

VLR- 3/20/96 NRHP- 5/31/96

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 15A). 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 Dewberry

other names/site number VDHR File No. 42-07

2. Location

street & number _____ not for publication N/A
city or town _____ vicinity
state Virginia code VA county Hanover code 085 zip code 23015

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide Locally. (See continuation sheet for additional comments.)

Julie D. Brismik 9-3-96
Signature of certifying official/Title 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

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

Table with 2 columns: Contributing, Noncontributing. Rows for buildings, sites, structures, objects, Total.

Number of contributing resources previously listed in the National Register

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

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC, Sub: Single dwelling, Secondary structure, Garden, LANDSCAPE

Current Functions (Enter categories from instructions)

Cat: DOMESTIC, Sub: Single dwelling, Secondary structure, Garden, LANDSCAPE

7. Description

Architectural Classification (Enter categories from instructions)

EARLY REPUBLIC: Early Classical Revival

Materials (Enter categories from instructions)

foundation BRICK, walls BRICK, roof WOOD, other ASPHALT

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.
X C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
D Property has yielded, or is likely to yield information important in prehistory or history.

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

- A owned by a religious institution or used for religious purposes.
B removed from its original location.
C a birthplace or a grave.
D a cemetery.
E a reconstructed building, object, or structure.
F a commemorative property.
G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

ARCHITECTURE

Period of Significance 1833

Significant Dates 1833

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation N/A

Architect/Builder unknown

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

9. Major Bibliographical References

(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

- X State Historic Preservation Office
Other State agency
Federal agency
Local government
University
Other

Name of repository:

10. Geographical Data

Acreage of Property 481.5 acres

UTM References

(Place additional UTM references on a continuation sheet)

Table with 8 columns: Zone, Easting, Northing, Zone, Easting, Northing. Rows include coordinates for zones 1, 2, 3, 4, and 5.

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 Debra L. Parr
organization Mary Washington College date October 1991
street & number Department of Historic Preservation telephone 703-899-4037
city or town Fredericksburg state VA zip code 22401

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/title John Dixon
street & number Route 2, Box 135 telephone
city or town Beaverdam state VA zip code 23015

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 Reduction Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 1

Dewberry
Hanover County, Virginia

Summary Description

Dewberry is a 481.5 acre farm located off Route 738 in western Hanover County, Virginia near the village of Beaverdam. Built in 1833, the main house on the farmstead is a five-part Palladian-plan brick building. The central block is a two-story, three-bay, hip-roofed unit. One-story, one-bay hyphens connect it to the flanking wings, which have two-story elevations with one bay each and low hipped roofs. The principal facade of the entire ensemble is red brick laid in Flemish bond. Dewberry has always been used as a dwelling and retains nearly all of its interior and exterior detailing. Behind the house is a formal garden, designed by the original owner, the Reverend John Cooke, which retains many original English boxwoods and beds. Also located near the house are four outbuildings: a barn and a shed, dating from the 20th century, a slave quarters, and a small building that probably was originally a dairy and later housed a Delco battery. The outbuildings are wooden, except the dairy, which is brick.

ARCHITECTURAL ANALYSIS

Dewberry encompasses 481.5 acres of land off Route 738 near Beaverdam, Virginia, in western Hanover County. Nine miles east of Beaverdam, a 1.2-mile-long dirt road partially lined by natural forest leads to the main house.

The main house on the property is a five-part Palladian-plan dwelling consisting of three main units and two one-story, one-bay connecting hyphens, facing southeast. The central section of the house is a two-story, double-pile, hip-roofed structure over a full English basement. Both east and west wings of the house are lower two-story, one-bay, hip-roofed buildings on five-course American-bond brick foundations. The principal facade of the house is Flemish bond while the sides and rear are five-course American bond. The central roof has four interior end chimneys while the wings have one interior end chimney each.

The three-bay central block features tripartite windows at the basement, first-, and second-floor levels, and single shutters where double shutters used to exist. The main entrance to the house is through a centrally-placed pair of wooden panelled doors flanked by three-light sidelights and topped by a four-light rectangular transom. A screen door has been added, and the flooring of the porch has been replaced. Four supporting columns, replacements from the 1940s, and two original pilasters flank the entranceway.

