluvanna County Historical Society (Coles Tavern, Wilmington, 1981).

²³ Berr, Ibid.

²⁴ Z.R. Lewis Jr., Letter to "the Landed Proprietors on the Line of the Richmond & Allegheny Railroad" published in unidentified periodical, (Fluvanna County Historical Society Archives, Palmyra, VA.)

"The use by the railroad of its track is necessarily exclusive, and the taking of the water out of the canal has necessitated an enormous expense of fencing on the farmers, despite the law requiring the railroad company to fence their track or pay stock damages; for experience shows that the practical operation of this law has resulted in the adoption of the latter alternative by the railroad, and in most cases without adequate recompense to the owner of the stock..."

²⁵ Three cows killed by train valued at \$35.00, \$40.00, & \$45.00 respectively. Notes "bull crippled" and "death of heifer."

²⁶ Inserted into Farm Ledger for 1900, Rivanna Farm, Bremono Bluff.

²⁷ Personal interview with Julia Rose, great-granddaughter of Joseph Payne and present owner of Rivanna Farm, March 2000.

²⁸ Commemorative photomontage of last passenger train, Saturday, June 29, 1957, Rivanna Farm, Bremono Bluff.

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BIBLIOGRAPHY

Commemorative photomontage of last passenger train, Saturday, June 29, 1957. Rivanna Farm, Bremono Bluff.

Family Bible. Rivanna Farm, Bremono Bluff, 1884.

Farm Loan Application. Rivanna Farm, Bremono Bluff, 1925.

Fluvanna County Deed Books 24-152, 28-250 and 28-266.

Frazer, Susan S., transcript of speech about D. Wiley Anderson. Rivanna Farm, Bremono Bluff, 1998.

Nance, Julia Payne, transcript of oral history, 1979.

Owens, Alice, *Rivanna Farm*, Fluvanna's Centennial Farms, The Bulletin Number 65-66. Palmyra: Palmyra Press, 1998.

Payne, Joseph, Farm Ledgers. Rivanna Farm, Bremono Bluff, 1900, 1907, 1916.

Point of Fork and Glen Arvon, Fluvanna County, Virginia, Virginia Cavalcade. Rivanna Farm, Bremono Bluff, undated reproduction.

Rose, Julia, Personal interview, March 2000.

Talley, William H., Plat, 1892. Unpublished. Rivanna Farm, Bremono Bluff. Copy. In possession of property owner.

Watkins, C. E., Plat of Survey, 1926. Unpublished. Rivanna Farm, Bremono Bluff. Copy. In possession of property owner.

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

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

11. Form Prepared By

name/title: Susan C. Sperling

Organization: _____ date 05-04-00

street & number: 11600 Burton Court telephone 540-895-0348

city or town Bumpass state VA zip code 23024

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 Julia Borden Neal Burke Rose

street & number Route 1, Box 94 telephone 804-842-6191

city or town Bremo Bluff state VA zip code 23022

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

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Geographical Data

UTM References

	Zone Easting Northing		Zone Easting Northing
5	17 746080 4179060	6	17 745820 4179300
7	17 746040 4179530	8	17 745180 4180480

VERBAL BOUNDARY DESCRIPTION

The Rivanna Farm property is identified as parcels 1 and 5, on Section 1 of Tax Parcel Map 61 for Fluvanna County, Virginia.

BOUNDARY JUSTIFICATION

The boundary includes the farmhouse, outbuildings, fields, and forest that have historically been part of Rivanna Farm.

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Section __Photo List__ Page __14

PHOTOGRAPHIC INDEX

The following information is the same for all photographs:

Property: Rivanna Farm

Location: Fluvanna County, Virginia

Photographer: Susan C. Sperling

Date: March 31, 2000

Negatives filed: Virginia Department of Historic Resources

Negative number: 18,236

1 of 8: Southeastern elevation of principal dwelling facing north.

2 of 8: Southern elevation of principal dwelling facing north.

3 of 8: Northwestern elevation of principal dwelling, well, kitchen quarters, corn crib and smokehouse facing south.

4 of 8: Southern elevation of corncrib and smokehouse facing north.

5 of 8: Southern elevation of Overseer's House facing north.

6 of 8: Southern elevation of school house/tenant house and grain barn facing north.

7 of 8: Southern elevation of corn crib and bath house/tool shed facing north.

