

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 Chapel Hill

other names/site number Chapel Hill Farm

DHR # 021-0014

**2. Location**

street & number 300 Chapel Hill Lane

not for publication N/A

city or town Berryville

vicinity X

state Virginia

code VA

county Clarke

code 043

Zip 22611

**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 X nationally      statewide      locally. (See continuation sheet for additional comments.)

11/16/04

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):     

Signature of Keeper

Date of Action

12/30/2004



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**7. Description**

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**Architectural Classification** (Enter categories from instructions)

EARLY REPUBLIC: Federal \_\_\_\_\_  
 LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS: Colonial Revival \_\_\_\_\_  
\_\_\_\_\_

**Materials** (Enter categories from instructions)

foundation STONE  
roof SLATE  
walls STONE  
  
other WOOD  
\_\_\_\_\_

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

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**8. Statement of Significance**

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**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)

ARCHITECTURE \_\_\_\_\_  
 POLITICS/GOVERNMENT \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance** 1824-1954

\_\_\_\_\_  
Significant Dates 1824  
1826  
1938-1941  
1947

Significant Person (Complete if Criterion B is marked above)  
Gen. William J. Donovan

Cultural Affiliation N/A

Architect/Builder George L. Howe -architect (1938-1941 alterations and additions)

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: \_\_\_\_\_

**10. Geographical Data**

Acreage of Property 477 acres

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

Zone Easting Northing    Zone Easting Northing  
1    -    -    -    -    2    -    -    -    -  
3    -    -    -    -    4    -    -    -    -

See continuation sheet.

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

See continuation sheet

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

See continuation sheet

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## **7. SUMMARY DESCRIPTION:**

Located in central Clarke County, Virginia, Chapel Hill Farm contains a collection of nineteenth- and twentieth-century domestic and agricultural buildings. The primary resource is a long stone dwelling comprised of several distinct parts that were built during the nineteenth and twentieth centuries. The original mid-1820s Federal-style portion of Chapel Hill includes the central section as well the southern-most end of the house, which was originally a detached building. These were constructed by Dr. Charles Carter Byrd, shortly after he was deeded the 168-acre parcel by his mother in 1823. Chapel Hill and adjacent farmland was purchased in 1938 by Gen. William J. Donovan, a distinguished World War I veteran and head of the Office of Strategic Services (OSS) during World War II. Donovan engaged Washington, DC architect, George L. Howe, to remodel and enlarge the Chapel Hill house in the Colonial Revival style. Several outbuildings were also constructed during that time.

The current owner purchased the property in 1999 and successfully completed a certified rehabilitation of the house. The extremely high integrity of the buildings situated within this large working farm, together with the unchanged rural setting, results in one of the county's best examples of a mid-nineteenth-century Federal-style plantation house that was remodeled and enlarged in the early 1940s in the Colonial Revival style.

## **DETAILED DESCRIPTION**

Chapel Hill Farm is located off the west side of US Route 340 about three miles south of Berryville, and just southeast from Old Chapel, the oldest Episcopal church west of the Blue Ridge.<sup>1</sup> The tree-lined drive, flanked with split-rail fencing, terminates in a circular approach at the southeast front of the house. Located on either side of the drive are expansive and rolling fenced pastures. The house is sited on gently sloping high ground with a commanding view of the Blue Ridge Mountains to the east. A modern tenant house is located off the north side of the drive and a road that bears off to the north before reaching the main house leads to the stable, groom's house, barn, and other agricultural outbuildings.

When Chapel Hill was first established as a separate farm in 1823, it was comprised of 168 acres. The property remained about that size until the early twentieth century when adjacent lands were purchased by Gen. Donovan and the farm increased to its current size of approximately 477 acres. Most of the acreage is cleared and fenced and much of it is utilized as pastureland. As is typical of this area of Clarke County, limestone rock outcroppings are scattered throughout the property. Chapel Run, a spring-fed perennial stream lined by mature sycamores, flows through the property just south of the main house. The property also contains an abandoned roadbed paralleling current US Route 340 (Lord Fairfax Highway) from its junction with State Route 255

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(Bishop Meade Road) heading north toward Route 633 (Annfield Road). Overgrown with grass, the roadbed is still clearly visible as a wide flat area, and is a portion of the former Berryville-Millwood Turnpike. Traces of another old road just on the south side of Chapel Run heads west and at one time may have linked Old Chapel to points west.

The earliest buildings on the property include part of the main house: the central two-story section, which is comprised of two distinct gable-roofed blocks; and the two-story, three-bay section now at the southern-most end of the house. When Dr. Charles Carter Byrd was deeded land in 1823, the parcel did not include any buildings.<sup>2</sup> Land tax records show that within a year, Dr. Byrd constructed new buildings valued at \$1,000. By 1826, he added an additional \$1,500 worth of buildings bringing the total value of improvements to \$2,500.<sup>3</sup> The southern-most end of Chapel Hill was originally constructed as a separate outbuilding and was probably built first in order to establish a presence on the property. The vernacular, gable-roofed, limestone building contains two interior-end brick chimneys and originally had two front doors. It was remodeled in 1939 into a residence for Gen. Donovan's son and was connected to the rest of the main house in 1947.

Dr. Byrd also constructed the two-story, six-bay central portion of Chapel Hill, which is made up of two, three-bay, side-passage sections of varying height, each with an interior-end brick chimney. The one to the north contains a stair hall and dining room, while the one to the south contains a large living room that was originally two rooms. Each of these random-rubble limestone, gable-roofed blocks has its own entrance door topped by a one-bay pedimented portico. The architectural evidence supports the theory that the two sections were built independently of each other yet within a short time span as they share the same Federal-style interior treatment. The more diminutive wing to the north appears to have been constructed first as it contains the only stair and the Federal-style woodwork is more vernacular in nature than that in the south section.

Chapel Hill was remodeled and enlarged in 1941 after plans drawn up by George L. Howe, a Washington, DC architect. His notes indicate that he generally called for the removal of original fabric but often had it replaced with matching new material or reapplied. The exterior plaster was removed to expose the stonework, which was then repointed. The metal roof was replaced with slate shingles. The windows were removed and replaced with "new sash, frames, and trim in the present openings."<sup>4</sup> The first-floor double-hung windows of both sections are nine-over-nine-sash, the second-floor windows of the taller of the two sections are nine-over-six-sash, and the

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second-floor windows of the more diminutive section are six-over-six-sash. The eaves are boxed with a finely denticulated wooden cornice. Each section has one interior-end brick chimney with corbeled cap projecting from the exterior gable-end. Square four-light attic windows are located in the gable ends where the chimneys are located. The building's form and elevations illustrate a vernacular Federal style typical of local buildings of this era.

Both of the front entrances into the house are sheltered by one-bay pedimented porticos supported by Tuscan columns. The raked cornices and the horizontal cornice are decorated with a guilloche pattern trim while the architrave and raked sides of the tympanum are adorned with Federal-style fretwork. The brick decks are approached by stone steps on both porticos and were added during the 1941 alterations. The entrance door into the taller south section is four-paneled and is topped by a four-light transom. The entrance into the shorter section leads into the main stair hall and is the current main entrance. The six-paneled door is topped by a three-light transom.

The rear elevations of these sections were altered somewhat in 1941 and again during the recent rehabilitation work. The taller wing to the south has an elaborate entrance door with fanlight and sidelights. There was originally an opening here sheltered by a pedimented portico, but it was enlarged to accommodate sidelights and a fanlight in 1941 and the portico was removed. The present owner installed the current round-arched hood in order to create a water break to protect the door and lights. The shorter of the two sections has two-story rear porches that were also part of the 1941 design and were repaired during the recent rehabilitation. The first-floor porch is enclosed with glass panels that can be removed to create a screened in porch. The second-floor three-bay porch has simple square posts and a Chippendale-style wooden railing.

The first building activity when the property was purchased by Gen. Donovan in 1938 was the restoration of the small two-story house to the south that was known as the slave quarters. George L. Howe's plans called for the stonework to be repaired, several new window openings to be added, and new windows, roof, floor joists, plaster, and trim be installed. He also connected a small frame, gable-roofed outbuilding to the southern end of the quarters and made it a kitchen. This house was lived in by Gen. Donovan's son, David, and his family. It was eventually connected to the main house in 1947 by a one-story, gable-roofed conservatory.

Howe's plans also called for the renovation of the main house and the addition of a one-and-a-half-story wing to each side of the central two-part block. All new additions were to be of

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limestone construction and have gable roofs clad in slate shingles. The wing to the south contains the library and has a gable roof with two front and rear gable-roofed dormers, an exterior-end stone chimney with brick stack, and a full-height projecting bay window. Howe also designed the one-and-a-half-story kitchen, service, and garage wing off the north end of the central block. This wing has a cross-gable roof with an exterior-end chimney with brick stack in the rear cross gable, three gable-roofed dormers on the side, and an enclosed one-story porch off the north end. The northeast basement of this wing was constructed as a garage but has been converted into a utility area by the current owner. Work on these two wings began in 1940 and were completed by the spring of 1941.

The 1941 additions are of limestone construction and sit on concrete foundations faced with stone. According to Gen. Donovan's son, who lived on and farmed Chapel Hill until his death in 1999, much of the material used in the 1941 alterations came from a house on a neighboring property, known as "Engleside," that Gen. Donovan purchased and dismantled.<sup>5</sup> Howe's blueprints are dated November 1939 and show the original portion of the house was left in its basic configuration. The exterior stucco was removed and the stone repointed, the original chimneys were rebuilt using old brick, the porches were repaired, the metal roof was replaced with slate, some new windows replaced older sash, and a rear doorway in the original south section of the center part of the house was enlarged to accommodate a fanlight and sidelights, which perhaps came from dismantled Engleside house. Howe's notes direct the builder to match the new stonework with the original in execution, and to do the same with the roofs, chimneys, and windows.<sup>6</sup>

The backyard of Chapel Hill includes a terraced garden and a stone and brick pergola that was installed by the current owner. Mature trees, including a rare specimen Dawn Redwood, and boxwood surround the house. Many of these were planted during the 1940s under the ownership of the Donovans.

