

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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.

1. Name of Property

Historic name: The Grove
Other names/site number: Old Penn House; Closeburn Manor; VDHR File No. 015-0220
Name of related multiple property listing:
N/A
(Enter "N/A" if property is not part of a multiple property listing)


2. Location

Street & number: 151 Closeburn Manor Drive
City or town: Lynchburg State: VA County: Campbell
Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 at the following
level(s) of significance:

 national statewide x local
Applicable National Register Criteria:
 A B x C D

	
Virginia Department of Historic Resources	6/24/2021
Signature of certifying official/Title:	Date
<u>Virginia Department of Historic Resources</u>	
State or Federal agency/bureau or Tribal Government	

In my opinion, the property <u> </u> meets <u> </u> does not meet the National Register criteria.	
Signature of commenting official:	Date
Title :	State or Federal agency/bureau or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the 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

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Number of Resources within Property

<u>1</u>	<u>4</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>1</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>5</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use
Historic Functions

DOMESTIC: single dwelling

Current Functions

DOMESTIC: single dwelling

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7. Description

Architectural Classification

EARLY REPUBLIC: Federal

Materials: (enter categories from instructions.)

Principal exterior materials of the property: BRICK; METAL; SYNTHETICS: Vinyl;
WOOD

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The dwelling known as The Grove, also known as the Old Penn Home and Closeburn Manor, is situated on approximately 3.835 acres of land near the intersection of Timberlake Road and Lynchburg Highway 460 in northwestern Campbell County, Virginia. The Grove tract is located approximately nine miles southwest of the city of Lynchburg and one mile east of the former town of New London. The Grove is a complex dwelling that has not been dated with absolute certainty; however, documentary and architectural evidence support a construction date between 1788 and 1803. In addition to the dwelling, the site retains four non-contributing buildings, all constructed in the late twentieth century after the period of significance: a small barn, a chicken house, and two sheds, as well as a non-contributing structure, a swimming pool. The house, approached from Old Plantation Road and Old Lynchburg-Salem Turnpike, which runs parallel to the convergence of Timberlake Road and Lynchburg Highway 460, is at the end of a teardrop-shaped driveway, at the center of a plateau-like landform. Although the house stands on a rise above the congruence of streams which is now the Timber Lake basin, the house faces to the southeast, toward the historic roadway. At one time, The Grove plantation included over 1,000 acres to the north and west, sharing a boundary with Thomas Jefferson's plantation known as Poplar Forest. The primary dwelling has evolved since its construction, but retains original features that embody the construction methods and materials as well as interior finishes of the Early Republic period and offer opportunity for further study. Overall the property has good integrity of location, design, materials, workmanship, and association. Integrity of setting and

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feeling have been affected by nearby twentieth century development and loss of the farmland historically associated with the property.

Narrative Description

Inventory of Buildings:

The Grove	circa 1788-1803	Contributing building
Barn	late 20th century	Non-contributing building
Chicken House	late 20 th century	Non-contributing building
Garden Shed	late 20th century	Non-contributing building
Pool-house shed	late 20th century	Non-contributing building
Swimming pool	late 20 th century	Non-contributing structure

Setting

The house stands at the end of a long driveway, flanked by Cypress trees, leading to a teardrop-shaped dirt driveway. The drive is known as Closeburn Manor Drive, after the name given to the house during the ownership of the Beggs family. The road leading to Closeburn Manor Drive is known as Old Plantation Road and runs parallel to Timberlake Road, which merges here with the Lynchburg Highway, Route 460. Timberlake Road and Route 460 are both historic routes, which brought people and goods between Lynchburg and New London. Timberlake Road, also known as Business 460, was previously known as the Lynchburg Salem Turnpike, and before that as the Great Wagon Road. Highway 460 was previously known as the Old Richmond Road, and before that as the Wilderness Road. Thus, the house stands at the convergence of two historically important roadways. The site is located one mile east of the former town of New London, which was founded in 1754 to serve as the county seat of newly created Bedford County and remained the county seat of Bedford County until the formation of Campbell County in 1782.

Although the drive is flanked on the west side by industrial buildings, the house itself sits on 3.835 acres with additional undeveloped land to the north, including views towards Timberlake and the Peaks of Otter. There is evidence of an earlier plantation road leading from the main drive to the east of the house, between the main house and a summer kitchen (now on a separate parcel), continuing through the property into the woods toward Timberlake and the former plantation lands.

The circa 1790 brick kitchen, historically associated with The Grove, stands in its original location in close proximity to the primary dwelling, but is now on a separate parcel subdivided from The Grove. Although adapted into a single-family residence, it is a rare survival that still bears hallmarks of late eighteenth-century construction, such as its one-story height with a steep roof that allows ample space in the loft; and neatly laid Flemish bond, with sporadic fire-darkened bricks, on all elevations including the two wide, semi-exterior end chimneys. The original section consists of two remodeled rooms. A frame addition has been added to the north

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side. As the building is on a separate parcel held by a different owner and has been adaptively reused, it is not included in this nomination.

Architectural Description

The Grove is a Federal style, center-passage or I-house plan, frame dwelling with a side-gable roof, a Flemish-bond brick foundation, vinyl siding, and a symmetrical facade with central doorway. Two large, exterior brick chimneys, in Flemish-bond, bracket the house at each end. Each features a double-shoulder form, sloped weatherings, and stacks that stand away from the gables, topped with three corbeled courses. Multiple additions extend the house toward the north (rear) and east (side) but, due to their placement, have little visual impact on the original block. A ca. 1803 one-and-one-half story dining room rear ell is left-of-center on the main block's north (rear) wall. What are thought to be enclosed, one-story porches span the rear ell's east and west sides. A late-nineteenth-century one-story addition spans the east enclosed porch's and rear ell's north walls and features a wraparound porch with square columns. The earliest additions, including the dining room and its west enclosed porch, extend from the back of the main house and are not visible from the front. The one-story east enclosed porch, which is visible in an 1880s photograph, is set back from the south facade, so does not detract from the original volume symmetry of the house.

The main roof is a side gable of standing seam metal, painted black. The rear ell, containing the dining room, has a gable roof perpendicular to the main roof that has dormer windows on each side and is flanked by what are likely enclosed, shed-roof porches on either side, which have a slightly lower slope. The rear late-19th-century addition has a hipped roof which extends over the wraparound porch. The house includes five chimneys: the two large exterior chimneys bookending the main block, an exterior chimney at the rear of the dining room addition/original ell which is now enclosed, and two smaller, capped, interior chimneys at either end of the later rear addition.

The two-story main block is designed in a restrained Federal style and has a symmetrical facade of five bays, containing a centered entry with five-light sidelights on either side. Two modern, two-story pilasters bracket the door. The width of the central bay is nearly double the spacing between the windows, so the facade may be better understood as having three sections, with the central bay containing the door and a bay on either side containing two windows each. The wood, double-hung sash windows are nine-over-four lights, with the first-story windows larger than the second-story windows. There are no window openings on the west elevation of the main house, which is dominated by the chimney. The east (side) elevation has one second-story window on the north side of the chimney, which may have been added later, when the roof line of the rear ell intersected the position of the rear east window. On the main block's north (rear) wall, a Palladian vinyl window is at the west corner of the first story, while a smaller tripartite sash with round-arched sash is roughly centered on the second story. Windows in the rear dining room ell are no longer visible on the exterior, as the space is flanked by the west and east enclosures, but the original wood windows remain inside and are also nine over four. Windows

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in the enclosures and the rear one-story addition have various sash types including two over two and some modern vinyl examples, including paired sash topped with a round-arched transom on the west wall of the one-story rear addition.