8 of 8: Southwestern elevation of stable facing west.

United States Department of the Interior
National Park Service

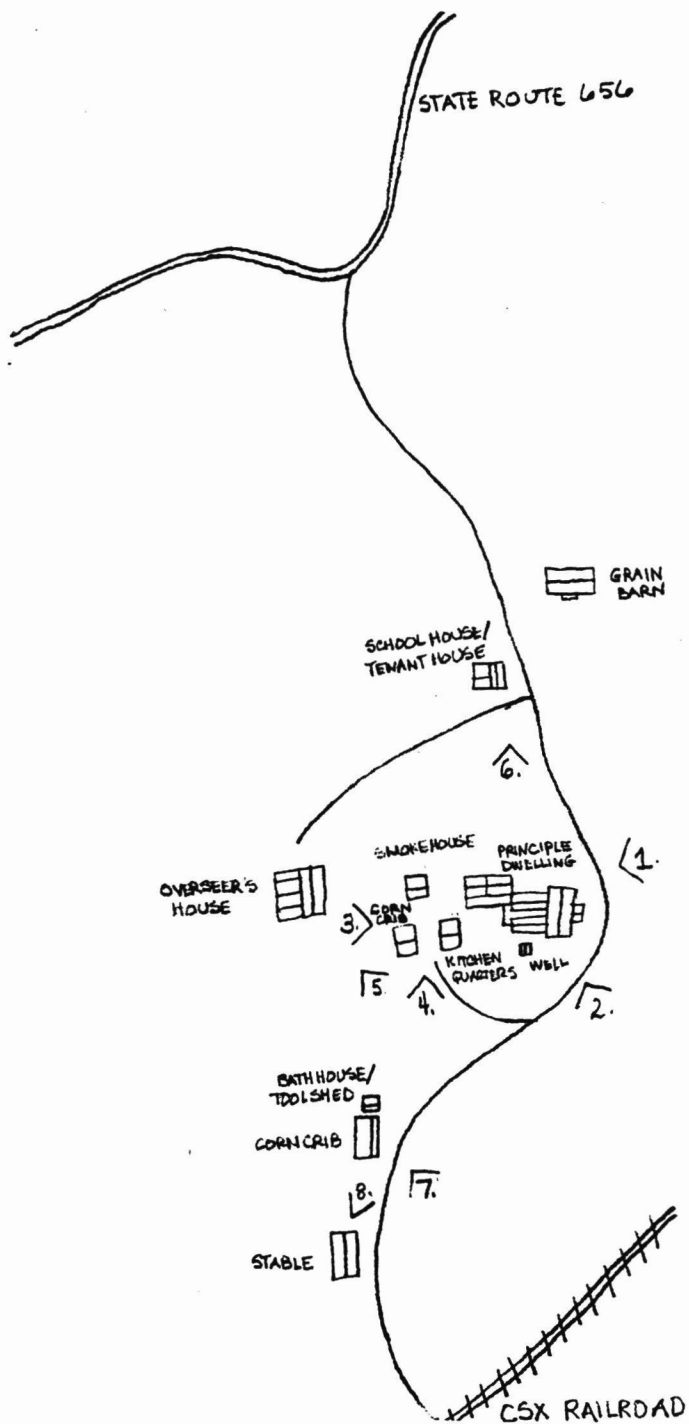
National Register of Historic Places

Rivanna Farm
Fluvanna County, Virginia

Continuation Sheet

Section Sketch Map Page 15

RIVANNA FARM, BREMO BLUFF, VA



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Rivanna Farm
NAME:

MULTIPLE
NAME:

STATE & COUNTY: VIRGINIA, Fluvanna

DATE RECEIVED: 1/19/01 DATE OF PENDING LIST: 1/31/01
DATE OF 16TH DAY: 2/16/01 DATE OF 45TH DAY: 3/06/01
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 01000147

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 2/16/01 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the
National Register