Chapel Hill's multi-part composition creates a long and imposing structure. The uniformity of materials and detailing between the original Federal-style portion and the Colonial Revival additions makes it appear the house was constructed all in one period. The interior of the house reveals more distinction between the nineteenth- and twentieth-century components of the building.

The floor plans of both two-story central sections of Chapel Hill were originally a single-pile

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side-passage with a doorway linking the side passages in each section. The taller of the two sections is currently one large living room: a partition wall between a passage and the larger room with the fireplace was removed during the 1941 renovation. There is no indication however, that the smaller space, which would have been unheated and had a front and rear entrance, ever contained a stair. The stair was instead located in the passage of the adjacent diminutive wing to the north. A larger room with a fireplace, used as the dining room, is also contained in the first floor of this section. The fact that no stair was ever located in the taller of the two wings supports the theory that the smaller of the two wings had been started first by Dr. Byrd and that the taller wing was added shortly after, perhaps as he was negotiating the sale of the property to Phillip Burwell.

George Howe's architectural notes indicate that the interior treatments during the renovation included furring out the existing walls and ceilings by two inches and resetting the old trim, sanding the floors, rebuilding the fireplaces, reusing the old mantels, and adding several new bathrooms. The only other significant changes were the removal of a wall dividing the current living room into two rooms, and the removal of paint from all the first-floor trim, two modifications not noted on his plans.<sup>7</sup>

The interior woodwork of the central portion of Chapel Hill is Federal-style in nature and has been stripped of its paint on the first floor. The symmetrically molded pine trim is fairly consistent throughout the two sections, although it is much more elaborate and has corner blocks in the living room. All doors are six-panel and contain original hardware. Most of the rooms contain baseboard, chair rail, and crown molding, typical of the Federal style. The flooring in both of the center sections is random-width pine and appears original except where parts of the floor have been repaired in the living room.

The north section contains a two-run stair inside the entrance door with a turned newel and an open stringer decorated with tendril-like scrolls. The plain balusters are placed two to a tread and support a rounded handrail. Plain baseboard trim adorns the walls, a small bathroom is located beneath the stair, a doorway with paneled reveals contains two steps up to the south wing, and a doorway leads to the rear porch.

The current dining room, which is adjacent to the stair hall, features crown mold, baseboard, and molded window and door casings. The wooden mantel has fluted pilasters supporting a plain entablature with applied trim in a diamond pattern on the end blocks, rectangular applied trim in

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the center, and a plain mantelshelf. The fireplace also has a brick surround and slate hearth. The windows along the rear of the room have wooden panels that open allowing access to the rear porch. A doorway to the right of the fireplace leads to the kitchen and pantry, which is contained in the 1941 north wing. This area was slightly modified by the current owner to also accommodate an eat-in area.

The first floor of the south wing contains the large living room, which is the most elaborately detailed room in the house. It includes crown molding, baseboard, paneled wainscot, symmetrically molded trim with knife edges and bull's-eye corner blocks, paneled window and door reveals, and a wooden ceiling medallion. The ornate Federal-style mantel on the south wall is composed of paired fluted colonettes, a plain entablature with a raised central rectangular block, and raised end blocks supporting an elaborate mantelshelf with stepped knife shelf molding. The brick surround and hearth were rebuilt in 1941. The built-in bookcases along the north wall were also installed at that time as was the fine Federal-style rear doorway with paneled reveals, and fanlight and sidelights decorated with wooden tracery.

The second-floor plans of the center sections generally follow those on the first floor. Off the south wall of the second-story stair landing is a single doorway with five steps that leads up to the south section. This section, which has been slightly configured over the years, is presently devoted to the master bedroom, walk-in closet, and master bath. The Federal-style trim on the second floor of the center sections was only stripped in the stair landing in 1941; all other woodwork was left painted. The master bedroom features symmetrically molded trim, crown molding, and fairly elaborate stepped chair rail and baseboard. The mantelpiece is made up of symmetrically molded pilasters on plinths supporting a plain frieze with molded end blocks and a complex stepped mantelshelf, and is typical of late Federal-style architecture of the area. The bedroom located above the dining room also contains a Federal-style mantel but one that is more subdued in detailing. The rear wall contains a window and a door leading out onto the second-story rear porch.

A large basement room, which was remodeled and recently updated, is located beneath the current living room and contains a fireplace. The area beneath the dining room is used as a service area and is only partially excavated.

The two one-and-a-half-story 1941 wings contain all the service areas of the house as well as a library, additional bedrooms, the former servant quarters, and the kitchen. The first floor of the

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north wing is largely dedicated to the kitchen, pantry, and eat-in area. A bedroom with a plain Federal-style mantel is located in the rear. The basement area, which at one time included a garage, contains a laundry room, wine cellar, and the mechanical systems. The upper half-story was constructed to accommodate servants and is made up of several small bedrooms and bathrooms. This area was rehabilitated by the current owner and one of the rooms is now used as a home office.

Due to the sloping terrain of the house site, the first floor of the south wing is accessible down a short stairway through a passage along the south wall of the living room. The library features much of the same type of detailing as found in the older part of the house, including paneled window reveals, baseboard trim, crown molding, and a Federal-style mantel with paneled end blocks supporting a simple frieze. The full-height bay window dominates the front wall, a doorway on the south wall leads to a staircase down to the basement, and a doorway to the right of the fireplace leads down to the conservatory. The half-story above the library features a small bedroom and bathroom.

The narrow gable-roofed conservatory, constructed in 1947, has a slate floor and large windows with brick aprons beneath them. The roofing members are exposed and the room acts as a corridor leading down to the former slave quarters. According to Howe's plans, much of the interior detailing in the former slave quarters was altered. The walls were all furred out and replastered and new trim applied; the floors and joists were removed and replaced, original stairs removed, ceiling joists exposed, fireplaces rebuilt and new mantels installed. The side frame wing was originally a detached outbuilding, possibly a meat house, and was attached to the slave quarters and converted into a kitchen.

Chapel Hill contains several outbuildings, most of which date to the late 1930s and early 1940s during the Donovan period of occupation. According to an early-1890s advertisement for the sale of Chapel Hill, the property had many outbuildings that supported the main house:

Farm for Sale: One of the most desirable farms in Va. for sale. This farm consists of 164 Acres, 35 of which are woodland, is known as Chapel Hill and is situated in the beautiful Shenandoah Valley, Clark[e] Co., Va., on the Berryville & Millwood Pike, 3 and a half miles from Berryville and 3 miles from Millwood; 12 miles from Winchester, Va.; 15 miles from Charlestown, W. Va. The large stone dwelling house is situated on high

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ground and has a commanding view of the surrounding country and a beautiful view of the Blue Ridge Mountains, a few miles distant. The Shenandoah Valley branch of the Norfolk and Western Railway runs within a quarter of a mile of the house, with a depot and store at the nearest point; within a stones throw of the depot is the church (Episcopal) known far and near as the Old Chapel, and within a few hundred yards of the church is a good school; the place is now under good cultivation; fencing is good and it will make a fine grazing farm. A large stream of fresh spring water runs through the place, there are the usual out houses, as follows: a small house on edge of place for tenant or can be rented as at present, a four room stone house in yard, meat house, work shop, cistern, corn crib, and wagon sheds, large stable &c, also fine young bearing orchard, good roads and good society. There is also a vein of fine marble running through the place, and anyone having a little capital to invest might realize a fortune by quarrying this marble. For terms and further particulars write to, C. W. Andrews, 417 Pine St., St. Louis Mo. Or Mrs. M. P. Andrews, Shepherdstown W. Va. Readers answering this advertisement will confer a favor by mentioning that it was read in "The Meteor."<sup>8</sup>

A 1938 aerial photograph of Chapel Hill Farm shows several farm outbuildings that no longer survive. The stables and nearby groom's house are fairly sophisticated and were also designed by George L. Howe and completed by June 1939. The U-shaped frame stable is located just north of the house and features board-and-batten siding, a standing-seam metal cross-gabled roof decorated with cupolas and a concrete foundation. It contains nine stalls, a tack room, and two groomsmen quarters. The half-story is currently used as an office. The stall doors, which face the interior courtyard and the ones leading out to the fields, all have transoms with wooden tracery. A central brick chimney projects through the standing-seam metal room and gable-roofed dormers with triple multi-light windows face the courtyard and rear of the building.

The one-story, three-bay, hip-roofed groom's house located just behind the stable is also clad in board-and-batten siding. It features a built-in garage, a large interior brick chimney, standing-seam metal roofing, eight-over-eight-sash double-hung windows, and overhanging eaves.

The other farm outbuildings that date to the late 1930s and early 1940s all share the following details: standing-seam metal roofs, concrete foundations, and vertical wood siding. These include

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a gable-roofed frame bank barn on a formed concrete foundation with a metal silo; a five-bay, gable-roofed frame machine shed with four open bays; a one-bay corncrib with a drive-through bay and a side lean-to attaching it to the machine shed; a gable-roofed, one-story, ground-level barn; and two small frame farm sheds. A frame turn-out shed located in a field south of the house dates to the 1950s but uses old lumber from a former building on the site. A small gable-roofed board-and-batten chicken coop and shed are located near the main house and date to the early 1950s. Noncontributing buildings include a one-story manager's house and a one-story brick pumphouse/smokehouse, both constructed in 2002.

