

Notes on Virginia

A PUBLICATION OF THE VIRGINIA HISTORIC LANDMARKS COMMISSION

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WESTOVER (photo courtesy Virginia State Library)

EASEMENTS FOR WESTOVER AND COROTOMAN

The civilization of the South, in its every aspect from toothsome cuisine to the plantation agricultural regime, was born and bred along the banks of the rivers of Tidewater Virginia. By the eighteenth century, the planters of the Chesapeake region exhibited that sense of *noblesse oblige* so evident in the careers of the Virginia Founding Fathers, and apotheosized in a Washington or Lee.

For a century and more, farmers and planters throughout Virginia and the South would attempt to emulate the high, indeed virtually unattainable, standards of the country gentleman. The great planters of colonial Virginia would be and remain the exemplars of that social role, as their magnificent plantation seats were its romantic symbol. Among the foremost of these were William Byrd of Westover and Robert Carter of Corotoman.

At year's end, the Virginia Historic Landmarks Commission was given protective easements over

the site of Corotoman and a sizeable portion of Westover on the James River, including the still magnificent house built by William Byrd II. The Corotoman site is of prime archaeological significance, while the stately buildings and setting of Westover are virtually without peer.

The handsomely preserved house at Westover is America's most renowned Georgian building. Its notable features include an elegant stair and ornamented ceilings, imported mantels and exterior steps, flawless brickwork and beautiful proportions. The doorways of Portland stone are among the most famous in the country, and the sets of wrought-iron gates enclosing the grounds are unique survivals of the period. These and numerous other elements combine with the natural beauty of the land and river to form an incomparable picture of the sophistication of colonial Virginia, and to make Westover a national treasure.

(continued on page 2)

William Byrd II, "The Great American Gentleman," was a man of parts: pleasure-bent while firmly adhering to the ideals of self-improvement and responsible leadership. Byrd was a scholar-of-sorts, diarist, stylist and author, as well as being a Member of the Council, planter, and entrepreneur. He founded what would become the city of Richmond, built Westover as we know it, and was the progenitor of a distinguished family. If any of his contemporaries had wealth, responsibilities, and honors greater than William Byrd II, it could only have been a Carter.

Even among the Carters, only one can be said with certainty to have surpassed Byrd in terms of material wealth and authority. The position and bearing of Robert "King" Carter were such that the Boswell of *The First Gentlemen of Virginia* portrays him as a lord temporal and spiritual - of the Northern Neck and Christ Church Parish respectively. Robert Carter of Corotoman was proprietor of 500 square miles of Virginia countryside, resident agent for the Lords Fairfax, entrepreneur and planter, and *pari passu* the most practical and bookish of men!

Corotoman, as fine a residence as could be found in the colonies, was destroyed by fire in 1729, at the height of Carter's career. Remnants of its contents were sealed within the ruins by this sudden and untimely end. As a time capsule of the period, unblemished by later construction or alteration, the house, with adjoining sites, where once stood a complete plantation village, ranks as one of the most important archaeological sites in the Commonwealth.

The Virginia Historic Landmarks Commission, agent for the Commonwealth in matters relating to historic easements, wishes to express admiration and appreciation to the owners of these properties for their foresight and generosity. They may have been influenced by the owners of other Virginia properties, urban and rural, who have shown the way to the nation in the matter of open-space easements during the past few years. They will certainly inspire people around the Commonwealth to a greater concern for our delicate creation and man-made environment.

Open-Space Easements in Virginia



OLD MANSION at Bowling Green, Caroline County: the first easement of them all."

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GAZETTE

The VHLC Executive Director has been a participant in several recent meetings sponsored by the National Park Service and concerned with federal grants-in-aid procedures and other aspects of that agency's preservation planning and operations. Mr. Fishburne was also called to testify before the Federal Preservation Commission on November 6th and 10th with respect to the route through Loudoun County of a proposed natural gas pipeline.

Mr. Fishburne attended the meeting of the Executive Board of the State Historic Preservation Officers on November 13th-15th at Charleston, S.C. On November 17th-18th he attended the Airlie Conference for State agency heads arranged by Secretary of Commerce and Resources Earl J. Shiflet.

VHLC architectural historian Calder Loth has been designated as chairman for the annual convention of the Association for Preservation Technology to be held at Williamsburg, September 24-28, 1975. VHLC, the APVA, and the Colonial Williamsburg Foundation are host agencies.

The School of Architecture of the University of Virginia, with the support of the VHLC, is conducting a systematic statewide survey of existing historic district ordinances. Alice Bowsher and William Frazier will be conducting interviews with local government officials, planning commissions and preservation groups.

David W. Eaton's *Historical Atlas of Westmoreland County Virginia* is now returned to print through the good offices of Mr. Lawrence Washington Latane, Blenheim, Westmoreland County. Mr. Latane has sent a copy of this highly useful work to the VHLC.

The Old Dominion's historic and scenic countryside and towns encompass an impressive range and variety of natural and man-made landmarks. And yet, for most travellers there is a special place along one or another of Virginia's highways or byways. This they participate with affectionate regard or remember with deepest emotion whether it be an especially beautiful vista, an old home place, or some building or site with historic or familial associations.

The Commonwealth encourages the preservation and conservation of such places which are often threatened by the elements, development, or the vicissitudes of time. The well-being and appearance of such places may be made more secure by means of an open-space easement entered into between concerned property owners and such public agencies as the Virginia Historic Landmarks Commission, the Commission of Outdoor Recreation, or the Virginia Outdoors Foundation.