The north (rear) elevation of the central block differs greatly from the south facade. A central pavilion projects seven-and-one-half feet from the rear wall of the central block, flanked on both sides by one-story porches with basement walkways beneath. The basement features two windows containing three-over-three double-hung sash, while two six-over-six double-hung windows flank the central door. The second floor has three windows, and the attic has one small, six-paned fixed window in the gable end of the central pavilion. The rear porch has its original two pilasters flanking the door, and its four original turned columns that support the porch roof. The floor, stairs, and handrail have been replaced due to exposure to the elements.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 2

Dewberry
Hanover County, Virginia

Each of the two wings on the house at Dewberry have nine-over-nine double-hung sash windows on the first floor and six-over-six double-hung sash windows on the half story. The roof of each wing is hipped and sheathed with asphalt shingles. The cypress shake roof of the entire house was replaced with tin and/or a combination of tin/asphalt shingle in the 1920s or early 1930s. There are also several differences between the east and west wings. On the end of the west wing, one of the two windows has been converted into a wooden paneled door with nine lights, while four panes of the original window remain above it. The east wing has a modern frame addition that is currently used as a work area. This addition measures twenty-five feet by eighteen feet and has a tin roof.

The two connecting hyphens are the same with the single exception of the decorative balustrade mounted above the cornice of the west hyphen; it is lacking on the east side. The south elevation of each hyphen features a nine-over-nine double-hung sash window with wooden lintels and paterae, while the north elevation of the west hyphen has a paneled door with wooden lintels and paterae.

The first floor of Dewberry contains a central passage and four rooms, two of which feature a fireplace and Federal-style mantel. These mantels feature three projecting panels and two decorative columns flanking the hearth. Symmetrically molded trim with bull's-eye corner blocks frames each of the doors and windows. Originally painted, the walls are now covered with wallpaper. The baseboards in the central passage are black, apparently treated with a mixture of milk and ash as in other houses of the period. In the central passage, an elaborately carved arch with reeded keystone and fluted pilasters visually divides the hallway into two sections and continues the imposing nature of the exterior.

The stair leading to the second floor rises along the east wall of the central passage. The handrail is split, going halfway up along the east wall. The steps of heart of pine are varnished and worn. To the west of this staircase is a second set of steps leading to the attic. A third staircase, leading to the basement, has treads that are less worn than the treads found on the other two stairs in the house.

The hyphen that connects the west wing to the rest of the house contains a window along the south wall and a door along the north wall. A modern bathroom was built into the north section of the hyphen in the 1940s. The two-story west wing is the most remodeled area of the house. The ground floor of this section was replaced with a concrete subfloor with heart of pine flooring above. Plaster covers the brick walls and thin modern moldings frame all doors and windows. There is a fireplace along the west wall with a brick surround. To the south of the fireplace is a window with its original woodwork; however, the window to the north of the fireplace was replaced by a door in the 1970s.

The eastern hyphen is in a completely different form. In the northwest portion of the east hyphen a door leads to the east wing, which served as the old kitchen. This kitchen has been remodeled and the original cooking fireplace with original oak lintel has been re-opened. The

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 3

Dewberry
Hanover County, Virginia

brick walls are layered with several coats of paint of which white and a few shades of green are discernible.

Associated with the house is a formal English garden landscaped by the original owner, Reverend John Cooke. He was interested in experimental agriculture and planted several varieties of flowers in geometrical patterns in the garden behind the house. Several six-foot-tall English boxwoods define the garden.

Twenty-two feet north of the house is a small outbuilding, probably contemporary with the house and used as a dairy. It later housed a Delco battery which was used before electricity was brought to western Hanover County. It is built of brick laid in five-course American bond. The gable roof is sheathed with standing-seam metal. Diamond patterned vents in the facade and louvers in the gable ends allow air to circulate throughout the building. The door is composed of beaded vertical boards.

To the east of the garage stands a building that was built as quarters for masons and carpenters during the construction of the house and later served as a slave quarters, although the precise construction date is unknown. The use of the building is verified by former slave "Uncle Abram" Smith, who later worked for the current owner's grandmother in the early 1920s and also by Mattie and George Carter, whose parents were slaves. This is a one-story, five-bay, wood-frame building with two six-over-six double-hung sash windows placed between three doorways. The center door gives access to stairs leading to a loft, while the other doors provide entrances to two separate rooms. Although a small window on each gable end lights the loft area photographs dating from the 1920s and 1930s show the building with dormers. Evidence remains of one central interior chimney. The construction is unusual in that the front and rear wall are of vertical-plank construction with weatherboard cladding. The remaining original door and hinges match those on the dairy and the kitchen wing. Presently, the outbuilding is used for storage.