- |  |   |
|--|---|
| 1. main house ( <b>Contributing</b> )                          | 7/8. two small frame farm sheds ( <b>Contributing</b> ) |
| 2. stable ( <b>Contributing</b> )                              | 9. 1950s turn-out shed ( <b>Contributing</b> )          |
| 3. groom's house ( <b>Contributing</b> )                       | 10. 1950s chicken coop and shed ( <b>Contributing</b> ) |
| 4. bank barn with metal silo ( <b>Contributing</b> )           | 11. manager's house ( <b>Non-contributing</b> )         |
| 5. barn ( <b>Contributing</b> )                                | 12. pumphouse/smokehouse ( <b>Non-contributing</b> )    |
| 6. machine shed with attached corncrib ( <b>Contributing</b> ) |   |

## ENDNOTES

<sup>1</sup> Calder Loth, Editor. *The Virginia Landmarks Register*, 4th Edition. (Charlottesville, VA: University Press of Virginia, 1999) 121.

<sup>2</sup> Frederick County Deed Book 48, page 46 dated July 29, 1823 and recorded November 21, 1823.

<sup>3</sup> Clarke County Land Tax Records; 1820-1830. The 1825 tax records contain the comment "\$1,000 added for new buildings", and the 1827 tax records show an increased value of buildings on the property from \$1,000 to \$2,500 with a comment that "\$1,500 was added for new buildings." As improvements were generally not assessed until the year following their completion, it can be concluded that \$1,000.00 worth of building was completed in 1824 and an additional \$1,500 in 1826.

<sup>4</sup> George L. Howe. "Alterations to Chapel Hill, Clarke County." Blueprints. 1939, collection of Joseph W. Henderson, III.

<sup>5</sup> Stuart E. Brown, Jr., Lorraine F. Myers, and Eileen M. Chappell. *Biographies and Genealogical Record of Persons Buried at Old Chapel, Volume II Annals of Clarke County, Virginia* (Berryville, VA: Virginia Book Company, 1987) 139.

<sup>6</sup> Howe.

<sup>7</sup> Ibid.

<sup>8</sup> Copy of sale advertisement for Chapel Hill in "The Meteor." Stuart Brown, Jr. Collection 2003.00027. Clarke County Historical Association, Berryville, VA. I believe the date of this advertisement is the early 1890s because the Norfolk and Western purchased the Shenandoah Valley Railroad in 1890 and Chapel Hill was sold to Jacob Vorous in 1895. No reference is made as to where "The Meteor" was published.

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**8. STATEMENT OF SIGNIFICANCE AND JUSTIFICATION OF CRITERIA:**

Chapel Hill Farm is a collection of nineteenth- and twentieth-century buildings located in the gently rolling hills of central Clarke County, Virginia. The earliest portion of the main house is a well-preserved example of the local Federal style and was constructed by Dr. Charles Carter Byrd on a 168-acre tract given to him by his mother in 1823. In 1826 the property was sold to Philip Burwell, son of Col. Nathaniel Burwell of Carter Hall in nearby Millwood. During the nineteenth century, the property was offered for sale twice and during the 1910s and 1920s was part of several land transactions. Beginning in 1938, Chapel Hill, which at that time had been subdivided into several tracts, was purchased in multiple transactions by Gen. William J. Donovan. Over the next several years, he purchased adjacent acreage and began improving the property. These reflect a renovation of the original house as well as the construction of several wings and new outbuildings designed by George L. Howe, a Washington, DC architect. Howe was fairly active in the area during this period, as he constructed several other buildings in Clarke and other neighboring counties. Chapel Hill remained in the Donovan family until 1999. It contains a noteworthy example of a Federal-style dwelling that was enlarged in the early 1940s to reflect the popular Colonial Revival style, while still retaining many of its original features. The architectural integrity of Chapel Hill renders it significant in architecture under Criterion C of the National Register. In addition, the 1940s work was done while the property was under the ownership of Gen. William J. Donovan, a nationally significant political figure of the early and mid-twentieth century who died in 1959. It was during the years that he owned and maintained a residence at Chapel Hill that he founded and then led the Office of Strategic Services (OSS), which later became the Central Intelligence Agency (CIA). Because of this association with Gen. Donovan, Chapel Hill is nationally significant in the area of Politics/Government under Criterion B. The property exhibits integrity of association, design, feeling, location, material, workmanship, and setting.

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**8. STATEMENT OF SIGNIFICANCE AND JUSTIFICATION OF CRITERIA:**

Chapel Hill Farm is a collection of nineteenth- and twentieth-century buildings located in the gently rolling hills of central Clarke County, Virginia. The earliest portion of the main house is a well-preserved example of the local Federal style and was constructed by Dr. Charles Carter Byrd on a 168-acre tract given to him in 1823 by his mother. In 1826 the property was sold to Philip Burwell, son of Col. Nathaniel Burwell of Carter Hall in nearby Millwood. During the nineteenth century, the property was offered for sale twice and during the 1910s and 1920s was part of several land transactions. Beginning in 1938, Chapel Hill, which at that time had been subdivided into several tracts, was purchased in multiple transactions by Gen. William J. Donovan. Over the next several years, he purchased adjacent acreage and along with his son began improving the property. These improvements reflect the renovation of the original house as well as the construction of several wings and new outbuildings designed by George L. Howe, a Washington, DC architect. Howe was fairly active in the area during this period, as he constructed several other buildings in Clarke and other neighboring counties. Chapel Hill remained in the Donovan family until 1999. It contains a noteworthy example of a Federal-style dwelling that was enlarged in the early 1940s to reflect the popular Colonial Revival style, while still retaining many of its original features. The architectural integrity of Chapel Hill renders it significant in architecture under Criterion C of the National Register. In addition, the 1940s work was done while the property was under the ownership of Gen. William J. Donovan, a nationally significant political figure of the early and mid-twentieth century who died in 1959. It was during the years that he owned and maintained a residence at Chapel Hill that he served as director of the Office of Strategic Services, an operation established by President Franklin D. Roosevelt in 1942 to gather and interpret intelligence information during World War II. The functions of this office were ultimately assumed under the Central Intelligence Agency (CIA) in 1947. Because of this association with Gen. Donovan, Chapel Hill is nationally significant in the area of Politics/Government under Criterion B. The property exhibits integrity of association, design, feeling, location, material, workmanship, and setting.

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### HISTORICAL BACKGROUND

The land on which Chapel Hill now sits was originally part of a 50,212-acre grant issued in 1730 to Robert “King” Carter by Thomas, Lord Fairfax. Carter was the land agent for Lord Fairfax’s Northern Neck Proprietary. After Carter’s death, the land passed on to his heirs. Chapel Hill is located on a share that fell to Robert Carter Nicholas.<sup>1</sup> By 1781, the land had passed to Fielding Lewis, Jr., nephew of George Washington, and contained 1,000 acres. Lewis was probably the first European to live on the land. Capt. Thomas T. Byrd acquired the property by 1791 and was living on a portion of it known as “The Cottage.”<sup>2</sup>

After Capt. Byrd’s death in 1821, the 1,000-acre tract passed to his widow Mary who two years later deeded a 168-acre portion of it to her second son, Dr. Charles Carter Byrd. According to the land tax records, there were no improvements on the property when it was deeded to Dr. Byrd.<sup>3</sup> During this period between 1823 and 1826, Dr. Byrd married a wealthy woman named Jane Fautleroy Turner (1823); his mother died (1824); he constructed improvements (1824-1826); and he sold the property to Philip Burwell (1826). According to the deed conveying the 168-acre parcel from Dr. Charles Byrd and his wife to Phillip Burwell, which is dated November 27, 1826 and not recorded until five months later, Byrd was no longer living in Virginia but had moved to Montgomery County, Maryland.<sup>4</sup> The architectural evidence suggests that Dr. Byrd may have constructed the southern-most end of the current Chapel Hill as a free-standing, fairly crude structure as soon as he acquired the property and also began building the main house, which would explain the \$1,000 increase in value for new buildings in 1825. After his mother’s death in 1824, it appears that Byrd and his new wife continued building on his 168-acre property. The value of buildings remained \$1,000 in 1826 but increased by an additional \$1,500 in 1827. The value of \$2,500 for buildings remained steady until 1840 when Chapel Hill was combined with other properties held by Phillip Burwell, making it impossible to determine the value of buildings only at Chapel Hill. The central portion of Chapel Hill, which is made up of two independently constructed units, was almost certainly constructed within the period of 1824-1826.