While present owners often are the best possible conservationists, they may be hard pressed to resist economic pressures to subdivide or commercially develop their properties. Or, they may wish to ensure that future owners will not despoil a property carefully nurtured for generations—or even centuries—to the present. In the Open Space Land Act of 1966, as amended, the General Assembly has adapted the easement, a traditional device of the real property law, to give the needs of such property owners while at the same time protecting the public interest in maintaining scenic and historic areas.

Under the relevant laws of Virginia, the rights and privileges of private ownership remain unimpaired, sub-

ject only to the restrictions concerning the historic or scenic character of the property agreed to in an open-space easement. Put another way, under the terms of such easements, all rights of private property defendable by the trespass laws are retained by the owner as well as all rights to enjoy the fruits of the land and the use of the property, with the exception of such rights of development as are mutually agreed to and specified in the deed of easement. Each such deed is drawn to meet the exigencies of the individual case.

Where lands and buildings of historic and architectural significance are involved, the Historic Landmarks Commission staff is able to render a variety of services to the property owner in the ways and means of appropriate preservation and construction activity. From February, 1969, when the Commission accepted its first easement - for Old Mansion at Bowling Green in Caroline County - through last month, when easements were executed for Westover and Corotoman, gifts of historic and scenic easements have been received for nineteen individual properties and a parcel of easements within and around the Waterford Historic District.

For the people of the Commonwealth, each easement represents a particular contribution to the overall program of open-space conservation and the protection of the man-made and natural environment. For the owners, and for many of the rest of us, that landmark of greatest personal significance and appeal has been made more secure. An introduction to the practical aspects of the Open-space easement program follows, in the form of a series of questions and answers.

Notes on Virginia

Published By



Virginia Historic Landmarks Commission

Frederick Herman, *Chairman*

John M. Jennings, *Vice Chairman*

J. R. Fishburne, *Executive Director*

H. Peter Pudner, *Editor*

Douglas W. Price, *Graphic Designer **

Morson's Row
221 Governor Street
Richmond, Virginia 23219

(All photos by VHLC staff, except where noted)

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ROARING SPRINGS, Gloucester. Easement recorded 1974



ROARING SPRINGS, Gloucester. Easement recorded 1974



WOODSIDE, Henrico County. Easement recorded 1970

Left: Portico, KENT-VALENTINE HOUSE, Richmond
Easement recorded 1971

DEFINITIONS

1. Q: WHAT IS AN OPEN-SPACE EASEMENT?

A: It is a contractual agreement (recorded deed) between a landowner and a public body, by which the landowner promises to protect the existing character of his property, binding future owners as well.

2. Q: WHAT SPECIFICALLY IS TO BE PROTECTED?

A: The historic or scenic qualities that are the basis for the easement. These will vary from easement to easement depending on the property involved, and are explicitly recognized in the deed of easement.

3. Q: WOULD AN EASEMENT AFFECT THE DISCRETION OF A PROPERTY OWNER IN AREAS SUCH AS LANDSCAPING, STRUCTURAL ALTERATION, OR REPAIR?

A: Where such activities fall within the restrictions of the easement, the written permission of the grantee would be required by way of assuring that such alterations are compatible with the integrity of the property. Failure of the grantee to respond within a specified time (usually forty-five days) to such an application "shall constitute approval." On a positive note, the VHLC's primary function here, as elsewhere in the easement program, is to assist persons concerned with the viability of historic structures and sites. A variety of professional services are available to property owners as discussed below in question no. 15.

4. Q: HOW CAN AN OWNER USE PROPERTY THAT IS SUBJECT TO AN OPEN-SPACE EASEMENT?

A: Within the limitations given below in Answer 5,

the owner can use it for residential, agricultural, timbering purposes, or for commercial activities interfering with the protected character of the easement property. Such commercial activities as agricultural, artisan, or craft in nature readily suggest themselves for rural properties; office or ancillary for urban properties.

5. Q: IF AN OPEN-SPACE EASEMENT IS PLACED ON PROPERTY, HOW IS THE OWNER RESTRICTED IN THE USE OF HIS PROPERTY?

A: With the exceptions noted in Answer 4 above, the land cannot be used for industrial or commercial purposes. Restrictions will also be included regarding potential residential development. Residential division may not be feasible or may be restricted by density or site location. The exact subdivision restrictions are determined between the owner and the receiving agency before the open-space easement is put into final form. They should be based upon the best balance consistent with preserving the character of the particular property and the financial requirements of the owner. Display of billboards and signs is restricted and timber cutting must be appropriately managed.

6. Q: DOES AN OPEN-SPACE EASEMENT GIVE THE PUBLIC THE RIGHT OF ACCESS TO THE PROPERTY?

A: No. The property remains under the same protection from intrusion as any other private property. In the case of some historic landmarks, owners have consented to the inclusion of a provision in the easement making their house and/or grounds available to the public during Historic Garden Week on some similar occasion.

GRANTORS AND GRANTEES

Q: HOW DOES A PROPERTY QUALIFY FOR AN OPEN-SPACE EASEMENT?

A: A property may qualify for an easement if:

– it contains buildings, structures, or sites that have been prominently identified with, or best represent some significant aspect of the heritage of Virginia or the nation. Thus, properties included in the Virginia Landmarks Register would be considered an historic easement.

– it represents or supports significant aspects of the natural environment that should be protected for physical as well as scenic reasons. The property may be a part of, or adjacent to, an existing or proposed park, forest, scenic highway, river, marsh, steep slope, or flood plain lands.

– it serves both of the above, or either of them and some other recognizable public good. Often an open-space easement accomplishes several public purposes in addition to reducing development pressures on the landowner.

Q: IF A LANDOWNER HAS A SIZEABLE TRACT OF LAND, AND DESIRES TO GIVE AN OPEN-SPACE EASEMENT, MUST THIS BE FOR THE ENTIRE PROPERTY?