The front porch is currently a simple wooden platform, with no columns or railings, reached by five wooden steps and extending wider than the central bay. A small second-story porch, built within the last ten years, extends above the central door, just wider than the main door sidelights and supported by large wooden brackets, with simple wooden corner posts and metal railing. A ca. 1880 photo shows a two-story porch filling the central bay, each level supported by four columns with railings between and a flat roof (photo embedded at end of form). The main door has sidelights and appears to have a fan window above, which is no longer extant. In this 1880s photo, the two-story porch has Doric columns on the main level, possibly Corinthian columns on the second level, and dentils along the frieze. These design details are suggestive of Greek Revival influence, adding a classic Greek temple front in the form of a two-story temple-form portico, and suggest that this porch may have been added after 1828 by Colonel Gerard Alexander, who made substantial improvements to the property.

The foundation of the main block and the rear dining room ell contains a fully excavated basement with brick walls. The interior brick is laid in a three-course common bond pattern, with every three courses of stretchers broken by a single course of headers. The brick foundation walls in the rear ell have the same pattern. Visible in the basement is the mortise-and-tenon timber framing supporting the main house, rear ell, and west porch. The hewn sill beams, sitting atop the brick foundation walls, are substantial, measuring ten inches high by twelve inches wide. The floor joists are also substantial timbers and some display chamfered edges. Floorboards appear hand hewn at ends. The framing of the rear ell is very similar and includes marriage marks on some timbers. Large treenails are visible in the construction of the rear ell and the west porch.

The one-and-one-half-story ell, containing the rear stair in a transverse passage and spacious dining room, is likely the very early addition noted on the Mutual Assurance plan drawings of 1803 and 1805. Although the drawings depict the ell to the rear of the west parlor rather than the east parlor, the dimensions and construction details suggest that this ell is the same and that the drawing is reversed. Construction details in the ell that support a pre-1803 date of construction, and which match construction details of the main house, are visible under the staircase and in the basement of the addition and include hand-hewn timber framing with Roman numeral marriage marks, the use of treenails, wrought iron rosehead nails, and hand-hewn floorboards. The ell's windows and interior features also match the main block, including doweled wood window and door frames, nine-over-four windows, beaded weatherboards, wainscoting, heart pine floors and a wooden fireplace mantel with simple Federal style details. Some slight differences in materials suggest that although an early addition, the dining room was not constructed at the same time as the original house. Despite matching construction techniques and materials, differences remain, including the ell's slightly larger sized weatherboards. Still visible in the west enclosed porch is a section where the main house and dining room exteriors meet, and possible original wood siding

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is visible. The heart pine floorboards in the dining room are narrower than the floors in the main house.

The shallow crawl space of the rear ell's west enclosed porch also shows early construction techniques seen from the basement of the main block, including timber construction and the use of treenails. However, the presence of windows in the dining room basement, on the west and east sides, suggest that the dining room is an earlier addition, and that the west addition may have been a porch at that time, but was enclosed after the dining room was constructed. If the porch was earlier, it was either not a fully enclosed space or was removed before the dining room was added, since the dining room has original pegged window frames, wood weatherboard siding and exterior basement windows on the west and east sides, now all enclosed. The dining room chimney also includes a basement hearth, suggesting that this basement space may have been occupied as a workroom or supplemental kitchen.

Notable exterior craft details include ruled mortar joints in the large east and west chimneys and in the exterior brickwork of the foundation. Significant elements of exterior trim include struck, rather than applied, molded timber window and door framing, wood window sash, and a crown dentil molding on the fascia of the front and rear elevations of the main house. Most of the early wood windows remain and are nine over-four double hung, with the addition of exterior aluminum storm windows. The window casing speaks to the early age of construction in the visible treenails used to secure the simple timber window framing. The addition of vinyl siding over the original weatherboards has little effect on the overall visual character of the house. The crown dentil molding is present on the front and rear facades. Two-story pilasters flank the main entrance but are a twentieth century addition that will be removed as the vinyl siding is being replaced. The relationship of siding-covered walls, brick foundation, fenestration pattern, crown molding dentils, and side chimneys remains intact. The current owner is in the process of replacing the vinyl siding with new vinyl siding that will better match the original siding in size and profile. This process may uncover new details of original construction, such as the possible fan light over the main door and details of early porch design.

House Interior

The central entry and stair hall, flanked by rooms to the west and east, define the main block as a central-passage house. The center passage connects all rooms on the main and upper floors. The west and east rooms have a similar size and volume, and each has a fireplace on the respective west and east wall. Heart pine floors are found throughout the main house and rear ell. The central hall is defined by raised panel wainscoting on the walls and a simple, straight stairway, on the right (northeast) side, leading to an open landing. The stair rail consists of a simple square newel post and cap, with turned balusters and a plain apron. The stairway spandrel is decorated with the same raised panel design as the wainscoting. The door surround to the west room is a mitered casing with flat sides topped by a cornice. The entry to the east room has no door or framing.

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The west room, possibly the original parlor, has heart pine floors, baseboard, chair rail, and a fireplace mantel, which may be a later replacement, in a restrained Federal style. Crown molding, a later addition, is now installed on a modern soffit, which runs along the ceiling on three sides, allowing for additional electrical lighting. A modern Palladian-style glass doorway, with side lights and fan, dominates the rear (northwest) wall. Based on earlier photographs of this space, earlier finishes have been lost, including raised panel wainscoting, a fireplace mantel with Doric pilasters and dentils, topped by an overmantel with pilasters and three raised panels. It is difficult to date the extant finishes exactly and it is possible that they were added during a later improvement to the property after a change of ownership in 1828. The earliest photographic evidence of the interior, which shows the existing wainscoting in the east room, dates to the 1880s. Despite the loss of these finishes, the original volume and feeling of the space remains.

The east room has a higher level of extant original finishes than the west room, including raised panel wainscoting throughout and an overmantel, although the lost finishes of the west room indicate that originally it was more lavishly appointed. The fireplace mantel includes a substantial cornice with dentils and an overmantel with three raised panels flanked by fluted pilasters. The east room has two additional doorways. One is next to the fireplace, leading to a later east addition, and one on the rear wall leads to the aforementioned early ell addition containing a back staircase and a dining room. The east door may have originally led to the summer kitchen, still extant, but now on a separate parcel subdivided from the nominated property.

The heart pine floors continue in the two rooms on the second-story. The two large second-story rooms have similar volume to the first-story rooms, but with simpler finishes, including chair rails and baseboards. The west room has a bathroom addition. Marks on the floor suggest that this room was at one time divided into two smaller spaces. The fireplace in the west room has a coal burning insert and the mantel appears to be a twentieth-century replacement. The fireplace in the east room has also been altered with a later brick arch and the mantel also appears to be a twentieth-century replacement.

The back stair hall, within the dining room ell, has simpler finishes, including a smaller raised panel wainscoting and simple door frames. A narrow staircase leads to a small upper room. The rear ell or dining room, seems to be a very early addition, matching the description and dimension of an ell recorded on the 1803 Mutual Assurance Policy, as noted earlier, with evidence of early construction techniques, including rose head nails and pegs in the window and door framing. The closet under the stairs demonstrates these early construction techniques, including the use of rosehead nails and vertical saw marks, possibly pit-sawn, on the wall cladding. The closet door has original wrought iron hinges and hardware with rose head nails. Exposed vertical timbers supporting the staircase, which are visible in the east addition, show possible felling axe check marks. The dining room falls between the west and east room in level of finishes, as it includes raised-panel wainscoting, but of a simpler design than that in the east room. The fireplace mantle is in a restrained Federal style and does not have an overmantel, although the cornice shelf is substantial. There is a clear hierarchy of spaces, with the original

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west room most lavishly appointed, followed closely by the entry hall, the east room, and then the rear ell dining room.