A possible explanation of the building chronology of the house may have to do with changes in ownership. The November 1826 deed between Dr. Byrd and Philip Burwell, which was not

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recorded until April 1827, indicates that Dr. Byrd was no longer living in Virginia but had moved to Montgomery County, Maryland.<sup>5</sup> Perhaps the Byrds had started construction of the northern part of the two-story central section when they began negotiations with Burwell to sell him the property. In order to create a larger house that Burwell may have needed, a larger wing that closely matched the original in detailing was constructed. The lack of coordination during the initial construction would thereby explain the two front doors. Regardless, by the time that Burwell is paying taxes on the property in 1828, the main block was completed and valued at \$2,500. The property retained this value until 1840 when it was combined with Burwell's adjacent Chapel Green property and the buildings were valued at \$4,930.<sup>6</sup>

The name Chapel Hill is first used while the property was under the ownership of Phillip Burwell, who lived on the property until his death in 1849. Burwell's wife died in 1869 after which time the property was sold as a result of a chancery suit among the heirs. A notice for the public sale, which was held at the courthouse in Berryville on December 28, 1870, describes Chapel Hill in the most complimentary terms:

...the very desirable property known as the Chapel Hill Farm containing 168 acres of first rate limestone land with a fine unfailing spring convenient to the house, and a stream running through the farm. An abundance of timber. The fences are mostly of stone and are in good condition. The buildings consisting of a dwelling house and the usual out-houses are chiefly of stone and in excellent repair. This is believed to be the most desirable farm of its size in the county....<sup>7</sup>

Chapel Hill was purchased by Mr. Mathew Page Andrews, whose mother was Sara Page of nearby Annfield Farm. The property was again sold as a result of a chancery suit among the Andrews heirs and in 1895 was purchased by Jacob W. Vorous, a local farmer. Vorous expanded his land holdings by also purchasing parts of adjacent farms, including part of what was once Phillip Burwell's Chapel Green. After Vorous's death in 1906, his property was divided into several tracts as a result of a chancery suit among his heirs. It appears however that Chapel Hill continued to be farmed and eventually was owned by his son Robert N. Vorous. Chapel Hill was then sold to Hunt Lands Inc. for use by the Blue Ridge Hunt.<sup>8</sup> In 1938, Gen. William J. Donovan purchased a 108-acre tract that was part of the original Chapel Hill and contained the main house, which at that time was valued at \$1,600. Over the next several years he purchased adjacent

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property thereby increasing his landholdings to nearly 500 acres.

It is unclear what drew William J. Donovan to Clarke County, but it appears that it was his wife Ruth Rumsey Donovan who had the initial idea.<sup>9</sup> William J. Donovan was born in Buffalo, New York on January 1, 1883. He worked his way through Columbia University, earning an undergraduate degree in 1905 and a law degree in 1907. He began practicing law in Buffalo in 1907. Donovan was first exposed to the military with his affiliation with a local National Guard troop in Buffalo. There is disagreement among historians about how he earned the nickname "Wild Bill," some saying it derived from his years as an aggressive football player for Columbia, others saying that it was during his tenure with the Buffalo National Guard troops whom he led in vigorous training in Texas during Mexican border actions against Pancho Villa in 1916.<sup>10</sup> It is also posited that he earned the nickname during his heroic service in Europe during World War I. Donovan earned several distinguished awards for his leadership there and was advanced to rank of colonel in the U.S. Army. The most prestigious of these awards was the Congressional Medal of Honor for his conduct in action near Landres and St. George, France (Oct. 14-15, 1918) and the Distinguished Service Cross for conduct in crossing the River Ourcq (July 28-31, 1918).<sup>11</sup>

Even before the war, Donovan began a half-century of foreign travel on behalf of his country. In 1915, the Rockefeller Foundation established an American War Relief Commission to help the populations of Eastern Europe, particularly Poland, to obtain desperately needed food and clothing. Donovan, with a growing reputation as an able attorney, was selected to serve on the Commission, traveling to Europe to help with arrangements for providing assistance. During his stay in Europe, he had the opportunity to meet with Herbert Hoover who was leading relief efforts in Belgium. The trip to Europe gave Donovan the chance to observe the power struggles in Europe first-hand and laid the ground work for his service in subsequent years in the international arena.<sup>12</sup> After the War he continued to be involved in politics and held or sought several offices including: U.S. district attorney in the Western District of New York where he vigorously prosecuted those who tried to circumvent the nation's new prohibition laws; assistant U. S. attorney general in the anti-trust division in the Coolidge administration; and unsuccessful Republican candidate for both lieutenant governor (1924) and governor of New York in 1932.<sup>13</sup>

In 1928, deeply disappointed in not being appointed Attorney General by the newly elected Herbert Hoover, losing the post to William D. Mitchell, Donovan resigned from the Justice Department and returned to private law practice, first in his native Buffalo and then establishing his law office in New York City. Donovan established his reputation in the area of business and

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anti-trust litigation over the next four years. It is likely that working in this field, where complex facts called for extensive investigation and analysis, well prepared him for his future in shaping the intelligence community in the United States.<sup>14</sup>

During the 1930s the United States was a strongly isolationist nation. Even modest efforts by newly elected Franklin Roosevelt such as joining the World Court, were turned down summarily.<sup>15</sup> Although the official web site for Columbia University claims that Donovan and Roosevelt had formed a close relationship while in the same law class at Columbia, others sources deny this. The web site reports that Roosevelt was so impressed with Donovan's World War I military service, that as Secretary of the Navy he selected Donovan to serve in the Office of Naval Intelligence in 1920. In that capacity, Donovan traveled to the Far East to report on anti-Bolshevik and Japanese activities in Siberia.<sup>16</sup> Although Roosevelt and Donovan were strongly identified with opposing political parties, it appears that Roosevelt early in his presidency recognized that he and Donovan agreed on the serious threat to world peace posed by Germany and Japan and the importance of the United States playing an active role in addressing that threat. Both men recognized that accurate information about the political and military intrigues around the globe would be essential in combating these threats. In 1935, Roosevelt sent Donovan to Ethiopia and later to Spain during its Civil War to assess military capabilities and activities in those areas. His visit, as a private citizen and at his own expense, to meet Mussolini in Rome in 1935, following the Italian invasion of Ethiopia convinced him of the giant strides in military power of the Italian forces.<sup>17</sup>

It was during this time period that Colonel Donovan and his wife Ruth purchased Chapel Hill Farm in Clarke County, Virginia, referred to in his biographies as "The Farm" in 1938. Donovan was still maintaining a law office and an active and lucrative practice in New York City. He had, however, opened an office in Washington as well, and apparently during this time period acquired a home in Georgetown.<sup>18</sup> According to one biography, Ruth Donovan underwent serious surgery during this period and for recuperation went on an extended cruise to the Far East. It was while she was away that their 23-year-old daughter Patricia was killed in an automobile accident near Fredericksburg, clearly devastating her devoted father. From all reports Donovan was spending more and more time in Washington as his foreign travel assignments from Roosevelt continued to take him to both England and mainland Europe. Another historian questions how personally close Donovan and Roosevelt were in the late pre-war period. He points out that Donovan was far closer to Frank Knox, a Republican who became Roosevelt's Secretary of the Navy. Knox actually recommended Donovan for Navy Secretary. In response to

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the suggestion, Roosevelt is quoted as saying about Donovan: “Bill Donovan is also an old friend of mine—we were in the [Columbia] law school together and frankly, I should like to have him in the Cabinet, not only for his own ability, but also to repair in a sense the very great injustice done him by President Hoover in the Winter of 1929.”<sup>19</sup> Despite this statement, Roosevelt went on to appoint Knox, also a Republican, as Secretary of the Navy and Henry L. Stimson, a Republican as well, as Secretary of War in 1940. Following these appointments, Donovan was called to the White House where the secretaries of State, War and Navy asked that he travel to Great Britain to learn ostensibly about British intelligence activities, particularly as they related to “Fifth Column” activities, e.g. presence of active spies in England, but more important unofficially to assess Britain’s ability to prevail under assault from Germany. Donovan traveled to England as the official representative of the Secretary of the Navy Knox, and the “unofficial” representative of the President.<sup>20</sup> While in England, in addition to meeting with top British officials including Churchill, Donovan requested written documents about England’s preparations for war. It was this systematic and extensive collection of information that well prepared Donovan for his subsequent official appointment of Roosevelt as Coordinator of Information. Close cooperation with leadership in Britain’s intelligence service, most notably William Stephenson, Britain’s wartime intelligence chief in Washington, led to Donovan’s three-month information gathering trip between December, 1940, and March, 1941, called by Lt. Col. Vivian Dykes of the [British] Royal Engineers “one of the most extended, varied, and important trips taken to the scenes of action by any American up until that time.”<sup>21</sup> Roosevelt authorized this extensive trip because he was becoming increasingly unhappy with the reporting efforts of Ambassador Joseph Kennedy. Roosevelt was receptive to Donovan’s call for a non-partisan foreign intelligence-gathering system, with the head of such a system reporting directly to the President. As a result, on June 10, 1941, Roosevelt established the office of Coordinator of Information (COI) with Donovan as its head. Donovan was to report directly to the President. Officially, Mr. Donovan was directed “to collect and assemble information and data bearing on national security...and to analyze and collate such materials for the use of the President and such other officials as the President may designate...his work was not intended to supersede or duplicate, or to involve any direction or interference with the activities of the General Staff, the regular intelligence services, the Federal Bureau of Investigation or of other existing departments and agencies.”<sup>22</sup> Examination of the first budget submitted by the Coordinator of Intelligence reveals the various activities that the COI was taking on. They included, in addition to intelligence activities, research and analysis, building of an office building and general administration, international broadcasting, domestic morale, and movie programs. The budget points to the prominent position of propaganda in COI.<sup>23</sup> With the attack on Pearl Harbor and

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the official entry of the U.S. into war, the information function of COI came under growing attacks from other government entities such as the State Department.