Noncontributing buildings on the property include a garage and a barn, both of twentieth-century construction. The garage lies east of the house beyond the dairy. Twenty feet in length, the garage has two entrances and features vertical-board siding and a standing-seam metal roof. The barn, also built with vertical-board siding and a standing-seam metal roof, is located approximately one hundred feet from the northeast corner of the slave quarters.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 4

Dewberry
Hanover County, Virginia

STATEMENT OF SIGNIFICANCE

The main house at Dewberry is a late, unaltered example of a five-part Palladian-plan dwelling rarely seen in formal Virginia houses of the early nineteenth century. This central-passage-plan house with Flemish-bond brick facade has survived remarkably intact with relatively few alterations or additions since its 1833 construction. The house was built for and occupied by the Reverend John Cooke and his family. He was instrumental in the construction of Trinity Episcopal Church, as well as being its first rector. Cooke was also one of the founders of The Agricultural Club of the Forks of Hanover. He used his knowledge of agriculture to plan the formal English garden behind the main house.

HISTORICAL BACKGROUND

The main dwelling at Dewberry was built for the Reverend John Cooke in 1833.¹ He married Elizabeth Edmonia Churchill Berkeley, widow of Thomas Nelson Berkeley, in 1831. In 1832, a 227-acre tract of land was transferred from his wife's name to his own; this was the land on which the main house was erected.² Cooke acquired other tracts of land during his life, but the acreage of Dewberry farm has been consistently described in deeds as 481.5 acres "more or less."³

In 1824, Cooke graduated from the Virginia Theological Seminary and was ordained an Episcopal deacon at Saint Paul's Church. He came to Hanover County on assignment to Fork Church where he became rector in 1826.⁴ From 1824 to 1834 he served as the rector for Saint Martin's Parish.⁵ During his tenure as rector, Cooke was instrumental in the building of Trinity Church, the cornerstone of which was laid October 8, 1830.⁶ Cooke is not considered one of the builders of the church, but he played an important part in its construction by serving on the building committee and as the first rector.

Dewberry is architecturally significant for its five-part Palladian plan, which departs from the usual rectangular block employed in rural Virginia. Inside the central passage is an elaborate arch with a reeded keystone and fluted pilasters. This is important in its own right, for it is a rare surviving example of a high level of early-nineteenth-century craftsmanship, perhaps the only example of its type in Hanover County.

Located on the property are two contributing outbuildings and a formal garden. The one-story, five-bay wood-frame outbuilding was built as quarters for masons and carpenters during the construction of the house and later served as a slave quarters, although the precise construction date is unknown. The use of the building is verified by former slave "Uncle Abram" Smith, who later worked for the current owner's grandmother in the early 1920s and also by Mattie and George Carter, whose parents were slaves. Hanover County census reports for 1850 list a forty-six-year-old carpenter, James Mahone, residing in the household of Mr. Cooke and his family,⁷ who may have worked out of one of the many outbuildings no longer standing. The other surviving contributing outbuilding is a square brick building laid in five-

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 5

Dewberry
Hanover County, Virginia

course American bond. The owners refer to it as the Delco House because it housed the electric battery for Dewberry before electricity was brought to the area. Interior evidence of wires, nails, and small porcelain knobs used with the battery exists. This building was probably built at the same time as the main house to serve as a dairy. Behind the main dwelling on the property is the formal garden developed by Cooke. His interest in agriculture is illustrated in the fact that he was one of the founders of The Agricultural Club of the Forks of Hanover.⁸ He experimented with different breeds of flowers and shrubs and laid out his design in a geometrical pattern behind the house,⁹ with some 28 beds surviving to the present.