The one-story east (side) addition on the rear ell resembles an enclosed porch, with its shed roofline visible in the interior, and has few defining characteristics. However, the east wall of this room is the enclosed original exterior of the dining room ell, including exterior window framing and early weatherboarding. In an 1880s photo, this space is visible through the open front and rear door and does not appear to be enclosed, so presumably the timber framing supported an exterior porch or an earlier addition that was partially removed. The north (rear) one-story addition forms a series of small service rooms. Along the dining room ell's west wall, the enclosed porch preserves the ell's original exterior features. The rear one-story addition, which includes the modern kitchen space, bathroom and small sitting room, was likely constructed in the late nineteenth-century.

The property contains a swimming pool and several small outbuildings, all of which occupy the rear third of the property behind the main house and all of which date from the late twentieth-century. Directly behind the house is a rectangular swimming pool with a small wooden garden shed. A similar, second wooden garden shed is to the west of the swimming pool. A small wooden chicken house is southwest of this second shed. At the northwest corner of the property is a small wooden barn. None of these outbuildings are considered contributing because the postdate the property's period of significance.

Integrity Analysis

The Grove retains integrity of location, setting, design, materials, workmanship, feeling and association. Integrity of location and setting is retained through the house's relationship to its former plantation holdings and to the historic roadways connecting Lynchburg and New London. Although the former plantation lands are no longer associated with the property, the Timberlake development, which created a lake and residential community from the confluence of streams, preserves an openness to the former plantation land. The Grove's position on a rise and the undeveloped land immediately to the north preserves a sense of the historic setting despite its proximity to the current highway. Historic views north toward the distant Peaks of Otter also remain. The remnant kitchen building, now on a neighboring parcel, is almost immediately adjacent to the Grove's east property line. The kitchen's conversion to a dwelling has affected its integrity, but its historic use ties it to The Grove's setting and three other historic-age resources, consisting of a log building and frame shed, along with a well, stand near the former kitchen. Industrial development directly southwest of The Grove, however, compromises the setting, as do the current swimming pool, pool shed, garden shed, barn, and chicken house (all dating to the late 20th century).

The exterior of the primary dwelling has evolved since the Federal style main block was constructed between ca. 1788-1803. In addition to the enclosed porches on the rear ell and the one-story rear addition, the house's front porch has been replaced at least once and currently

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consists of a simple wooden deck, while its original wood siding is covered with vinyl siding. Despite these changes, The Grove main block and rear ell retain good integrity of design, materials and workmanship to their late 18th/early 19th century construction period through the preservation of historic materials and details, construction methods and workmanship, and finishes characteristic of late eighteenth-to-early-nineteenth century Campbell County. The main block's original form, plan and volume of space remains, including the hierarchical organization of the spaces and their original proportions, scale, and massing. Integrity of design is also present in the structural system, the technology of the original framing, and the retention of historic sash and ornamentation. The main block and rear ell retain significant core materials, including hand-made bricks, Flemish bond foundation walls and chimneys with ruled joints, mortise-and-tenon timber framing with Roman numeral marriage marks, hand-hewn beams, and rosehead nails. The Grove displays high integrity of workmanship in tooling, carving and joinery. The decorative wainscoting, mantels, and wood flooring reflect fine period craftsmanship of the late eighteenth-to-early nineteenth century.

The Grove retains integrity of feeling and association by preserving the physical features of a Federal dwelling sufficient to convey the property's significant historic architecture from the Early Republic period. Aspects of the cultural landscape -- including the relationship to former plantation lands, proximity to the historic roadway, retention of historic views towards the Peaks of Otter, and presence of the former kitchen dependency -- contribute to the integrity of feeling and association.

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8. Statement of Significance

Applicable National Register Criteria

- 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

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

ARCHITECTURE

Period of Significance

circa 1788-1803

Significant Dates

circa 1803

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

UNKNOWN

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Grove is eligible for listing in the National Register of Historic Places under Criterion C in the area of Architecture, at the local level, as a significant Campbell County example of a substantial, evolved Federal style dwelling that preserves late-eighteenth to early-nineteenth-century construction materials and methods in both the main block and the one-and-one-half-story rear ell. Significant features include the hand-made-brick foundation and exterior end chimneys neatly laid in Flemish-bond with ruled mortar joints, hewn timbers, mortise-and-tenon framing technique with marriage marks, and the use of rose head nails. The impressive chimneys are also distinctly late-eighteenth-century in appearance and notable for their double-shoulder form, sloped weatherings, and stacks that stand away from the gables, topped with three corbeled courses. There are very few surviving, documented eighteenth-century dwellings in Campbell County. The Grove has clear similarities to Federal Hill (1782) also in Campbell County and the main block of the Glebe (ca. 1825) in adjacent Amherst County, as well as Liberty Hall (ca. 1815) and Locust Level (ca. 1820) in adjacent Bedford County, all of which are listed in the state and national registers. At The Grove, fine period craftsmanship is displayed in the Federal-style interior finishes, including decorative wainscoting, fireplace mantels, heart pine flooring, windows, doors, and molded trim. The period of significance for The Grove is circa 1788-1803, capturing the primary dwelling's original construction through completion of the rear ell that contains the dining room and transverse stair hall. The late-nineteenth-century, one-story rear addition does not detract from the dwelling's architectural significance, but is not related to the house's early-19th-century significance because it was constructed almost a century later. Circa 1803 is included as a significant date because this is when the Mutual Assurance Society insurance was obtained and the dwelling was documented in drawings.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Historical Background

The Grove site was once a part of the extensive holdings of Richard and William Callaway. On August 20, 1747, a land grant was issued to Richard Callaway for "one certain tract or parcel of land containing two hundred and four acres lying and being in the County of Brunswick on the lower side of Buffalo Creek." In 1750 Richard sold this tract to his brother William Callaway, who owned substantial adjoining land, having received a patent in 1750 for "one thousand six hundred acres lying and being in the County of Brunswick on the upper side of Buffalo Creek..." (Patent No. 29. 1749-1751). William had arrived in the area c. 1740 with wife Elizabeth Tilly and two sons, James and John. After his death in 1777 or 1778, eldest son James was left as Heir of Law. In November of 1780, James Callaway and his wife Elizabeth sold two tracts of land to John Callaway, including a 400-acre tract that seems to include The Grove site (BCDB 7, 40-42).

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In 1788 James Callaway and his wife Elizabeth and John Callaway and his wife Agatha sold a parcel of 500 acres to James Penn of New London (Campbell County Deed Book 2, 332-334). James Richardson Penn, Esquire (1765-1823) would own the property from 1788-1815, adding adjacent land until this tract encompassed 1,500 acres. Penn continued to add to his land holdings in the area and by 1802 owned separate parcels of 30, 8, 137, 236, and 500 acres in Campbell County, in addition to Lots 13 and 28-32 in the Town of New London, and additional land in Bedford County.

Documentary evidence also suggests that a substantial house was constructed by that time. The first known reference to a house and the use of the name Grove in relation to this property occurs in a letter sent by James Penn to Thomas Jefferson on 24 May 1802. Penn writes from The Grove, "I take the liberty of offering you my tract of land on which I live for sale...I hold about 1400 acres binding on your land at least a mile or more," noting "The Dwelling house is large and convenient other buildings suitably adapted." Jefferson's response in a brief note on 9 June: "Your favor of May 24, has been recieved [sic] since my return to this place. Tho' considerably attached to the lands I possess adjoining yours, yet I am not at present disposed to add to them by new purchases. Thanking you therefore for the politeness of your offer, tho' I cannot avail myself of it, I pray you to accept my best wishes and respects." In the 14 years between the purchase of the tract in 1788 and the letter of 1802, James Penn had constructed a large home on the site.