In June of 1942, Roosevelt reconstituted the Office of the Coordinator of Information as the Office of Strategic Services (OSS), a military organization that was to report directly to the newly formed Joint Chiefs of Staff. The propaganda and news functions of the COI were transferred to a new Office of War Information (OWI). The Joint Chiefs included the Army Chief of Staff, General George Marshall, the chief of Naval Operations, the Commander of the United States Fleet, and the Commanding General of the Army Air Forces. Later the Chief of Staff to the Presidents joined this group. Donovan was named the Director of OSS and thus began his official tenure in the Roosevelt administration during World War II. In his new position of reporting to the JCS, Donovan resumed his military rank of "Colonel" gained in World War I, and subsequently was awarded the rank of Major General. This office was responsible for "foreign espionage, sabotage, guerilla warfare and [so-called] "black propaganda." To appease J. Edgar Hoover, who saw the OSS as infringing on the territory heretofore assigned to the FBI, Hoover retained the foreign intelligence gathering responsibilities in South America; General Douglas MacArthur, because of his experience in the Far East, was responsible for intelligence the southwestern Pacific; OSS's jurisdiction included all of Europe, the Mediterranean countries, and China. David Rudgers, historian who questions the primary role of Donovan in the ultimate creation of the CIA, acknowledges that Donovan's personality "was stamped indelibly on OSS," and that Donovan saw the tremendous importance of the "coordination of intelligence agencies."<sup>24</sup>

The OSS under Donovan's leadership continued over the next two years to defend its turf for intelligence gathering and analysis, along with the "military program for psychological warfare" against the Office of War Intelligence. Ultimately, but not until 1944, a "truce" between OWI and OSS was reached which clearly defined the responsibilities of the two entities regarding domestic and military propaganda.<sup>25</sup>

In September of 1943 Donovan submitted to Major General Walter Bedell Smith, Eisenhower's Chief of Staff, a plan entitled "The Need in the United States on a Permanent Basis as an Integral Part of Our Military Establishment of a Long-Range Strategic Intelligence Organization..." He saw this future organization as being on a equal footing with the military services reporting to a unified Defense Department, to be led by a civilian who would be appointed by the President. Facing considerable opposition from various agencies within the government, Donovan penned

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another plan "The Basis for a Permanent U. S. Foreign Intelligence Service," in the fall of 1944. Donovan insisted that this new agency should be headed by a civilian presidential appointee and report to the President and be charged with "the conduct of secret operations, the production of national intelligence, and the coordination of the activities of the departmental services." It was also to have responsibility for the conduct of "all secret activities." His plan differed substantively from the military approach because it removed the intelligence agency from the military chain of command, with the representatives of the defense department and the state department serving as advisors. Donovan believed that a central intelligence organization should not report to a military board. This plan for such an agency, which it is likely Donovan saw himself as the obvious choice to lead, ultimately was scrapped, because of a leak to the press that characterized the intelligence plan as providing for spying on civilians and Gestapo methods. The supposition was that J. E. Hoover leaked information about the plan to a friendly newspaper editor as he saw such a new organization as a distinct threat to the power of the FBI.<sup>26</sup>

In any case, the Office of Strategic Services was dissolved in September, 1945 under a directive of President Harry S. Truman and its various responsibilities distributed to other government agencies. It was not until June of 1947 that the present-day Central Intelligence Agency was officially established by Congress under the National Security Act. Just as Donovan has proposed, the new agency was "removed from military control," and the Act creating it "specified that the CIA would have no police, subpoena, or law enforcement powers or internal security functions."<sup>27</sup> According to David Rudgers, the CIA ultimately "metamorphosed into the shape of its OSS parent." Donovan achieved the "ultimate victory in the battle over the nature of the postwar intelligence system." Although Donovan never got to lead the CIA, he did live long enough to see "the empire he envisioned."<sup>28</sup> However, intelligence activities were not confined to the CIA with the various branches of the military developing their own bureaucracies to gather and evaluate information. But it was Donovan's overall vision of a central agency to coordinate intelligence and clandestine activities abroad that ultimately prevailed. Following the demise of OSS, and Donovan's failure to be selected to run its successor, he returned to private law practice in New York and Washington. His finances apparently were in shambles, leading to the transfer of the Chapel Hill farm to a trust of his wife's family, the Rumseys. He repeatedly warned of the huge amounts of information held by the Soviet Union. He continued to speak publicly on American's security, particularly as it related to the new threats from the Soviet Union. Gen. Donovan served as a prosecutor at the Nuremberg War Crimes Trials, amply displaying his legendary prosecutorial skills. He also continued to travel to Europe and became one of the early advocates for the Marshall Plan to help reconstruct Europe.

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In 1953, President Eisenhower appointed Donovan ambassador to Thailand, a country strategically located in the volatile Far East. Among the more interesting sources for information on Donovan appears in the FBI files of the background checks conducted in connection with that appointment. Most of those interviewed attested to Donovan's unending energy, patriotism and loyalty. One of the more interesting pieces of information is correspondence between Donovan and J. Edgar Hoover regarding an article that Donovan wrote for the Yale Law Journal in which Hoover took offence at implied criticism of the FBI. It echoes Mr. Hoover's concern when OSS was first established. Another report of Donovan's testimony before the Hoover Commission in 1948 called Donovan's testimony "rather obstreperous," and refers to his "cloak and dagger" activity. Questions about Donovan's loyalty were raised briefly by one report that stated Donovan had not been sufficiently energetic in pursuit of Communists during the war. It appears that these investigations, having been conducted at the height of the so-called "McCarthy Era," were trying desperately to find something to hang on Donovan, such as being a Communist sympathizer; their efforts clearly met with no success.<sup>29</sup> He went on to serve as ambassador from 1953 to 1954 when his failing health forced his retirement. Donovan died at Walter Reed Hospital February 8, 1959.

After Gen. Donovan had purchased Chapel Hill in 1938, his wife Ruth, his son David, and his daughter-in-law Mary moved to the Clarke County farm. The family hired Washington, DC architect George L. Howe to remodel and add on to the existing house at Chapel Hill.

George L. Howe, a native of Rhode Island, received his architectural training at Harvard University and the Ecole des Beaux Arts. He was registered to practice in Virginia between 1940 and 1955 and in 1941 designed The Cliff, a Colonial Revival-style mansion also in Clarke County, located just outside of Millwood. He designed houses in the Middleburg area of Loudoun County, Virginia, and also authored several novels.<sup>30</sup>

The land tax records indicate that the alterations to Chapel Hill valued at \$10,000 were completed by 1942. The improvements on the property retained their value of \$11,600 well into the 1950s. During this time Donovan maintained Chapel Hill as a residence as well as an apartment in New York City.<sup>31</sup> Although he often only came out from Washington or New York on weekends, Donovan's wife, and his son and family lived at Chapel Hill full time.

Donovan was awarded the Distinguished Service Medal (First Oak Leaf Cluster) for service as

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the director of the Office of Strategic Services in 1946 and the National Security Medal award in 1957, two years before his death. He thereby became the first American to receive four of the Nation's highest awards.<sup>32</sup> President Dwight D. Eisenhower signed the following citation in awarding Donovan the National Security Medal:

Through his foresight, wisdom, and experience, he foresaw, during the course of World War II, the problems which would face the postwar world and the urgent need for a permanent, centralized intelligence function. Thus his wartime work contributed to the establishment of the Central Intelligence Agency and a coordinated national intelligence structure. Since the creation of the Agency, he has given to it generously of his experience...In 1953 and 1954, as Ambassador of the United States to Thailand, he served in this important diplomatic post with the same tireless energy and skill he had shown in his wartime service. Both in public and in private life he has made outstanding contributions to the security and defense of his country.<sup>33</sup>

Gen. William J. Donovan or his family owned Chapel Hill from 1938 until his death in 1959. It was during that time that he founded and was the director of the OSS, for which he is most remembered. His wife continued to live at Chapel Hill with her son and his family until her death in 1977. Gen. Donovan's son, David, lived there until his death in 1999, at which time the property was sold out of the family to the present owner, Mr. Joseph W. Henderson, III. Since then, a successful certified rehabilitation of the main house has been completed. In addition, Henderson has been actively farming the property by raising Randall Linebacks, a critically endangered heirloom American cattle breed.

## ENDNOTES

<sup>1</sup> Richard E. Griffith. "Early Estates of Clarke County, Chapel Hill." *Proceedings of Clarke County Historical Association*. Volumes XI and XII (1951-1953) 3.

<sup>2</sup> Stuart E. Brown, Jr., Lorraine F. Myers, and Eileen M. Chappell. *Biographies and Genealogical Record of Persons Buried at Old Chapel, Volume II Annals of Clarke County, Virginia* (Berryville, VA: Virginia Book Company, 1987) 60-61.

<sup>3</sup> Frederick County Land Tax Records, 1820-1826. Frederick County Deed Book 48:46. Along with the deed from his mother, an agreement with her that included conditions concerning future profits from the farm was recorded- Frederick County Deed Book 48:47.

<sup>4</sup> Frederick County Deed Book 52:500.

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<sup>5</sup> Frederick County Deed Book 52: page 500.

<sup>6</sup> Clarke County Land Tax Book 1840. The previous year (1839) shows the 172-acre Chapel Hill tract with \$2,500 worth of buildings and the adjacent 814-acre property with \$900 worth of buildings. When they properties were combined in 1840, the total value for buildings was \$4,930. No explanation was given for the increased value of \$1,530 except notes on many of the other properties in the county indicating a reassessment of property was made that year.

<sup>7</sup> *Clarke Courier*, December 14, 1870: 3.

<sup>8</sup> Griffith, 13; Lorraine F. Myers and Stuart E. Brown, Jr., editors and writers, *Annals of Clarke County, Virginia Volume IV* (Berryville, VA: Virginia Book Company, 2002) 103.

<sup>9</sup> *Ibid*, 103.

<sup>10</sup> Corey Ford. *Donovan of O. S. S.* (Boston: Little Brown and Company, 1970) 11-12.

<sup>11</sup> <http://foia.fbi.gov/donovan.htm>: part 1a; p. 17.

<sup>12</sup> Corey Ford, *Donovan...*, 25.

<sup>13</sup> Corey Ford. *Donovan...* 26.

<sup>14</sup> *Ibid.*, 73.

<sup>15</sup> *Ibid.*, 79.

<sup>16</sup> <http://c250.columbia.edu> (author is Brian Sullivan, Columbia College, 1984).