Cooke died in 1861. An 1890 deed with a plat map noted that the 481.5 acres at Dewberry had been purchased from the estate of the Reverend John Cooke by Mrs. E. E. Cooke, his widow.¹⁰ Upon her death the property was conveyed to her two daughters Betty B. Clarke and Nannie Harrison. In 1892, however, Nannie Harrison deeded her half of the land back to Betty Clarke, with a B. O. James standing as trustee.¹¹

In 1906, after Betty Clarke failed to pay any portion of the cost due on the land, John F. Glenn and C. P. Cardwell were substituted as trustees of the property. J. L. Clarke and his brother were holders of the notes that proved the debt, and they in turn conveyed these notes to one Azel Ford who then took responsibility for the property.¹²

On December 18, 1906, Ford advertised the sale of the property in the *Richmond News-Leader* as well as by distributing hand-bills in Hanover County.¹³ The sale was made at a public auction, and the highest bidder was Azel Ford, who purchased the land for \$7,350.¹⁴ One month later he conveyed the property to Ellen C. White. The total price of the land was, again, \$7,350, of which a credit for \$2,338.50 was acknowledged and the remaining \$4,911.50 was to be paid within two years of the agreement along with annual interest.¹⁵ In January 1912 the property changed hands once again; this time the land was conveyed to William E. Deegans of West Virginia. The price of the land rose to \$20,000, which included two mortgages.¹⁶

On November 1, 1921, Deegans sold the property to Samuel Dixon. It was under Dixon's ownership that most of the modifications to the house occurred. In the 1920s he renovated the house, replacing the locks, and adding plumbing and wiring. In the 1930s the double shutters were reduced to single ones and a dormer was placed in the attic. After Dixon's death in 1934, however, his widow had the dormer removed. Their son James Dixon made the most recent substantial addition to the house during his ownership when a modern work area measuring twenty-five by eighteen feet was attached to the east wing of the house.

On November 15, 1921, Samuel Dixon conveyed the land to trustees in Richmond, L. R. Page, and Alexander H. Sands.¹⁷ In 1933 the land was once again listed under the Dixon name. This time Lucille F. Dixon, wife of Samuel, and Fred F. Dixon, his brother, were the noted grantees. This arrangement occurred one year before the death of Samuel Dixon.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 6

Dewberry
Hanover County, Virginia

After the death of Samuel Dixon, Lucille Dixon married Colin Clarke White, yet even after her death in August of 1984 the land remained in the Dixon family. The will of Lucille French (Dixon) White left Dewberry farm to her sons, James French Dixon and Phineas S. Dixon.¹⁸ James French Dixon willed his share of Dewberry to his two sons, James Foster Dixon and John Alan Dixon.¹⁹ Currently John Alan Dixon occupies the property with his family.

ENDNOTES

1. The Hanover County Historical Society, *Old Homes of Hanover County, Virginia*, p.123.
2. *Hanover County Land Tax Records*, 1832.
3. *Hanover County Deed Book 73*, p. 54.
4. *The Hanover County Historical Society Bulletin No. 10*, 1974, p. 2.
5. *Ibid.*, p. 2.
6. Roswell Page, *Hanover County, Its History and Legends*, p. 52.
7. Hanover County Census, *U. S. Census of 1850*.
8. *The Hanover County Historical Society Bulletin No. 10*, 1974, p. 3.
9. *Ibid.*, p. 4.
10. *Hanover County Plat Book 3*, p. 31.
11. *Hanover County Deed Book 47*, p. 333.
12. *Ibid.*, p. 333.
13. *Ibid.*, p. 333.
14. *Ibid.*, p.333.
15. *Ibid.*, p. 335.
16. *Hanover County Deed Book 55*, p. 503.
17. *Hanover County Deed Book 73*, p. 55.
18. *Hanover County Will Book 25*, p. 730.
19. *Hanover County Will Book 30*, p. 752.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 9 Page 7

Dewberry
Hanover County, Virginia

MAJOR BIBLIOGRAPHICAL REFERENCES

Hanover County, Virginia. *Deed Books 47, 55, 73*. 1907-1921. located in Hanover County Courthouse, Virginia.

Hanover County, Virginia. *Land Tax Records, 1832-1838*. located in Virginia State Library, Richmond, Virginia.

Hanover County, Virginia. *Plat Book 3*. 1890. located in Hanover County Courthouse, Virginia.

Hanover County, Virginia. *Will Books 25, 30*. 1984-1987. located in Hanover County Courthouse, Virginia.

Hanover County, Virginia. *U. S. Census of 1850, no. 6*.

The Hanover County Historical Society Bulletin. Nov. 1969-Nov. 1980. No. 10 (May 1974):2-4.