A: Not necessarily. The character of property varies from place to place; and may be protected in one instance by a strip easement, for example along a scenic roadway or river, or by an easement for a small area commanding a view of the scenic or historic source. On the other hand, the lay of the land or its particular scenic or historic qualities may be such as to require an easement on several hundred acres of contiguous or visually-related lands. Each situation is different and must be resolved in discussions between the donor and the recipient agency.

9. Q: IS THERE A LIMIT ON THE AMOUNT OF LAND THAT CAN BE PLACED UNDER AN OPEN-SPACE EASEMENT?

A: No. Easements have been placed on historic urban landmarks covering one or two city lots as well as on hundreds of acres of rural property.

10. Q: CAN AN OPEN-SPACE EASEMENT BE DRAWN FOR A PERIOD LESS THAN PERPETUITY?

A: Relevant state and federal statutes, especially those governing tax effects, contemplate perpetual easements only. ALL historic, and MOST scenic easements are drawn in perpetuity. In certain cases, a scenic easement may be drawn for a period of no-less than thirty years. Open-space easements run with the title to the property and remain in effect through all future transactions.

11. Q: WHAT AGENCIES ACCEPT AND ADMINISTER OPEN-SPACE EASEMENTS?

A: Landowners, or their representatives, can obtain assistance and further information from:
Virginia Historic Landmarks Commission
221 Governor Street, Richmond 23219
with reference to historic properties
or
Virginia Outdoors Foundation
803 East Broad Street, Richmond 23219
with reference to scenic open spaces or natural landmarks.

County and city governments, regional park authorities, and other public bodies may also accept easements and provide information or refer the individual to either of the agencies listed above.



Rappahannock River facade of NANZATICO, King George County. Easement recorded 1972



JUSTICE BLACK HOUSE, Alexandria. Easement recorded 1969



WATERFORD, Loudoun County. Easements recorded 1972-74

TAX AND OTHER ADVANTAGES

12.Q: WHAT CAN AN EASEMENT MEAN FOR A LANDOWNER?

A: A landowner gives an open-space easement for the sole purpose of protecting the historic or scenic qualities of a property from the pressures of destructive change. In effect, development rights are given up in return for the active involvement of the Commonwealth in support of the owner's efforts to preserve the character of his property. For example, lands under easement will more likely be avoided by highway relocations, power and gas line construction and other such disruptions.

13.Q: ARE THEIR TANGIBLE FINANCIAL BENEFITS TO THE LANDOWNER?

A: Yes, related to the assessment of his property for real estate taxes. Assessments are based on the fair market value of property, measured by the potential sale price for the highest and best use. Its potential for commercial, industrial, or high-density residential development can be an important component of assessed values. Where development potential is given up, in effect given to the Commonwealth, the law clearly commands that this former attribute of the property under easement *cannot* be taxed.

Virginia State Department of Taxation guidelines are to be used for local assessment purposes in such cases until actual sales show "true values." The value and appeal of certain properties may be so enhanced by means of an easement that their "true value" increases markedly, in such cases, real property assessments would rise accordingly. However, for properties located near expanding urban areas, an open-space easement would lead to stabilized or even significantly lowered tax assessments.

14.Q: ARE OTHER TAX BENEFITS INVOLVED?

A: Yes. Open-space easements may effect substantial relief in federal estate taxes and Virginia inheritance taxes. When a landowner dies, the land cannot be assessed on the basis of its having development potential. As a result, heirs may retain property they would otherwise be forced to sell to satisfy higher estate taxes.

15.Q: WHAT PROFESSIONAL OR TECHNICAL SERVICES MIGHT BE AVAILABLE FROM AGENCIES OF THE COMMONWEALTH FOR THE PRESERVATION OR ENHANCEMENT OF EASEMENT PROPERTIES?

A: The Historic Landmarks Commission has an experienced staff, including historians, architectural historians, and archaeologists, competent to provide a wide range of services. Persons concerned with the improvement or adaptive reuse of easement properties can also be put in touch with expert craftsmen in these or related fields.

The Historic Landmarks Commission, through its staff, oversees the expenditure of funds allocated by the state and federal governments for preservation activities. While such "bricks and mortar" funding does not begin to meet the need, as evidenced through the many meritorious requests, nearly one million dollars of federal matching grant-in-aid funding alone has been awarded for projects in Virginia since July 1, 1971. Projects involving easement properties are given every consideration when these funds are being apportioned.

16.Q: HOW DOES THE PUBLIC BENEFIT FROM OPEN-SPACE EASEMENTS?

A: In a time of rapid change and urban growth, when more and more of America's countryside is being subdivided, cleared, and developed, protection of open spaces and historic properties is of acute concern to all persons, natives as well as tourists, who enjoy Virginia's physical beauty and charm. Because of rising real estate, income, and inheritance taxes, few landowners can afford the luxury of holding scenic or historic properties indefinitely in an undeveloped state.

Because of tax loss, rising land values and costs of supervision, the public cannot afford to purchase and care for all historic and scenic properties worthy of protection. By means of open-space easements, significant properties are preserved and maintained at private expense.

— The Virginia Historic Landmarks Commission has a limited supply of specimen deeds of easement, and will be pleased to supply one upon request to persons concerned as principals with the easements program.