<sup>17</sup> Corey Ford, *Donovan*, 80-83.

<sup>18</sup> Thomas F. Troy, *Donovan and the CIA a History of the Establishment of the Central Intelligence Agency*, Frederick, MD: University Publications of American, 1981. 30-31.

<sup>19</sup> Knox to Roosevelt, December 29, 1939, Roosevelt Papers,, PSF (Navy).

<sup>20</sup> Troy, *Donovan and the CIA...*, 31.

<sup>21</sup> *Donovan Papers*, # 34 .

<sup>22</sup> Troy, *Donovan and the CIA...*, 69.

<sup>23</sup> *Ibid.*, 112.

<sup>24</sup> David F. Rudgers, *Creating the Secret State: the Origins of the Central Intelligence Agency, 1943-1947*. Lawrence: University Press of Kansas, 2000, 6-10.

<sup>25</sup> Troy, *Donovan and the CIA...*, 205-208 .

<sup>26</sup> *Ibid.*, 218-221; Rudgers, *Creating the Secret State...*, 21-22.

<sup>27</sup> Troy, *Donovan and the CIA...*, 316.

<sup>28</sup> Rudgers, *Creating the Secret State...*, 181.

<sup>29</sup> <http://foia.fbi.gov/donovan.htm>: part 1a; 2c.

<sup>30</sup> John E. Wells and Robert E. Dalton. *The Virginia Architects 1835-1955*. (Richmond, VA: New South Architectural Press, 1997) 207.

<sup>31</sup> <http://foia.fbi.gov/donovan.htm>: part 1a; p. 17.

<sup>32</sup> Ford, 329.

<sup>33</sup> *Ibid*, 329.

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United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Chapel Hill (DHR # 21-14)  
Clarke County, Virginia

Section 9, 10 Page 22

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## **10. GEOGRAPHICAL DATA**

### **UTM COORDINATES:**

A: 17 756933E 4332567N

B: 17 756730E 4333497N

C: 17 757258E 4334122N

D: 17 758360E 4334005N

E: 17 758721E 4333766N

F: 17 758056E 4332872N

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

**Chapel Hill (DHR # 21-14)  
Clarke County, Virginia**

**Section**   10   **& Photos**    **Page**   23  

**VERBAL BOUNDARY DESCRIPTION:**

The nominated boundaries include the land currently associated with Chapel Hill Farm as shown on the Clarke County Tax Map 22 A 10, 12, 13. These are delineated by the polygon whose vertices are marked by the following UTM reference points: A: 17 756933E 4332567N; B: 17 756730E 4333497N; C: 17 757258E 4334122N; D: 17 758360E 4334005N; E: 17 758721E 4333766N; and F: 17 758056E 4332872N.

**BOUNDARY JUSTIFICATION:**

The boundary of Chapel Hill includes the house, the outbuildings, pastures and fields historically associated with the property as owned by Gen. Donovan and held by the current owner.

**PHOTOGRAPHIC DOCUMENTATION**

Unless otherwise noted, all photographs are of:

**Chapel Hill, Clarke County, VA**

DHR File Number: 21-14

Negative Number: 21232

Date of photograph: February 2004

Photographer: Maral S. Kalbian

All negatives are stored at the Department of Historic Resources Archives.

VIEW: Southeast view

PHOTO 1 of 15

VIEW: South view

PHOTO 2 of 15

VIEW: Southwest view

PHOTO 3 of 15

VIEW: Northwest view

PHOTO 4 of 15

**11. Form Prepared By**

---

name/title: Maral S. Kalbian/ Architectural Historian; Margaret T. Peters, Research Historian

Organization: \_\_\_\_\_ date November 11, 2004

street & number: 2026 Old Chapel Road telephone 540-955-1231

city or town Boyce state VA zip code 22620

---

**Additional Documentation**

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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 Mr. Joseph W. Henderson, III

street & number P.O. Box 797 (300 Chapel Hill Lane) telephone (540) 955-1240

city or town Berryville state VA zip code 22611

---

=====  
**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.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Chapel Hill (DHR # 21-14)  
Clarke County, Virginia

Section \_\_\_ Photos \_ Page \_24\_

VIEW: Stair in original section

PHOTO 5 of 15

VIEW: Dining room in original section; looking north toward kitchen wing.

PHOTO 6 of 15

VIEW: Living room in original wing to the south.

PHOTO 7 of 15

VIEW: Detail of mantel in living room

PHOTO 8 of 15

VIEW: Mantel, 2<sup>nd</sup>-floor original south wing.

PHOTO 9 of 15

VIEW: 2<sup>nd</sup>-floor bedroom in north original wing

PHOTO 10 of 15

VIEW: View of library addition (south wing)

PHOTO 11 of 15

VIEW: Dining room in original slave quarters

PHOTO 12 of 15

VIEW: Southeast view of stable

PHOTO 13 of 15

VIEW: Southeast view of farm outbuildings

PHOTO 14 of 15

VIEW: View from front of house looking southeast toward Blue Ridge Mountains- showing surrounding farmland

PHOTO 15 of 15

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Chapel Hill

MULTIPLE NAME:

STATE & COUNTY: VIRGINIA, Clarke

DATE RECEIVED: 7/02/04      DATE OF PENDING LIST: 7/27/04  
DATE OF 16TH DAY: 8/11/04      DATE OF 45TH DAY: 8/15/04  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 04000846

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: Y    NATIONAL: Y

COMMENT WAIVER: N

ACCEPT     RETURN     REJECT    \_\_\_\_\_ DATE

ABSTRACT/SUMMARY COMMENTS:

*See attached Return Sheet for detailed comment.*

RECOM./CRITERIA Return

REVIEWER Patrick Andrus

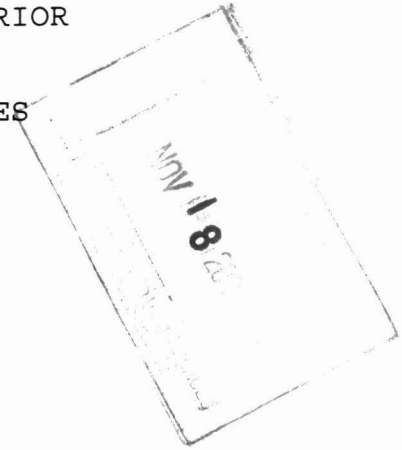
DISCIPLINE Historian

TELEPHONE \_\_\_\_\_

DATE 8/11/2004

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

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.





# United States Department of the Interior

NATIONAL PARK SERVICE  
1849 C Street, N.W.  
Washington, D.C. 20240

IN REPLY REFER TO:

## United States Department of the Interior National Park Service

### National Register of Historic Places Evaluation/Return Sheet

Property Name: Chapel Hill, Clarke County, VA

Reference Number: 04000846

Reason for Return: This property is nominated at the National level of significance for its association with William J. Donovan, but the nomination does not provide enough detail to fully explain Donovan's historic importance for his role in the establishment and operation of the Office of Strategic Service (OSS), the predecessor of the Central Intelligence Agency (CIA). We suggest that the nomination be amended by adding additional detail which provides the context for the establishment of the OSS, explains Donovan's role in its founding and operation, gives details on the role of the OSS in World War II, and explains how the operations of the OSS influenced the establishment of the CIA. The bibliography with the nomination includes very few sources on Donovan or the OSS. One suggested starting point for researching these topics is the CIA's official website, which includes (under Publications) a report titled "The Office of Strategic Services: America's First Intelligence Agency." This report includes an extensive bibliography of source material on the OSS and William J. Donovan, some of which was authored by former directors of the CIA.

One technical point: in Section 5 of the form the nominated property is classified as "Buildings." Under the National Register definitions of property types, it should be classified as a "District."

Patrick Andrus  
Historian  
National Register of Historic Places  
8/11/2004

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: RESUBMISSION

PROPERTY NAME: Chapel Hill

MULTIPLE NAME:

STATE & COUNTY: VIRGINIA, Clarke

DATE RECEIVED: 11/18/04 DATE OF PENDING LIST:  
DATE OF 16TH DAY: DATE OF 45TH DAY: 1/02/05  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 04000846

DETAILED EVALUATION:

ACCEPT  RETURN  REJECT 12/30/04 DATE

ABSTRACT/SUMMARY COMMENTS:

*On resubmission, the Statement of Significance has been greatly expanded with additional information detailing the historical importance of William J. Donovan.*

RECOM./CRITERIA accept B&C

REVIEWER Patrick Andrus

DISCIPLINE Historian

TELEPHONE \_\_\_\_\_

DATE 12/30/2004

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



Chapel Hill (21-14)

Clarke County, VA

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Chapel Hill  
Clarke County, VA

2 of 15



Chapel Hill  
Clarke County, VA

3 of 15



Chapel Hill

Clarke County, VA

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Chapel Hill  
Clarke County, VA