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N



RIVANNA FARM

FLUVANNA COUNTY, VIRGINIA

1 OF 8



RIVANNA FARM

FLUYANNA, COUNTY, VIRGINIA

2 OF 8



RIVANNA FARM

FLUVANNA COUNTY, VIRGINIA

3 OF 8



RIVANNA FARM

FLUVANNA COUNTY, VIRGINIA

4 OF 8



RIVANNA FARM

FLUYANNA COUNTY, VIRGINIA

5 OF 8



RIVANNA FARM

FLUVANNA COUNTY, VIRGINIA

6 OF 8



RIVANNA FARM

FLUVANNA COUNTY, VIRGINIA

7 OF 8



RIVANNA FARM

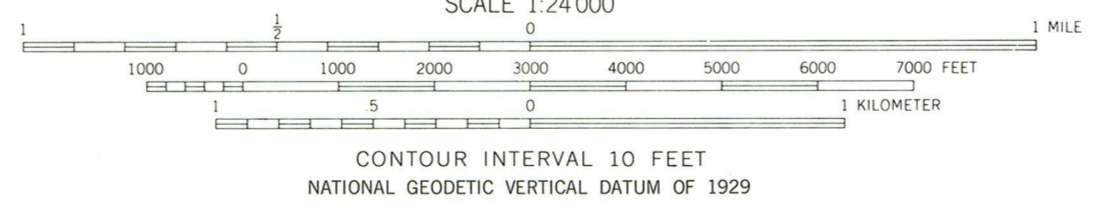
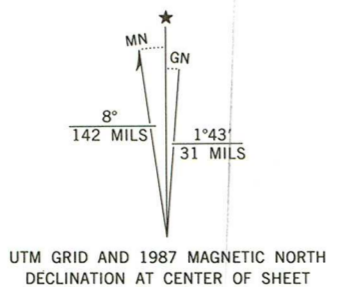
FLUVANNA COUNTY, VIRGINIA

8 OF 8

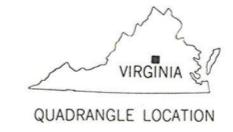
Rivanna Farm
Fluvanna Co., VA
Zone 17
Easting Northing
1. 745840 4180980
2. 746600 4180020
3. 746320 4179770
4. 746580 4179440
5. 746080 4179060
6. 745820 4179300
7. 746040 4179530
8. 745180 4180480



Mapped, edited, and published by the Geological Survey
Control by USGS and USC&GS
Topography by photogrammetric methods from aerial photographs taken 1958-1959. Field checked 1959. Revised from aerial photographs taken 1969. Field checked 1969
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 11 meters south and 24 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
There may be private inholdings within the boundaries of the National or State reservations shown on this map



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
AND VIRGINIA DIVISION OF MINERAL RESOURCES, CHARLOTTESVILLE, VIRGINIA 22903
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



ROAD CLASSIFICATION
Primary highway, all weather, Light-duty road, all weather, hard surface, improved surface
Secondary highway, all weather, Unimproved road, fair or dry hard surface, weather
State Route

LAKESIDE VILLAGE, VA.
NW/4 LAKESIDE VILLAGE 15' QUADRANGLE
37078-F2-TF-024

1969
PHOTOREVISED 1987
DMA 5359 II NW-SERIES 1634

Revisions shown in purple and woodland compiled in cooperation with Commonwealth of Virginia agencies from aerial photographs taken 1984 and other sources. This information not field checked
Map edited 1987



COMMONWEALTH of VIRGINIA

Department of Historic Resources

2801 Kensington Avenue, Richmond, Virginia 23221

James S. Gilmore, III
Governor

John Paul Woodley, Jr.
Secretary of Natural Resources

H. Alexander Wise, Jr.
Director

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Fax: (804) 367-2391
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January 16, 2001

Ms. Carol Shull
U. S. Department of the Interior/National Park Service
National Register, History and Education
National Register of Historic Places
Mail Stop 2280, Suite 400
1849 C Street, NW
Washington, DC 20240

RE: Kyles Mill House, Rockingham County; Old Presbyterian Meeting House, City of Alexandria; Opequon Presbyterian Church, Frederick County; Otterburn, Bedford County; Philip Craft House, Pittsylvania County; Rivanna Farm, Fluvanna County; Smithfield Farm, Clarke County

Dear Ms. Shull:

The enclosed nominations, referenced above, are submitted for inclusion on the National Register of Historic Places. The nominations have been considered, and approved, by the State Review Board. There were no owner objections received for any of these nominations. Should you have any questions, please do not hesitate to contact me. My direct phone line is 804-367-2323/Ext. 115.

Sincerely,

Marc Christian Wagner
Architectural Historian/National Register Manager

Enclosures

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