HOOKS BANK, Essex County. Easement recorded 1971

Virginia Landmarks Register

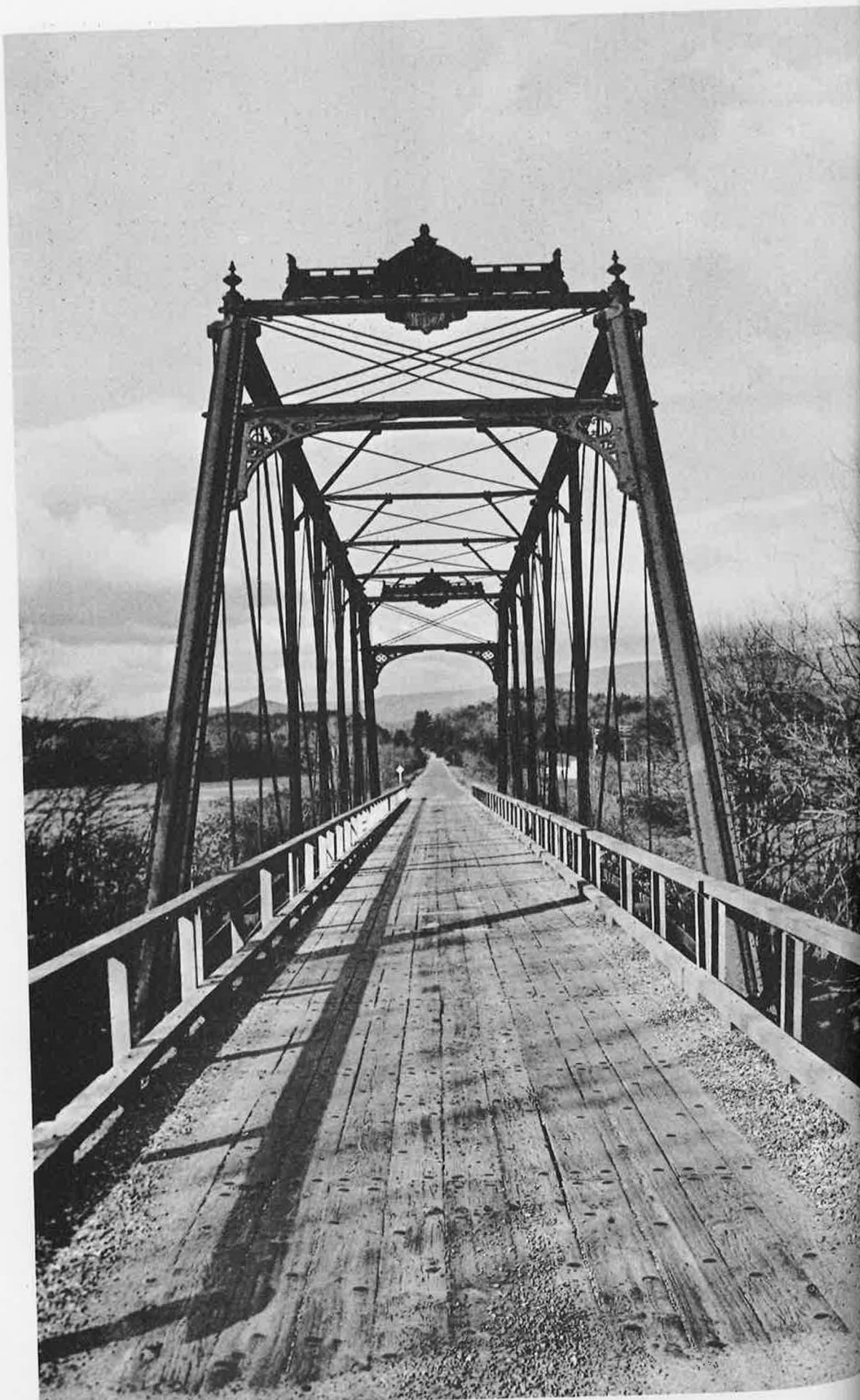
The VHLC staff began preparation of nominations to the Virginia Landmarks Register during the fall of 1968. Nominations are reviewed by a committee of the Commission composed of persons experienced in the fields of history, architecture, landscape architecture, and archaeology. After review and endorsement by this committee, nominations are presented to the Commission for its approval. As all Virginia landmarks are of statewide or national significance, each is nominated, in turn, to the National Register of Historic Places.

An installment of the Virginia Landmarks Register, containing brief statements on each of the then 213 registered properties, was published in July 1970. This publication, no longer in print, is supplemented, on an interim basis, through notices of new listings carried in each issue of Notes on Virginia. By year's end 1974, 558 properties were included in the Virginia Landmarks Register. The nineteen most recent additions to the Register were:

TIDEWATER & EASTERN SHORE

QUARTERS A, B, AND C, PORTSMOUTH: Built during the post-1814 expansion of the Navy, in what was then Gosport Shipyard, the oldest such facility in the United States, Greek Revival Quarters A, B, and C continue to serve in their original capacity as housing for ranking officers and their families.

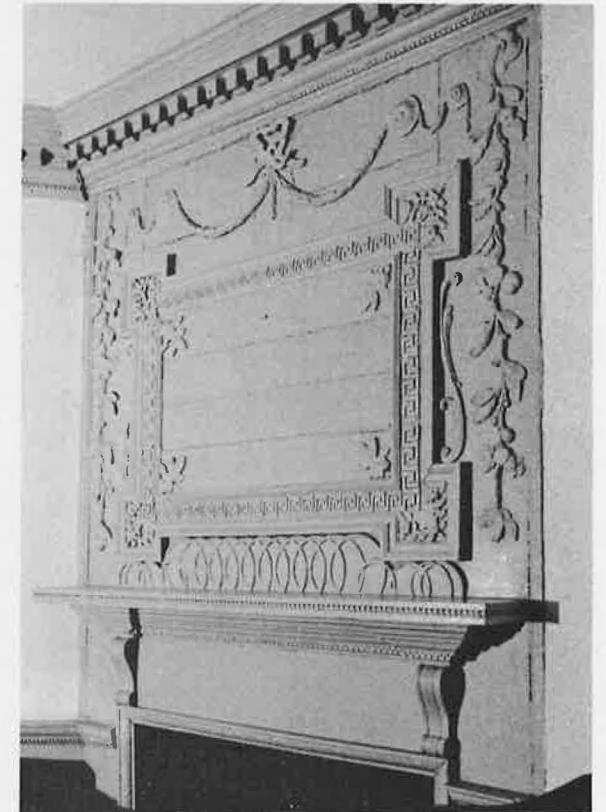
SWANN'S POINT PLANTATION SITE, SURRY COUNTY: This was the plantation seat of Thomas Swann, politically prominent during the Interregnum and Bacon's Rebellion. The property, which included all of the 1200 acres along the James River between Four Mile Tree and Gray's Creek, was patented in 1635 by Swann's father, William.