5 of 15



Chapel Hill

Clarke County, VA

6 of 15



Chapel Hill

Clarke County, VA

7 of 15



Chapel Hill  
Clarke County, VA  
8 of 15



Chapel Hill

Clarke County, VA

9 of 15



Chapel Hill

Clarke County, VA

10 of 15



Chapel Hill

Clarke County, VA

11 of 15



Chapel Hill

Clarke County, VA

12 of 15



Chapel Hill  
Clarke County, VA

13 of 15

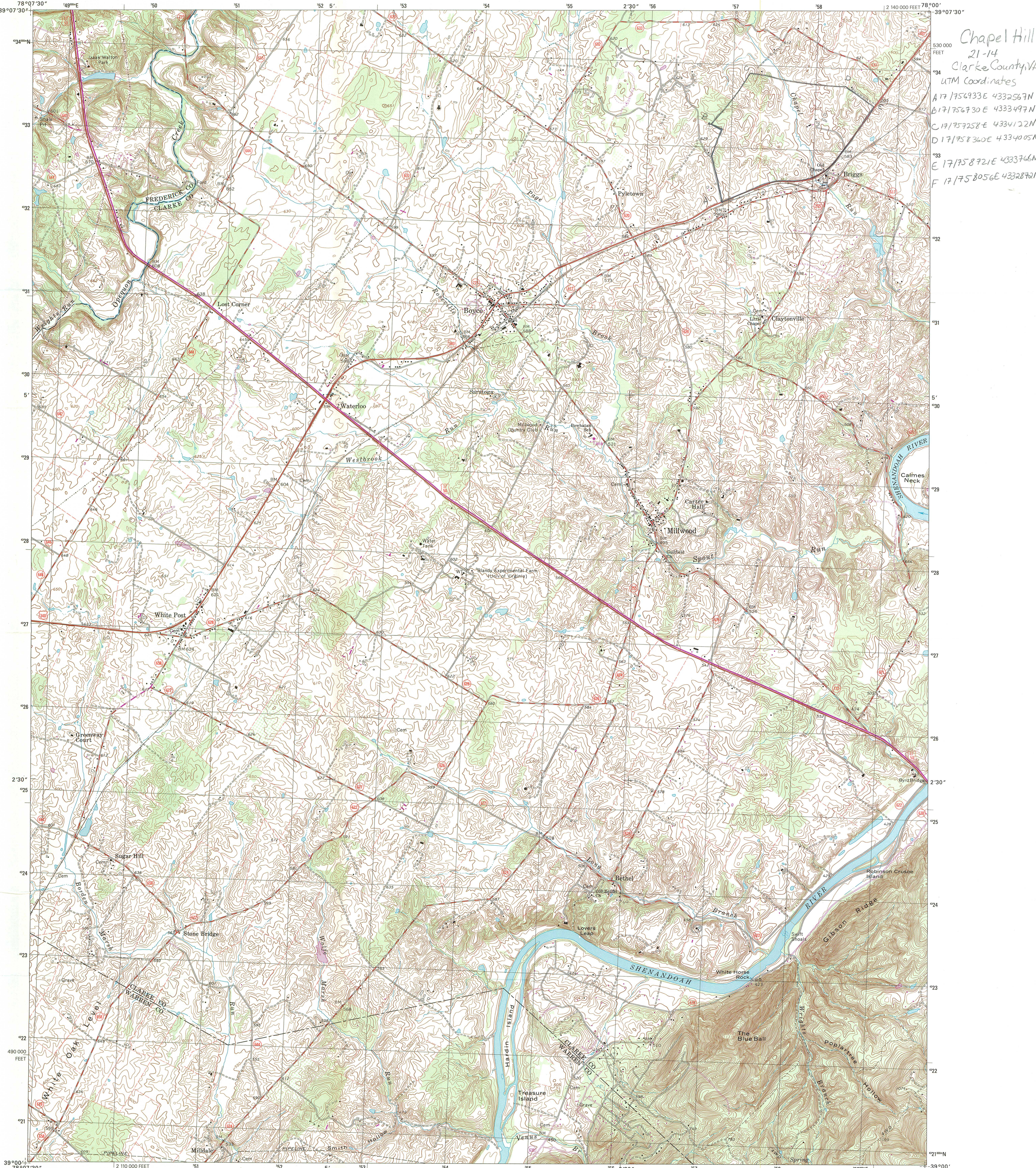


Chapel Hill  
Clarke County, VA

14 of 15

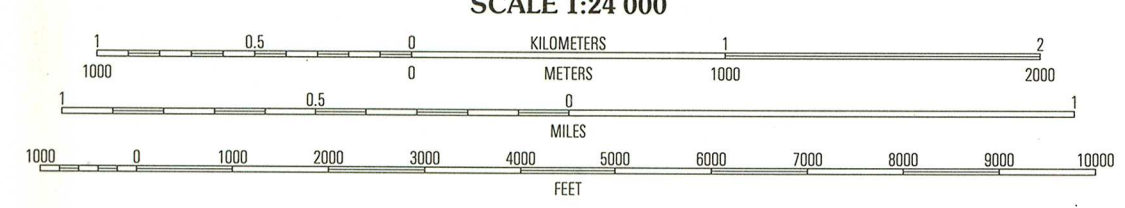
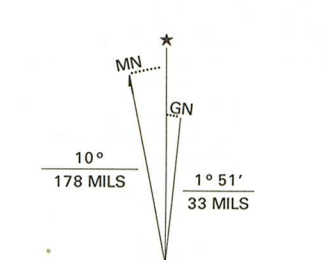


Chapel Hill  
Clarke County, VA  
15 of 15



Chapel Hill  
21-14  
Clarke County, VA  
UTM Coordinates  
A 17 75 6933 E 4332567 N  
B 17 75 6930 E 4333497 N  
C 17 75 7258 E 4334122 N  
D 17 75 8360 E 4334005 N  
E 17 75 8721 E 4333766 N  
F 17 75 8056 E 4332878 N

Produced by the United States Geological Survey  
Topography compiled 1964. Planimetry derived from imagery taken 1977 and other sources. Photoinspected using imagery dated 1999; no major culture or drainage changes observed. Survey control current as of 1966. Boundaries, other than corporate, verified 2001  
North American Datum of 1927 (NAD 27). Projection and 10,000-foot ticks. Virginia coordinate system, north zone (Lambert conformal conic)  
1000-meter Universal Transverse Mercator grid, zone 17  
North American Datum of 1983 (NAD 83) is shown by dashed corner ticks. The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software  
Information shown in purple may not meet USGS content standards and may conflict with previously mapped contours



ROAD CLASSIFICATION

Primary highway hard surface	Light-duty road, hard or improved surface
Secondary highway hard surface	Unimproved road
Interstate Route	U.S. Route
	State Route

CONTOUR INTERVAL 10 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929  
(TO CONVERT ELEVATIONS TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, SUBTRACT 1 FOOT)  
TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225  
AND VIRGINIA DIVISION OF MINERAL RESOURCES, CHARLOTTESVILLE, VIRGINIA 22903  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

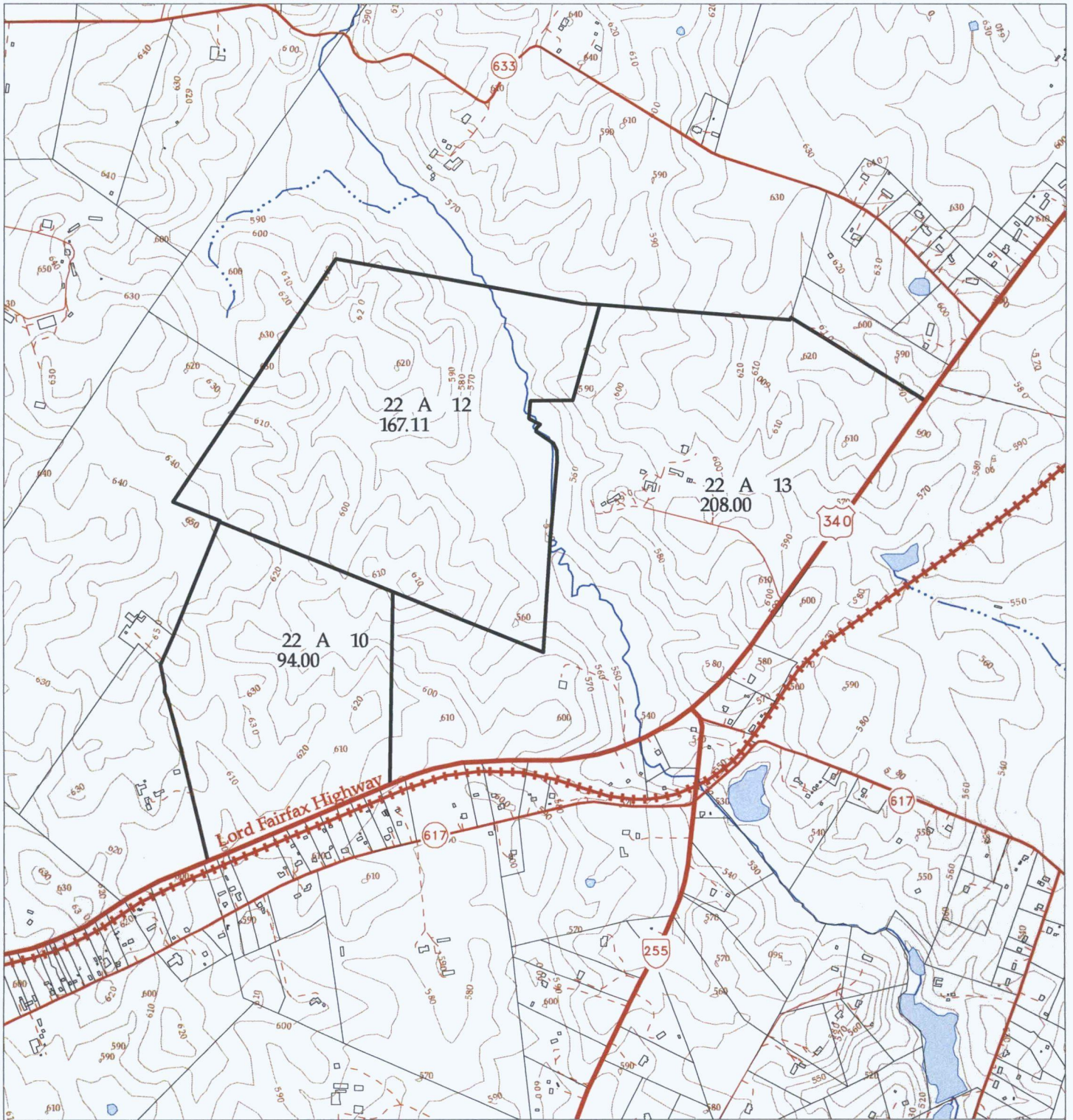
1	2	3	1 Winchester
			2 Stephenson
			3 Berryville
4		5	4 Stephens City
			5 Ashby Gap
			6 Front Royal
			7 Landon
6	7	8	8 Lipperville