In 1803, Penn insured his dwelling and an additional building at The Grove with the Mutual Assurance Society. The policy declaration reads for "the underwritten James Penn residing at Grove in the county of Campbell...for my building on my plantation now occupied by myself and situated between the [] of Thomas Jefferson and that of Samuel White in the county of Campbell." The dwelling house was valued at four thousand dollars and described as a "Dwelling House 52 feet long by 20 feet Broad Two Storys high [] of wood Floored with wood and under pinned with Brick painted throughout." An addition is described as "28 by 18, but one story high, walls of wood, covered with wood." This policy was reissued just two years later, in 1805, to reflect that James Penn, while still owner, was now residing in the City of Richmond. The dwelling house was still valued at \$4,000, a notably large sum for the period, and was similarly described as "[] dwelling 2 stories high main body 52 x 20 feet", although an addition is now described as "wooden wing with wood one story 18 x 30." These dimensions and description of the main house match the footprint of the existing house today. No additional later Mutual Assurance policies related to the property have been found. After 1818, no new rural policies were created and by 1820, frame buildings were no longer insurable.

It is interesting that Penn, who would hold the property until 1815, was offering it for sale as early as 1802. By 1802 nearly two decades had passed since the creation of Campbell County in 1781, which marked the beginning of the decline of nearby New London as a center of importance in the area. Penn, a lawyer by trade, who served in the House of Delegates from 1795-1796 representing Campbell County, relocated to Richmond by 1805, as confirmed by the reissued Mutual Assurance Policy. His youngest daughter Virginia Penn was born in Richmond in 1810, suggesting that Penn remained in residence in Richmond after 1805. Despite residing in

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Richmond, Penn continued to accumulate land in the New London area. In 1811 he purchased two half-acre lots in New London from Samuel and Fanny White (CCDB 9, 202-203) and in 1812 he purchased a one-acre lot in New London (CCDB 9, 525) and 200 acres along Buffalo Creek from Lewis Speece (CCDB 9, 526).

In 1815 Penn sold all his Campbell County holdings to Christopher Clark for the sum of \$30,000. The deed describes the transaction as “the following real and personal estate to wit one tract or parcel of land called the grove estate lying in the County of Campbell contiguous to New London and where the said Penn now resides containing by his estimation one thousand and fifty acres be the same more or less and bounded by the lands of Thomas Jefferson, Robert Penn, Samuel White and Conrad Speece, one other tract or parcel of Land in the same county on Buffalo Creek purchased of Lewis Speece and containing two hundred acres,” as well as “one tenement in town of New London occupied as a female academy and conveyed to him by John Thompson and one tenement to be occupied as a store in the said Town purchased of Samuel White and two Lots of ground purchased of Lewis Speece together with all the houses, improvements, orchards and fenses with all other appurtenances attached...” The deed includes detailed lists of real property to be conveyed with the estate, listing 21 enslaved African Americans by name, as those held in bondage at the time were considered part of a slaveowner’s personal property. Indeed, records of the slavery era rarely included names of enslaved people at all, thus creating huge gaps in understanding the scope of slavery in Virginia. Penn’s deed further lists, “together with all the stock of horses, cattle, sheep and hogs. The household and kitchen furniture including Piano and musical instruments. The Carts waggons and carriages with all plantation utensils and all other personal estate of every sort kind and description that he hath in his possession” (CCDB 10. 575-576).

The personal property named in the deed suggests that The Grove was a substantial working plantation. Penn’s 1802 letter to Jefferson describes, on the 1400-acre tract, “a plantation of nearly 400 acres cleared land lying uncommonly well, a fertile soil, laid out in fields with great regularity, under good enclosures and the ground in good preservation, having for years past paid much attention to the improvement of the soil.” The likely cash crop was tobacco, although the land also supported corn, hay, and livestock, including horses, mules, oxen, sheep, hogs, and poultry. Exploitation of an enslaved workforce made such improvements possible and accounted for the accrual of considerable wealth to individual property owners. For unknown reasons, in the Census of 1810, the entry for James Penn of Campbell County lists 83 household members, including 13 free white persons and 70 enslaved people, considerably more than the 21 persons named in Penn’s 1815 deed. Lease and sale of enslaved persons was common, as well as gifts of one or more enslaved individuals to a family member such as a daughter to be wed, a son establishing his own plantation, or others. Further research may resolve this discrepancy, but the lives of enslaved African Americans rarely were fully accounted in records kept by whites.

Campbell County land tax records confirm that Christopher Henderson Clark (1767-1828) retained ownership of the 1,050 acres referred to in the 1815 deed as the “Grove” through 1829. Clark was born in Ablemarle County in 1767. He attended Washington College (now Washington and Lee University) in Lexington, Virginia. He studied law in the office of Patrick

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Henry, was admitted to the bar in 1788 and began his legal practice in New London. Clark served as a member of the State house of delegates in 1790 and became a Trustee of New London Academy. He was elected as a Jeffersonian Democrat to the Eighth Congress to fill the vacancy created by the death of John Trigg. He was reelected to the Ninth Congress, serving from November 1804 to July 1806, when he resigned and resumed his law practice. Clark died in New London in 1828.

The 1,050-acre tract is described as New London in the land description. Beginning in 1820, separate columns in the tax book list the sum added for buildings and the total value of the land and buildings. Between 1820 and 1827, the value added to the 1,050-acre tract for buildings was \$6,000 and the total value of land and buildings was \$15,750. The tax book of 1828 and 1829 does not have a building value listed, but the total value remains at \$15,750, so presumably the building remains. During Clark's ownership, plans were created to build the Lynchburg and Salem Turnpike, present day Route 460, and its route was surveyed in 1820.

In 1828, James Bullock, trustee of the Christopher Clark estate, sold the estate to Colonel Gerard Alexander (CCDB 17, 46 Nov 1828). The deed reads: "a certain tract or parcel of land called the grove, lying, being situated in the County of Campbell being part of a large tract conveyed by James Penn to the aforesaid Christopher Clark and bounded as follows, vix., Beginning at a stone on the north side of the Turnpike road in the line of Samuel White thence with the said line N.55* W. 120 poles to a stone on the south side of Buffaloe Creek; thence." In the Campbell County tax book, beginning in 1830, a 660-acre tract described as Turnpike was listed for Gerard Alexander, which matches the 660 acres described in the deed of 1828 between James Bullock Trustee of Christopher Clark and Gerard Alexander (1773-1853) The 1830 land tax record notes, Conveyed by Clark's Trustee for the 660-acre tract described as Turnpike with a total value of \$9,900. No separate value is listed for buildings. This value remained constant for the next few tax years.

Gerard Alexander, a Colonel in the War of 1812, was the head of nearby New London Academy. Gerard Alexander's will, recorded in 1851, left the farm to his wife Elizabeth, directing that upon her death it be sold, and the proceeds divided between his sons and daughters. His wife was also given outright the enslaved people (euphemistically referred to as "servants") James, Washington, Berry, Nancy, and Lucinda. Other enslaved individuals -- named as Frederick, Daphne, Sally, Allen, Ben, and Matilda -- were given to Elizabeth until her death and then passed on to various children. Twenty-four other named and unnamed enslaved persons were also willed. Alexander's will also details various plantation and household possessions. In 1856, the estate was sold at public auctions by Robert J. Davis, administrator of the estate. Two parcels, including 103 acres of land surrounding the house and 26 acres of woodland, were set aside for Elizabeth Alexander. The balance of the estate was sold to John Cox of Lynchburg. Over the next twenty years, the estate changed hands frequently. It was purchased by Samuel B. Thurman in 1856, sold to William and Anna Glover Irvine in 1858, to James C. Slaughter in 1862, then to James Begg of Scotland in 1872. A detailed history of this phase can be found in Doug Washington's publication, Timber Lake: The Gem of the Piedmont.