PHENIX BRIDGE, Botetourt County



LEBE, ESSEX COUNTY: This was the Glebe House of St. Anne's Parish, one of the oldest and architecturally most distinguished of the dozen or so such buildings surviving from Virginia's colonial era.



THE CHIMNEYS, FREDERICKSBURG: (Above) Distinguished by its massive brick exterior chimneys, this large, two-story Georgian structure dates from the end of the Revolution. Adapted for use as offices, its historic and architectural qualities are protected through an easement held by the Virginia Historic Landmarks Commission.



FEDERAL HILL, FREDERICKSBURG: Built as a large farmhouse on a site now well within the city limits, Federal Hill has, in its large ballroom and elaborate dining room, two of Virginia's most impressive latter-eighteenth century rooms.

CLEARVIEW, STAFFORD COUNTY: One of a group of five eighteenth-century houses overlooking Falmouth and Fredericksburg, Clearview, with its scattered outbuildings, retains the air of a working farm.

UPPER WOLFSNARE, VIRGINIA BEACH: Known historically as Brick House Farm, and renamed in 1939 for an adjacent creek since lost to the expressway, Upper Wolfsnare is a fortunate survival of a house type once common in old Princess Anne County.



Dining Room, Federal Hill



RAWBERRY HILL, PETERSBURG: Although the house was significantly enlarged in 1815-1816, and further modified at the end of the century, its original three-part Palladian design is still apparent, giving it to such other early buildings as the Semple house in Williamsburg.

WELLS HILL, CHESTERFIELD COUNTY: This a Georgian house, long the residence of a prosperous Appomattox River plantation, suffered from prolonged neglect during the years following 1865. It contains a great quantity of early fabric and has been restored in recent years.

PIEDMONT:

Including Northern Virginia & Southside

KESWICK, POWHATAN COUNTY: One of a distinguished group of upper-James River plantations, Keswick was the residence of Major John Clarke [1766-1844] whose Bellona Arsenal occupied the eastern portion of the property. The H-shaped plantation house and an enigmatic circular brick outbuilding are especially noteworthy.

WALES, DINWIDDIE COUNTY: The plantation house, setting, and original outbuildings of Wales remain little changed in appearance from the eighteenth century. The house was probably built by Howell Briggs (1709-1775) who named the plantation for the heir to the British throne.



MORVEN PARK, LOUDOUN COUNTY: Renovated and opened to the public in 1967, Morven Park was the home of Governor and Mrs. Westmoreland Davis. The Greek Revival facade of the large and complex mansion, with its spacious park and fields before an abruptly-rising mountain backdrop, presents a magnificent vista.

ST. PAUL'S EPISCOPAL CHURCH, PRINCE WILLIAM COUNTY: St. Paul's was consecrated in 1834 by Bishop William Meade, and has continued its ecclesiastical functions since that time, except during the war years 1861-1865. Built circa 1802 as a district court house, it housed Hygeia Academy following the reorganization of the Virginia court system in 1807.

BRUNSWICK COUNTY COURT SQUARE: The powerful Greek Doric courthouse at Lawrenceville – with its small group of attendant public buildings, and Confederate monument – constitutes the classic Southern court square and a focal point for community life.



GLEBE OF SHELburne PARISH, LOUDOUN COUNTY: Although stylistically altered, the Glebe House retains the structural design ordered by the late-colonial vestry. The Glebe House and lands remained church property until 1840, the focus for a rare case of resistance, on the part of a Virginia parish, to the final disestablishment act of 1802.

VALLEY & MOUNTAIN

CRABTREE-BLACKWELL FARM, WASHINGTON COUNTY: The log dwelling house, attendant outbuildings, and physical setting of the Crabtree-Blackwell Farm contain many features characteristics of the folk culture of the mountains of Southwest Virginia.



YATES TAVERN, PITTSYLVANIA COUNTY: tavern during the early-Republican era for travel along the old Pigg River Road to Smith Mountain, the building is a good example of the transition from colonial Tidewater to nineteenth-century upland house architecture, albeit with a curiously overhanging second story.

JOSEPH FUNK HOUSE, ROCKINGHAM COUNTY: Constructed of logs sheathed with weatherboard, this circa 1810 building was the home of Joseph Funk, grandson of the first Mennonite bishop in America, and himself a cultural and religious leader of the German community in the Valley.

STONO, LEXINGTON: Built for his own residence by John Jordan whose exposure to Thomas Jefferson's influence is evident in the building's design. Stono is situated on a bluff above the Maury R. immediately to the north of the Virginia Military Institute Campus.

NOTES ON LANDMARKS

The noted collection of Valley of Virginia furniture made for the Lincoln family of Rockbridge County and housed for many years at *Ashleigh*, Fauquier County, was auctioned in November at the Sotheby-Parke Bernet Galleries.

The VHLC archaeological department is beginning an extensive survey of the *Governor's Land Archaeological District*, James City County. Located adjacent to Jamestown Island, the district's numerous 17th-century sites are threatened by development.