The Hanover County Historical Society. Old Homes of Hanover County, Virginia. The Hanover County Historical Society, 1983.

Page, Rosewell. Hanover County, Its History and Legends. Rosewell Page, 1926.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 10 Page 8

**Dewberry
Hanover County, Virginia**

GEOGRAPHICAL DATA

Verbal Boundary Description

The boundary of Dewberry is delineated by the polygon whose vertices are marked by the following UTM reference points:

A 18 272120 4197860
B 18 272280 4197840
C 18 272630 4197500
D 18 272290 4196850
E 18 272040 4197550

Boundary Justification

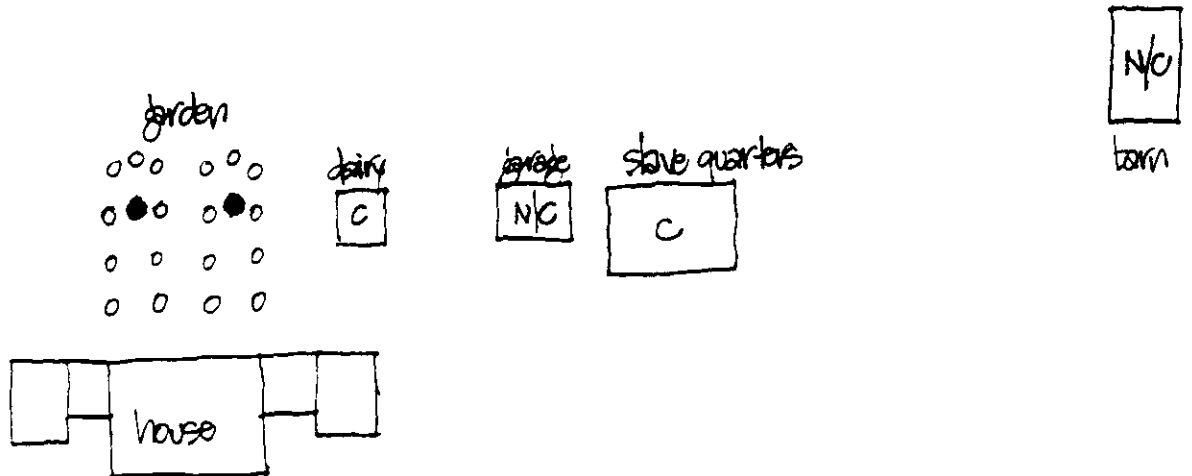
The boundary includes the land and the structures thereon that have historically been associated with the property.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

SKETCH MAP

(Dewberry, Hanover Co, VA)



DEWBERRY
sketch map
NOT TO SCALE



DEWBERRY,
HANOVER CO., VA
42-07

UTM REFERENCE:
18 1272120/4197860
18 1272280/4197840
18 1272630/4197500
18 1272290/4196850
18 1272040/4197550

4196
80 000 FEET
(NORTH)

37° 52' 30"
77° 37' 30"

NEGRO FOOT (VA SW) 18 MI

2 260 000 FEET (NORTH)

35' 273 HANOVER ACADEMY 4.2 MI. 274 (HANOVER A 5459 I.)

(MONTPELLIER)
5459 I SW

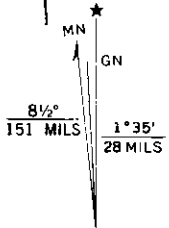
Mapped, edited, and published by the Geological Survey

Control by USGS and NOS/NOAA

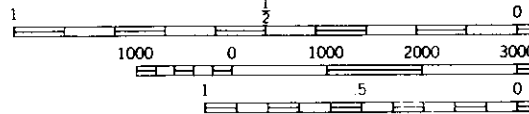
Topography by photogrammetric methods from aerial photographs taken 1966 and 1969. Field checked 1969

Polyconic projection. 10,000-foot grid ticks based on Virginia coordinate system, north and south zones
1000-meter Universal Transverse Mercator grid ticks, zone 18, shown in blue
1927 North American Datum

To place on the predicted North American Datum 1983 move the projection lines 10 meters south and 25 meters west as shown by dashed corner ticks



UTM GRID AND 1985 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET



CONTOUR INTERVAL
NATIONAL GEODETIC VER

THIS MAP COMPLIES WITH NATION
FOR SALE BY U. S. GEOLOGICAL SURVEY