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In 1872, the estate was purchased by Capt. James G. Begg. Born in Scotland in 1829 and a great nephew of Robert Burns, Begg emigrated to Virginia with his wife Elizabeth Simpson Begg and her sister. Educated in Edinburg and a Fellow of the Royal Institute of British Architects, and Consulting Architect to the Government of India, Begg had earned the rank of Captain in the 29th Lanarkshire volunteers. Begg lived at The Grove for 35 years and renamed the 584-acre estate "Closeburn Manor." Local historians Early and Read record many colorful stories of life at The Grove during this time. James Begg died in 1909 and the estate was sold to a Russian Count named Andrei De Gurrowski in 1911. Gurrowski lived at Closeburn Manor with his wife until they were accused of being spies and the estate passed to Trustees C.H. Sackett and H.M. Sackett in 1914. The estate was in and out of receivership until ultimately sold in eight tracts in 1919. Multiple tracts were acquired by realtors Craighill and Showalter of Lynchburg. The house, with 20 acres, was sold to Dr. Whitney, and the remaining acres were developed by the realtors into the development still known as Timber Lake.

Criterion C: Architecture

The Grove is significant under Criterion C in the area of architecture as an example of a substantial, evolved Federal style dwelling that preserves late-eighteenth to early-nineteenth-century construction materials and methods in both the main block and the rear ell. Significant features include the hand-made-brick foundation and exterior end chimneys neatly laid in Flemish-bond with ruled mortar joints, hewn timbers, mortise-and-tenon framing technique with marriage marks, and the use of rosehead nails. The fully excavated basement is laid with hand-made brick walls in five-course common bond. The impressive Flemish bond chimneys are distinctly late-eighteenth-century in appearance and notable for their double-shoulder form, sloped weatherings, and stacks that stand away from the gables, topped with three corbeled courses. The framing uses hewn and pit-sawn timbers and mortise-and-tenon joinery, including square hewn summer beams in the basement. The original roof structure has pit-sawn collar beams and lapped-and-pegged rafters, with sheathing boards containing rosehead nails, as well as later cut and wire nails. Rosehead, hand-wrought nails, which became rare in the region after 1810, are used extensively throughout the house and are still present in the framing visible in the basement and roof structures and the rear ell stairway. Hand-wrought flooring brads are still evident in the heart pine flooring. Fine period craftsmanship is displayed in the Federal-style interior finishes, including decorative wainscoting, fireplace mantels, heart pine flooring, windows, doors, and molded trim. The construction methods and finishes of the main house are repeated in the rear ell, which was first documented in an 1803 Mutual Assurance map.

Surviving eighteenth-century resources such as The Grove are rare in the region and there are very few extant, documented late-eighteenth-century dwellings in Campbell County today. Perhaps the most comparable known properties to The Grove are Federal Hill (1782; NRHP 1982) in Campbell County, the main block of the Glebe (ca. 1825; NRHP 2008) in adjacent Amherst County, and Liberty Hall (ca. 1815; NRHP 2009) and Locust Level (ca. 1820; NRHP 1990), both in adjacent Bedford County.

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Federal Hill consists of a tripartite Palladian-form, frame dwelling made up of a 2-and-one-half story, front gable main block and flanking one-story, side gable wings. At the time of its Register listing, the house had a two-tier front porch that dated to 1930 but was architecturally sympathetic to the original design. The first-floor plan consists of an entry hall that contains the main stair, a rear assembly hall, and a flanking parlor and dining room. The house's original owner, James Steptoe, was a friend of Thomas Jefferson, who may have advised on the house's elegant plan. When built in 1782, Federal Hill stood at Virginia's western frontier and its frame construction is assumed to be due to the wealth of old-growth forests in the vicinity. At the time of its NRHP listing in 1982, Federal Hill included 40 acres, which preserved a strong sense of the property's historic setting, feeling, and association.

Listed in 2008, The Glebe also is a frame dwelling and is located in Amherst County (which neighbors Campbell County). Occupying 20 acres at the time of listing, The Glebe has integrity of setting similar to Federal Hill's. The evolved dwelling consists of a ca. 1762 rear ell, ca. 1825 two-story, five-bay main block, and a kitchen wing and porches that date between ca. 1919-1937. In reverse sequence than The Grove, the oldest part of The Glebe now functions as a rear ell while the current main block was built more than fifty years later. Construction materials, methods, and workmanship at The Glebe in the ca. 1762 section are similar in quality to The Grove's, despite that this earlier section was a side-passage plan as opposed to The Grove's central hall. Both of these dwellings retain important materials, details, and workmanship of the late-eighteenth-to-early-nineteenth century.

Listed in 2009 in Bedford County, Liberty Hall, built ca. 1815, is distinguished by its brick, two-story, double pile main block that is thought to have been appended to a ca. 1778 frame dwelling. A large section of the ca. 1778 ell was replaced in the 1970s, but the brick main block was not affected by this alteration. The house displays excellent craftsmanship and integrity of materials and design. The symmetrical five-bay façade retains its original double-leaf front door surmounted by a gauged-brick round arch and lighted transom. Most of the nine-over-nine wood sash windows are extant and feature gauged-brick jack arches. The brick masonry retains the original white penciling on the mortar joints in many places. The main floor rooms have carved chair rails, plain wainscoting, and Federal-style mantels with sunburst patterns, cove molding, and fluted pilasters.

Another Bedford County property, Locust Level, listed in 2009, is another brick Federal dwelling that dates to ca. 1820. The two-story, center passage main block has a five-bay façade with Flemish bond brickwork and penciled joints. It features more embellishment than The Grove, including a cornice with modillions, punch-and-gouge dentils, and a cable molding, fluted pilasters and an elliptical arch accenting the primary entry, and nine-over-nine sash with stuccoed lintels. Although Locust Level, like The Glebe, has a rear frame section that predates the main block, it was not attached to the brick house until the 1920s. Interior finishes at Locust Level are similar in materials and design to Liberty Hall's, and the two dwellings are considered among Bedford County's finest examples of Federal style. Similar to The Grove, both properties have fewer than 10 acres still associated with the dwellings, which has affected their integrity of setting.

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Although Locust Level and Liberty Hall have more elaborate embellishments and finishes, The Grove is a significant Federal house, too, in part because it exemplifies the rather more modest houses that were built along Virginia's frontier in Campbell County during the very late 18th to early 19th century. The Grove's retention of much of its original design and materials, and the workmanship visible in everything from the interior framing methods to the understated but finely wrought trim, paneling, fireplace mantels, doors, and window casing, are character-defining aspects of the house's architecture.

The Grove
Name of Property

Campbell County, VA
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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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Campbell County Deed Books. Microfilm. Jones Memorial Library, Lynchburg, Virginia.

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Virginia Atlas of Historical County Boundaries. John H. Long, Editor; Peggy Tuck Sinko, Historical Compiler; Gordon DenBoer, Historical Compiler; Laura Rico-Beck, GIS Specialist and Digital Compiler; Peter Siczewicz, ArcIMS Interactive Map Designer; Emily Kelley, Research Associate; Robert Will, Cartographic Associate. Copyright The Newberry Library 2003.

Washington, Doug. Timberlake: The Gem of Piedmont Virginia. Warwick House Publishing, Lynchburg, VA 1996.