Plans for converting the *City Market*, Petersburg, into a restaurant are under way. The interesting octagonal structure is located immediately behind the Farmer's Bank.

The architectural firm of Marcellus Wright, Cox, Cilimberg, and Ladd has moved from the *Crozet House*, Richmond, after an occupancy of many years. The house is being renovated for use as law offices.

Restoration of the *Exchange* Petersburg is progressing. The domed Greek Revival structure is to be a museum for the city's history.

Hesse, Mathews County, the ancestral home of the Armistead family and an outstanding Georgian plantation house, is being offered for sale.

Title to the *Jack's Creek Covered Bridge*, Patrick County, has been transferred by the State Highway Department to the Patrick County Historical Society.

The *Marshall House*, Richmond, an APVA property, undergoing an extensive interior restoration and is close to visitors for the next several months.

The former *Portsmouth Court House*, erected in 1846, being renovated by the Portsmouth Museum and Fine Arts Commission for use as an arts center.

The *Woodward House*, situated adjacent to the Richmond end of historic Virginia Route 5, could become a Bicentennial reception center. Feasibility studies are in progress.

The Ethyl Corporation of Richmond is completing restoration of the *Tredegar Iron Works* in Richmond reconstructing the smokestack of the New Gun Foundry.

Word has been received that the Women's bath house, the *Warm Springs Bath Houses*, Bath County, was heavily damaged by fire last spring. Repairs have not yet been undertaken.

The Historic Fredericksburg Foundation is offering its headquarters building, *The Chimneys* for sale. The house is protected by an open-space easement held by the VHLC.

One of the Commonwealth's outstanding Greek Revival public buildings, the main building of the *Virginia School for the Deaf and Dumb* at Staunton, was the appropriate scene for a special pre-Christmas benefit in support of the Historic Staunton Foundation.

CRITIC'S ALMANAC

A NEW NAME FOR AN OLD FRIEND: SOUTHERN PRESERVATION SOCIETY, INC.

We cannot recommend too highly the good work of Robert Winters and his associates at the Southern Preservation Society, Inc., P. O. Box 26, High Point, N.C. 27261. The Society exists for the purpose of "enlightening, encouraging, and enriching" the life of the Region by stemming the erosion of its physical and cultural heritage.

Its quarterly publication, *Preservation Spectator*, is handsomely illustrated and well edited, in its presentation of information and insights into regional arts and artists, styles of architecture and furnishings, preservation in progress or needed throughout the South, and so much more. The prestigious Award of Merit of the American Association for State and Local History was awarded to the society in the second year of its founding "for its successful efforts to illuminate the past through the pages of its *Southern Antiques and Interiors*" -- renamed *Preservation Spectator* following Volume II, Number 4.

Without Title I, II, III, IV, V, VI, VII, or even VIII, funding, the Society has formed an Education Program designed for younger would-be preservationists and historians. Work is underway to place valuable materials, including *Preservation Spectator*, in the schools on a regular basis. "How can you help? Easily and inexpensively. Become a member of Southern Preservation Society, Inc., so that you will be better informed about the problem, learn solutions, and gain awareness and growing pride in your region, your heritage, and your charge. You'll enjoy it all!"

"Join and never underestimate the value of your contribution!" Full membership in the Society, including a subscription to the quarterly publication, special buying privileges, and more, may be had for \$7.50 (individual) or \$9.00 per couple for a year. Librarians and all persons concerned with enhancing the educational opportunities for younger historians and preservationists should write for specific information. Send your enquiries -- and, hopefully checks -- to P. O. Box 26, High Point, North Carolina 27261

OFFICE OF ARCHAEOLOGY

According to an act of the 1966 General Assembly, a Virginia Research Center for Archaeology was to be developed at Williamsburg as a cooperative venture of the Virginia Historic Landmarks Commission and the College of William and Mary. As the Center was not funded, independent archaeological programs evolved in conformity with the primary functions of each institution: viz, the statewide survey and undergraduate instruction.

Both programs have matured and a dramatic step is now to be taken towards realizing the original intent of the General Assembly. The archaeological laboratory established by the VHLC, through the generous support of Busch Properties, Inc., is to be removed from Kingsmill to the basement of the historic Wren Building. The laboratory operations will henceforth be conducted in cooperation with the Anthropology Department of the College.

SURVEY

Closing out the '74' excavation season the VHLC's

BORN 'N BRED: OR LIFE IN THE OLD TRAIN STATION

Rail buffs fated to run afoul of the law should remove to Stone Mountain, Georgia, where they would be in the enviable position of the renowned hare thrown into the briar patch for punishment -- for the Stone Mountain jail is none other than the retired station of the Georgia Railroad. The editor of *Notes* comes by this information quite innocently, having perused *Historic Railroad Stations: A Selected Inventory*, a publication of the National Register of Historic Places, National Park Service.

The inventory was prepared for the use of participants at the workshop on reusing railroad stations held last July 22 and 23 at Indianapolis, Indiana -- a city whose fine Romanesque Revival Union Station is to be converted into shops, galleries, night clubs, restaurants, pubs, and a theatre. While "the 562 stations inventoried here represent a small fraction of the stations still extant in the United States," they are, nevertheless, "a good representative sampling of the depots still to be found in America and indicate that a surprising number have already been adapted as restaurants, residences, and offices" -- not to mention jails.

Inspired entrepreneurs and civic leaders are finding "cultural and commercial Cinderellas in cities across the land," in the form of old railway stations, often among the more appealing, interesting, and structurally sound of a community's buildings. From the community center and town hall at Altamont, N.Y. to the "Chattanooga Choo-Choo," the grand new entertainment and motel complex at Chattanooga, a trend towards adaptive reuse of railroad stations is evident. [See, e.g. National Observer for August 31, 1974; *The Architectural Forum*, November 1973; *Preservation News*, April 1974.]