BOYCE, VA  
1999

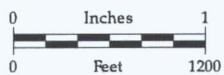
NIMA 5362 II SE-SERIES V834



# Chapel Hill (21-14) NRHP Boundaries



HENDERSON JOSEPH W III



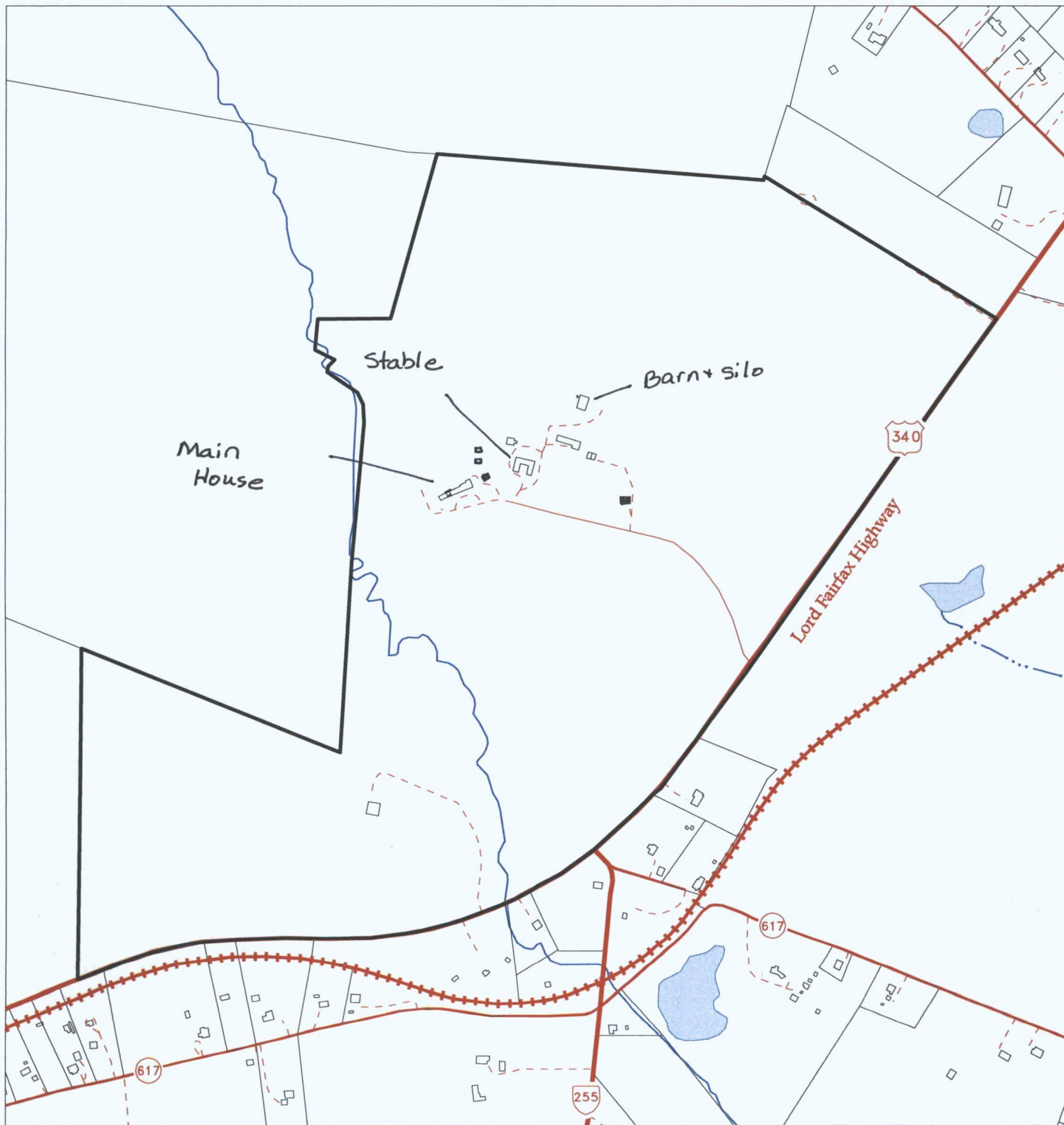
Clarke County GIS  
February 20, 2004  
/v4/maps/henderson\_cmp



- |                               |                    |
|-------------------------------|--------------------|
| River/Lake/Pond               | Misc. Road         |
| Structures                    | U.S. Highway       |
| 10' Elevation Contour         | State Road         |
| Perennial Stream              | Named Private Road |
| Intermittent Stream           | Railroad           |
| Parcel Boundary (Approximate) |                    |

# Chapel Hill (21-14)

# Sketch Map



## HENDERSON JOSEPH W III

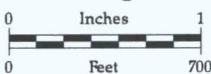
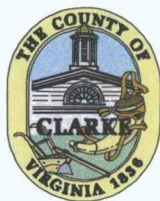
22 A 13                      208                      acres

Dwelling Unit Rights

Allocated: 6

Exemptions: 3

Remaining: 4



Clarke County GIS  
February 20, 2004  
lv4/maps/henderson1\_cmp



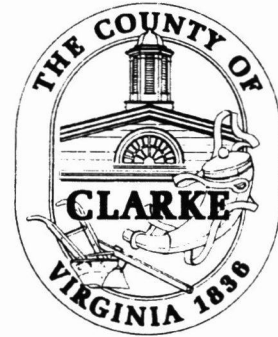
- |  |                               |  |                    |
|--|-------------------------------|--|--------------------|
|  | River/Lake/Pond               |  | U.S. Highway       |
|  | Structures                    |  | State Road         |
|  | Perennial Stream              |  | Named Private Road |
|  | Intermittent Stream           |  | Railroad           |
|  | Parcel Boundary (Approximate) |  |                    |
|  | Misc. Road                    |  | non-contributing   |

For the Chapel Hill nomination there was 1 owner and 24 adjacent owners.

The following is 1 letter of support which was sent prior to the nomination's registration with the state of Virginia.

**CLARKE COUNTY**  
**HISTORIC PRESERVATION COMMISSION**

25 May 2004



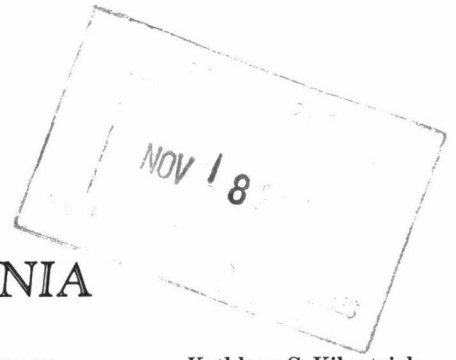
Marc Christian Wagner  
Register Program Manger  
Virginia Department of Historic Resources  
2801 Kensington Avenue  
Richmond, VA 23221

At its May 20<sup>th</sup> meeting, the Clarke County Historic Preservation Commission voted unanimously to endorse the inclusion of **Chapel Hill** on the National Register of Historic Places and the Virginia Landmarks Register.

The Commission appreciates the opportunity to support this important addition to the historic registers.

A handwritten signature in black ink, appearing to read "J. Bieschke".

John K. Bieschke  
Chair



# COMMONWEALTH of VIRGINIA

## Department of Historic Resources

2801 Kensington Avenue, Richmond, Virginia 23221

W. Tayloe Murphy, Jr.  
*Secretary of Natural Resources*

Kathleen S. Kilpatrick  
*Director*

Tel: (804) 367-2323  
Fax: (804) 367-2391  
TDD: (804) 367-2386  
www.dhr.state.va.us

November 16, 2004

Ms. Carol Shull  
National Park Service 2280  
National Register of Historic Places  
1201 "I" (Eye) Street, N.W.  
Washington D.C. 20005

**RE: Chapel Hill, Clarke County**

Dear Ms. Shull:

The enclosed nomination, referenced above, is being resubmitted for inclusion in the National Register of Historic Places. The nomination has been considered, and approved, by the State Review Board and the SHPO has recommended it for listing. Copies of letters of comment or objection have been included at the end of the nomination.

Should you have any questions, please do not hesitate to contact me. My direct phone line is 804-367-2323 at extension 115.

Sincerely,

for

Marc Christian Wagner  
Architectural Historian/National Register Manager

Enclosure

Administrative Services  
10 Courthouse Avenue  
Petersburg, VA 23803  
Tel: (804) 863-1624  
Fax: (804) 862-6196

Capital Region Office  
2801 Kensington Ave.  
Richmond, VA 23221  
Tel: (804) 367-2323  
Fax: (804) 367-2391

Portsmouth Region Office  
612 Court Street, 3<sup>rd</sup> Floor  
Portsmouth, VA 23704  
Tel: (757) 396-6707  
Fax: (757) 396-6712

Roanoke Region Office  
1030 Penmar Ave., SE  
Roanoke, VA 24013  
Tel: (540) 857-7585  
Fax: (540) 857-7588

Winchester Region Office  
107 N. Kent Street, Suite 203  
Winchester, VA 22601  
Tel: (540) 722-3427  
Fax: (540) 722-7535