The Grove
Name of Property

Campbell County, VA
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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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: Virginia Department of Historic Resources, Richmond, Virginia

Historic Resources Survey Number (if assigned): DHR #015-0220

10. Geographical Data

Acreage of Property 3.835

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 37.310963 | Longitude: -79.269241 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):



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NAD 1927 or NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description

The boundaries of the nominated parcel encompass 3.835 acres at the end of Closeburn Manor Drive, which connects to Old Plantation Drive, parallel to Lynchburg Highway 460 in Campbell County, Virginia. The historic boundary is coterminous with the property's current tax parcel, recorded in the office of the Tax Assessor of Campbell County, Virginia, as parcel #20G-1-18. The true and correct historic boundary is shown on the attached Tax Parcel Map.

Boundary Justification

The boundaries of the nominated property have been drawn according to the legally recorded boundary lines to encompass approximately 3.835 acres of land associated with The Grove. The boundary includes the current extent of the property and includes the primary dwelling historically known as The Grove, as well as a barn, a chicken house, swimming pool, and two small sheds. Only the dwelling is contributing. The barn, chicken house, pool, and sheds are non-contributing. There are no other documented contributing resources on the parcel. A separate brick dependency, built as a kitchen circa 1790s, now occupies an adjacent parcel and is not included in this nomination. The historic boundary encompasses the full extent of acreage still associated with The Grove to capture what remains of the historic setting and the possibility for cultural deposits within the curtilage.

11. Form Prepared By

name/title: Melissa Schmidt
organization: Hurt & Proffitt
street & number: 2524 Langhorne Road
city or town: Lynchburg state: VA zip code: 24501
e-mail: melissa55.schmidt@gmail.com
telephone: (434) 845-2739
date: April 5, 2021

Additional Documentation

Submit the following items with the completed form:

The Grove
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- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

The following information is the same for all photographs:

Name of Property: The Grove, DHR File NO. 015-0220
City or Vicinity: Timberlake
County: Campbell County, VA
Photographer: Melissa Schmidt
Date Photographed: March 2021
Digital Image Stored: Virginia Department of Historic Resources, Richmond, Virginia

Description of Photograph(s) and number, include description of view indicating direction of camera:

- Photo 1 of 23: The Grove, elevation looking northwest
- Photo 2 of 23: The Grove, elevation looking west/northwest
- Photo 3 of 23: The Grove, elevation looking west/southwest
- Photo 4 of 23: The Grove, rear addition and porch looking southwest
- Photo 5 of 23: The Grove, elevation looking southeast
- Photo 6 of 23: The Grove, rear and west addition looking southeast
- Photo 7 of 23: The Grove, elevation looking northeast
- Photo 8 of 23: The Grove, elevation looking north/northeast
- Photo 9 of 23: The Grove, main entryway stair, looking east
- Photo 10 of 23: The Grove, entryway wainscoting, looking south
- Photo 11 of 23: The Grove, east room, looking north

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- Photo 12 of 23: The Grove, detail of fireplace mantel east room, looking northeast
- Photo 13 of 23: The Grove, dining room, looking north
- Photo 14 of 23: The Grove, detail of dining room window, looking west
- Photo 15 of 23: The Grove, dining room door, looking south
- Photo 16 of 23: The Grove, detail of dining room door
- Photo 17 of 23: The Grove, early siding detail, looking southeast
- Photo 18 of 23: The Grove, servant stair in rear ell, looking northeast
- Photo 19 of 23: The Grove, upper west room, looking west
- Photo 20 of 23: The Grove, upper east room, looking southwest
- Photo 21 of 23: The Grove, basement foundation of main block, looking southeast
- Photo 22 of 23: The Grove, basement timber framing, looking west
- Photo 23 or 23: The Grove, approach toward house, looking north

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The Grove, circa 1880.

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

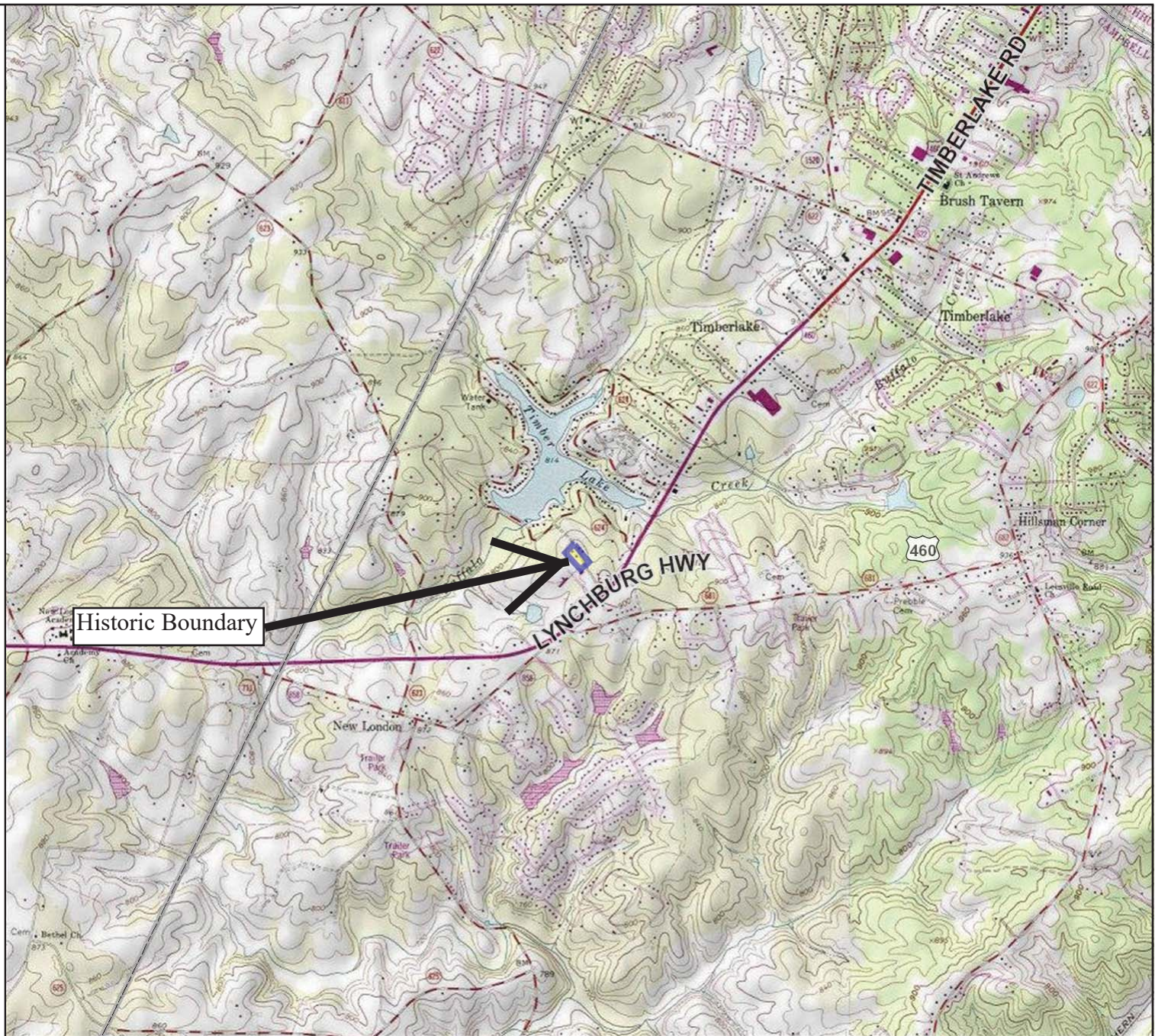
Campbell County, VA

Legend

- County Boundary
- Street Names
- HiddenRoadCenterline

TOPOGRAPHIC MAP

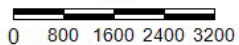
The Grove
Campbell County, VA
DHR No. 015-0220