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Our colleague at the VHLC, Robert Edward Swisher, has seen his book, *The Swisher Family of Harrison and Lewis Counties West Virginia*, into print. The book, especially readable from start to finish, is hard bound and beautifully printed by Whittet & Shepperson. Historians of our lost mountain counties to the west will find particularly interesting the wealth of lore on the Hacker's Creek Valley of Lewis County, as revealed through the stories of a family who have occupied that historic valley from pioneer days through the present.

archaeological team concentrated its efforts on an in depth survey of the area surrounding the main house complex of Kingsmill Plantation. This State and National landmark, located four miles south of Williamsburg on the James River, was the residence of Lewis Burwell and saw nearly two centuries of occupation. Constructed circa 1736, two brick dependencies flanking the mansion ruins still stand above a rolling terrace overlooking the James. Two brick outbuilding foundations, a dairy and a storehouse, have been found as well as an arched brick drain and a well backfilled in the 1880s. Numerous fence-line and a structural post holes are being revealed possibly related to additional outbuildings and an enclosed formalized garden.

Some salvage work was done at nearby Johnston's Mill during construction at the Kingsmill Pond dam and salvage work continues in housing areas as the development progresses.



Broad St. Station, Richmond

In a matter of month's, Richmond's two great terminal stations will be closed to rail-way passenger service, and with the

departure of the last train, Virginia's historic capital will witness yet another end-of-an era. Broad and Main Street Stations, as works of art and landmarks to the spirit and accomplishments of a passed age, would be certain to survive in almost any context -- except possibly that of the 1970s in Virginia's historic capital city.

The Last Train From Richmond-1975

Broad St. Station, Richmond



Main St. Station, Richmond



National Trust for Historic Preservation, and staff members of the VHLC, that they would oppose any adaptive reuse of the station which would conflict with the city's plans for developing the Coliseum area: in short, any prospective use as a cultural, entertainment, or public service facility.

Events of last fall suggested that an attitude of "malign neglect" did indeed exist. Soon after the Federated Arts Council and Junior League announced their intention to commission a study of Broad Street Station's adaptability for use as a community arts center, it was announced, that they now regarded it as being in their best interests to locate the facility in the Coliseum area.

The main block (see p. 16) of Main Street Station is an excellent example of the French Beaux Arts style popular in America at the turn of the century; its imposing train shed of wrought and cast iron is a rare survival of its type. The station was completed in 1901 after the designs of the Philadelphia firm of

The railroads were participants in and beneficiaries of America's expansion across the continent a great economic growth

In an age when communities rose or fell on the basis of corporate decisions concerning the location of rights-of-way, Richmond became the hub for half-dozen major railways, an economic fact which found symbolic expression in Broad and Main Street Stations. As with other great urban railway terminals these classic structures evoke the spirit, corporate wealth, architectural talent, and civic pride of an era as no other genre of municipal buildings in America ever has done.

The viability of both Broad and Main Street Stations will be undercut by the removal of Amtrak operations to the suburbs. The latter property, which is to be physically threatened by construction activity related to the downtown expressway interchange with Interstate 95, will be vacant and thus non-revenue producing by year's end. The loss of passenger service from Broad Street Station, implies a problem greater than the obvious loss of revenue -- the elimination of one proposed adaptive reuse for the property.

The convenience of the station -- via eight blocks wide Broad Street and/or the Boulevard to downtown, the west end, and the Interstate highway system; its physical attractiveness; and its present use as the corporate headquarters for the Richmond, Fredericksburg, and Potomac Railroad Company, as well as being the existing station for eastern and Florida rail passenger service, led to the suggestion that studies be undertaken to consider the feasibility of adapting this Registered Historic Landmark property for use as a state- or privately-owned regional travel center.

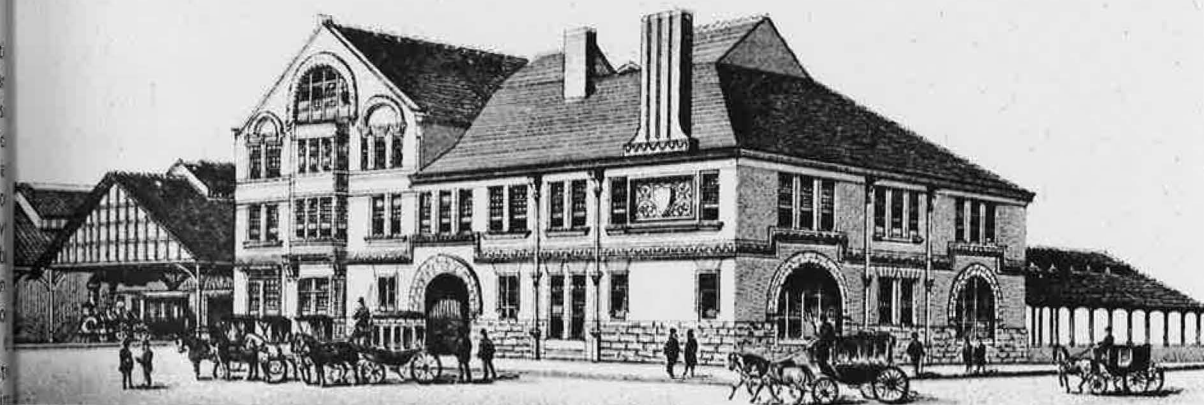
City officials reacted unfavorably to this suggestion, conveying the impression to Amtrak

Wilson, Harris and Richards.

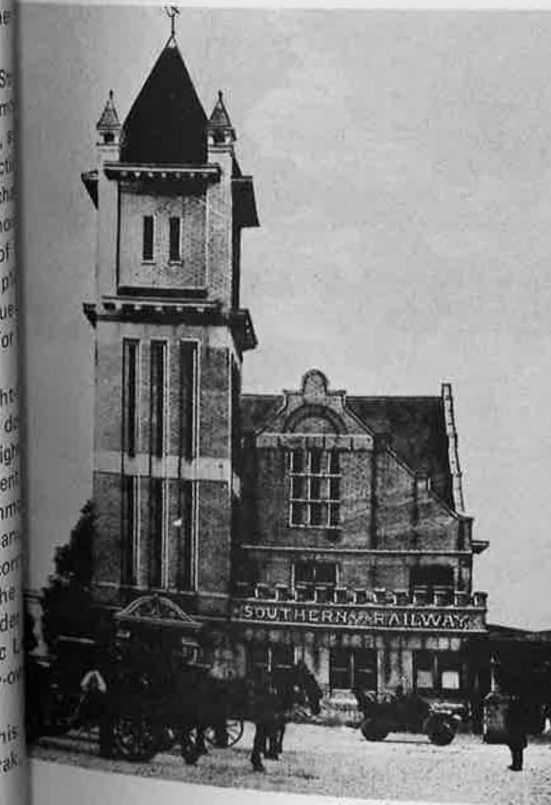
Among the last of the great terminals built during the "Golden Age of Railroads," Broad Street Station ranks among the Commonwealth's most ambitious and distinguished architectural landmarks. The station was designed by John Russell Pope, whose other works include the Jefferson Memorial and the National Gallery in Washington.

Richmond's first passenger train departed from the northside of H (now Broad) and 8th Streets on Saturday, February 13, 1836. Trains bound to and from Hanover Junction (Doswell), Fredericksburg, and the Potomac (first via the Occoquan and later at Alexandria) continued to use this terminal until 1887, when a union station, serving both north and south-bound trains, was built on the block bounded by Byrd, 7th, Canal, and 8th Streets.

This "first decent depot for Richmond" continued in service until the new Union Station on Broad Street was opened to traffic at 12:01 p.m. on Jan-



Byrd Street Station, Richmond. Courtesy Virginia State Library



Byrd Street as a Freight Station, Richmond

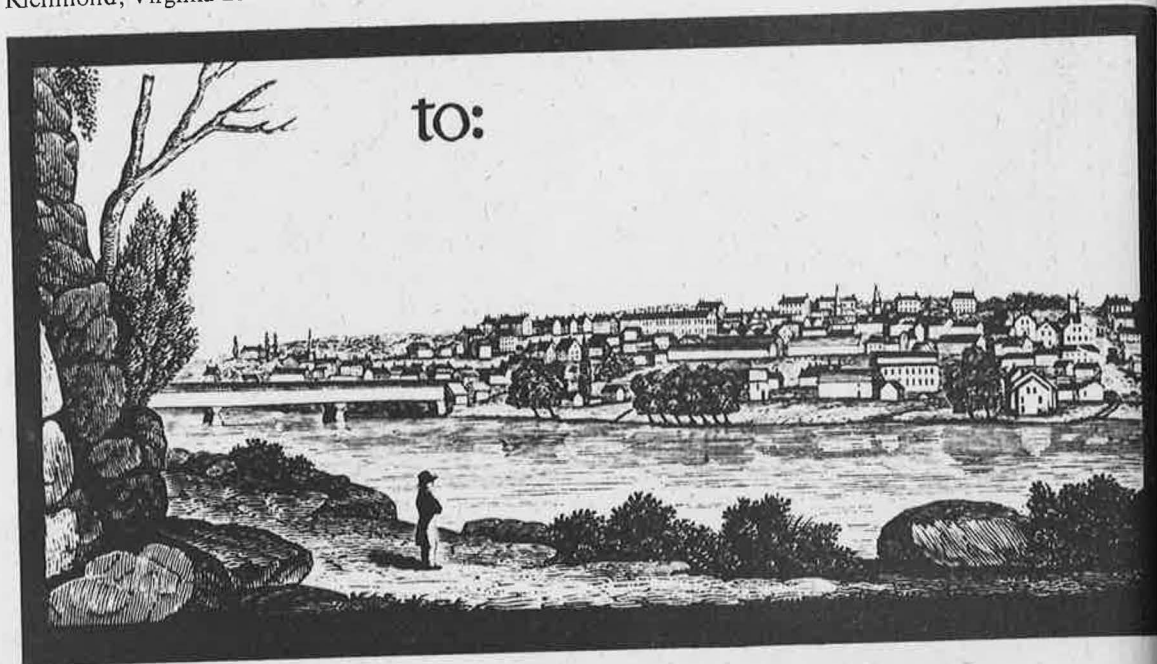
Left: Southern Railway Station, Richmond. Courtesy Virginia State Library. Circa 1901-1914 now demolished.

uary 6, 1919. In 1956, the three-storied Byrd Street Station was reduced to a single story and returned to railroad use as the Richmond area offices and freight agency of the old Atlantic Coast Line Railroad. An obstacle in the path of bridge and expressway construction, the building was razed in 1973, lamented by, of all people, the owner of the wrecking company: "It's a crying shame its being torn down. It's a beautiful building of brick work and you won't find it anywhere else."



Virginia Historic Landmarks Commission
Morson's Row
221 Governor Street
Richmond, Virginia 23219

THIRD CLASS MAIL



The Last Train From Richmond ~1975

Each of the pictures below is an expression of the decline and fall of a great civic amenity, institution, or way of life. For more-detailed treatment of the theme, with particular attention to the landmarks which remain, see pages 14-15 in this issue of *Notes*.