Title:

Date: 6/14/2021

Feet



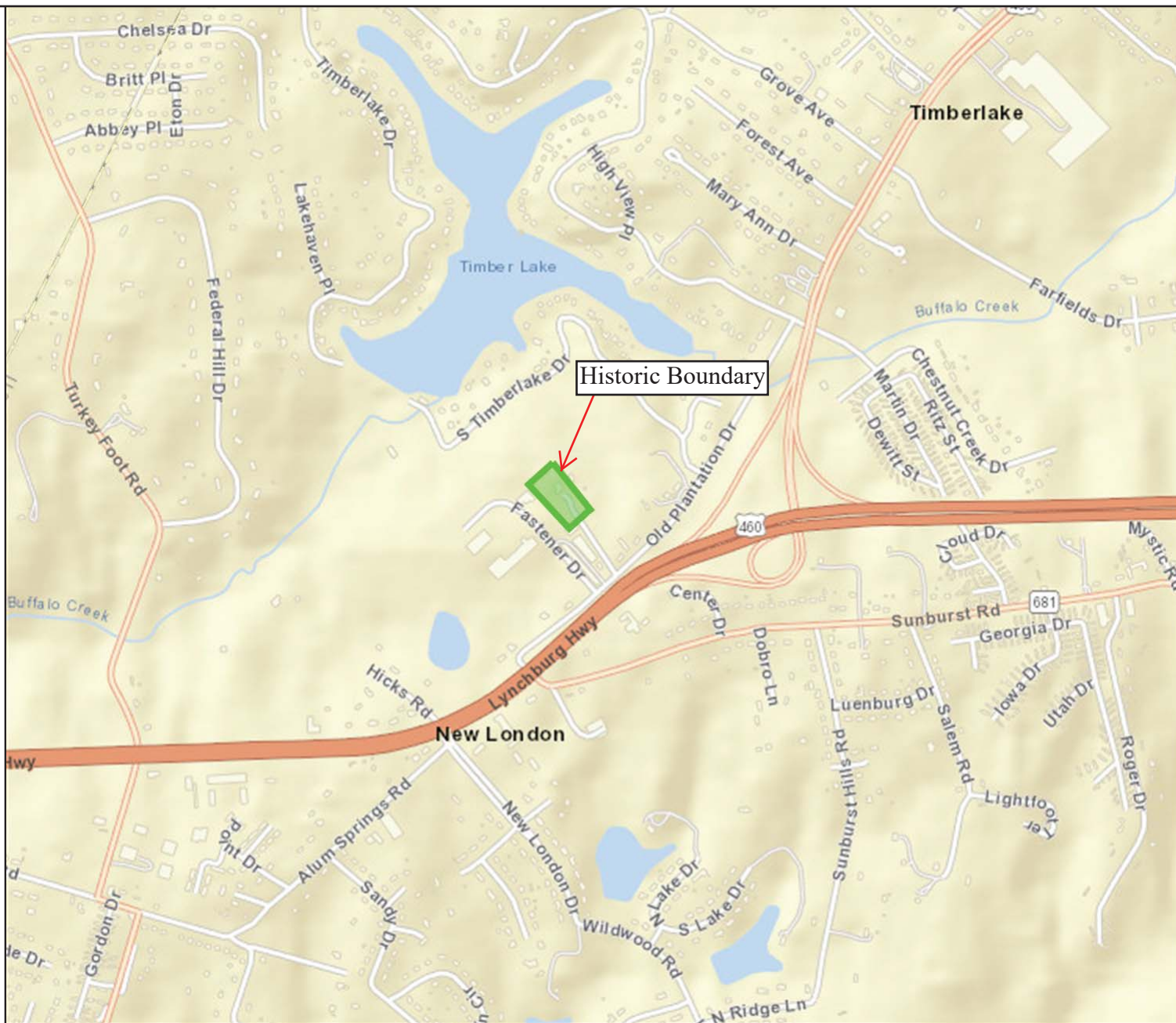
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DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Campbell County is not responsible for its accuracy or how current it may be.



LOCATION MAP

The Grove
Campbell County, VA
DHR No. 015-0220

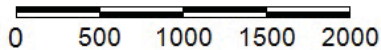


Latitude/Longitude Coordinates

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Longitude: -79.269241



Feet



1:18,056 / 1"=1,505 Feet

Title:

Date: 6/14/2021

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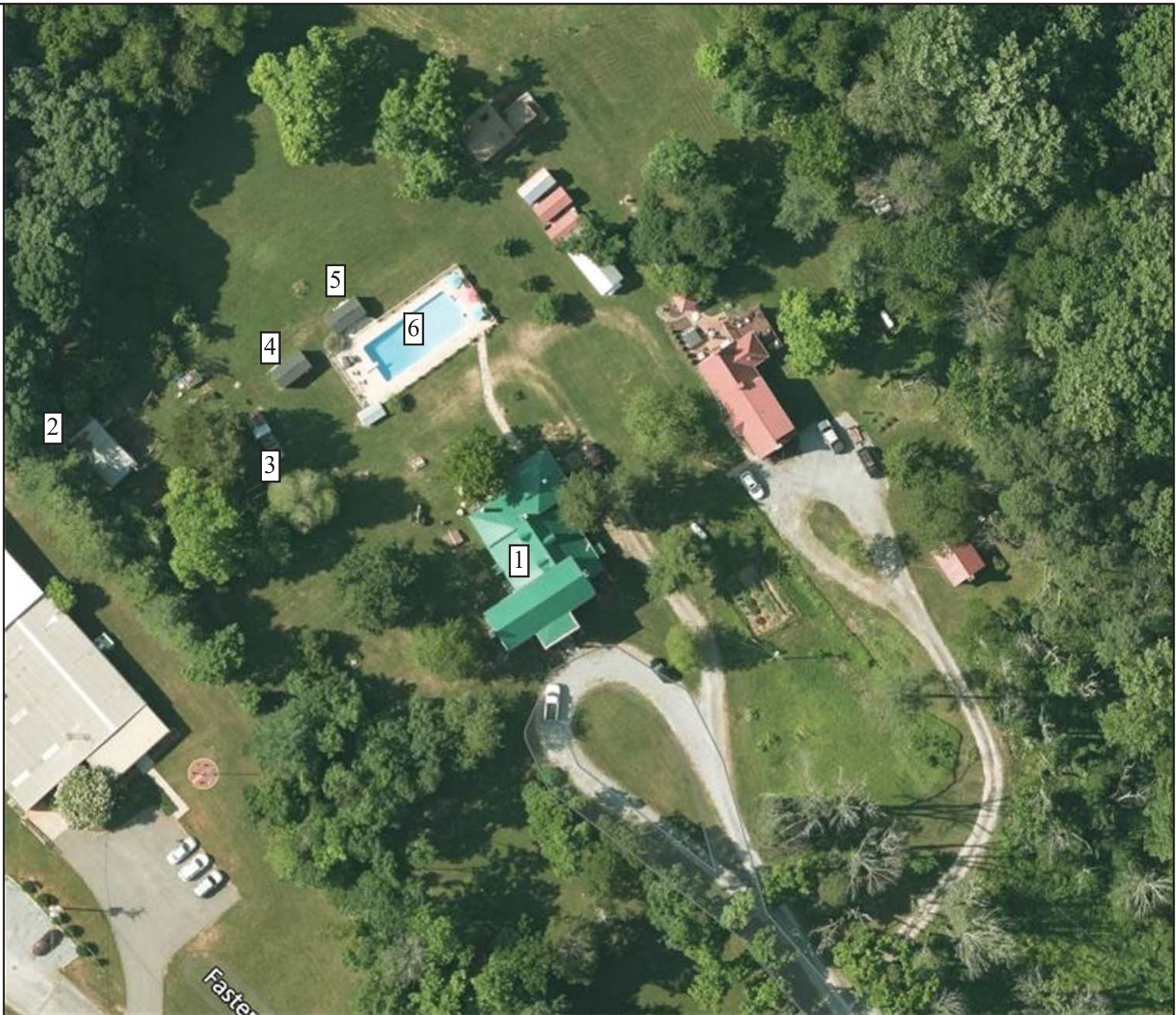
Notice if AE sites: Locations of archaeological sites may be sensitive the National Historic Preservation Act (NHPA), and the Archaeological Resources Protection Act (ARPA) and Code of Virginia §2.2-3705.7 (10). Release of precise locations may threaten archaeological sites and historic resources.

SKETCH MAP

The Grove

Campbell County, VA

DHR No. 015-0220



LIST OF RESOURCES

1. Dwelling (contributing building)
2. Barn (non-contributing building)
3. Chicken House (non-contributing building)
4. Garden Shed (non-contributing building)
5. Pool Garden Shed (non-contributing building)
6. Swimming pool (non-contributing structure)



Feet

0 20 40 60 80

1:1,128 / 1"=94 Feet

Title:

Date: 4/19/2021

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PHOTO KEY

The Grove
Campbell County, VA
DHR No. 015-0220



PHOTO KEY (interiors 1 of 2)

The Grove
Campbell County, VA
DHR No. 015-0220

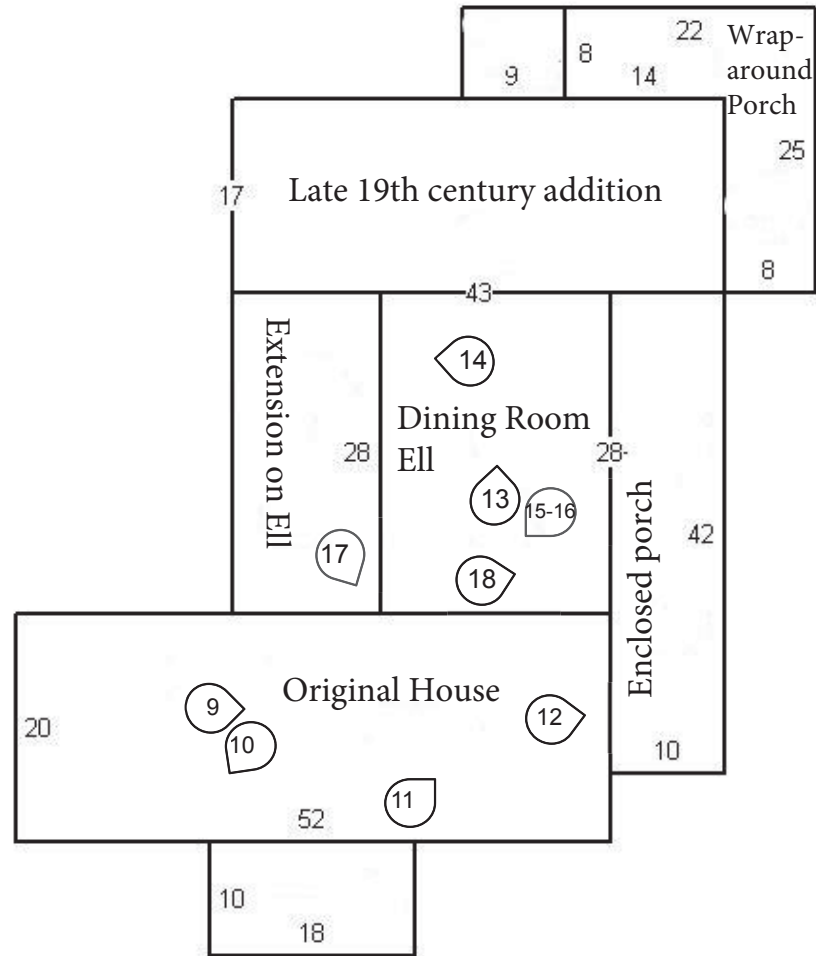
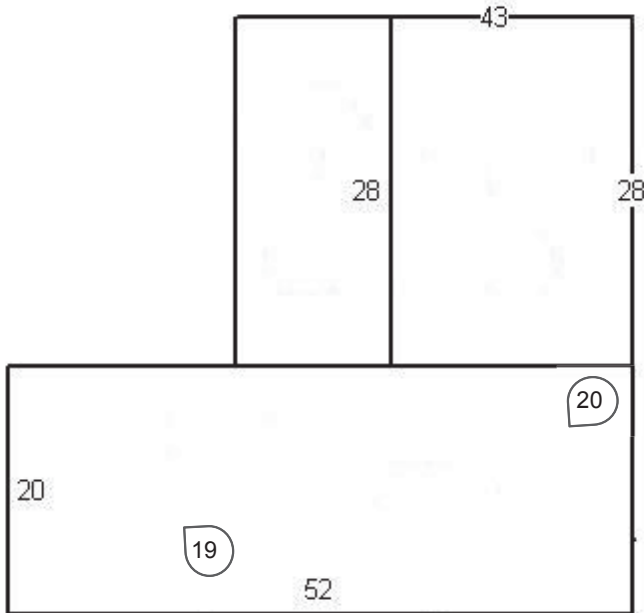
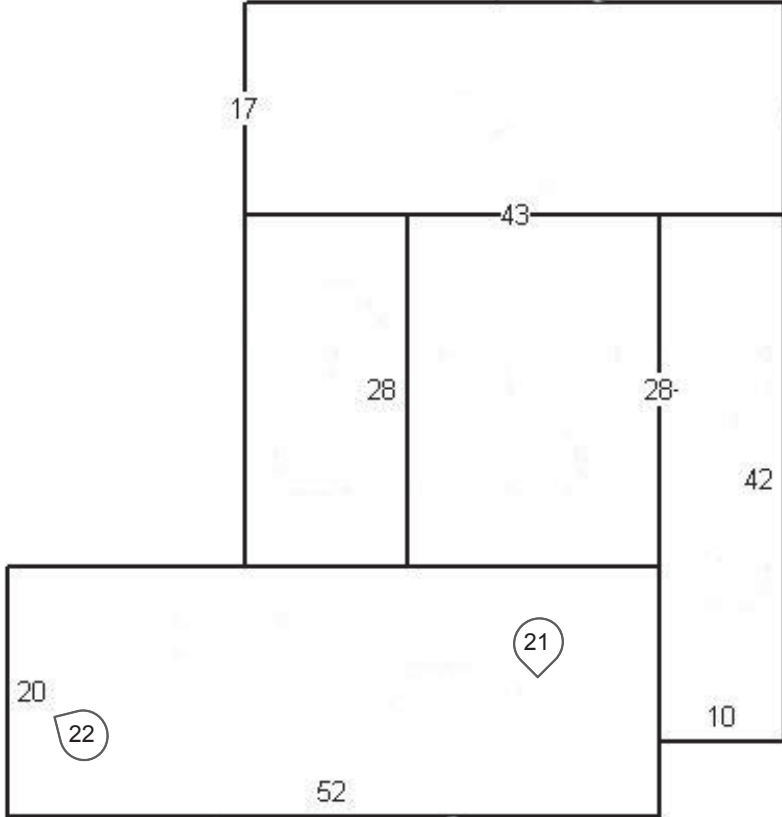


PHOTO KEY (interiors 2 of 2)

The Grove
Campbell County, VA
DHR No. 015-0220
Interior Photos: Basement and Second Floor



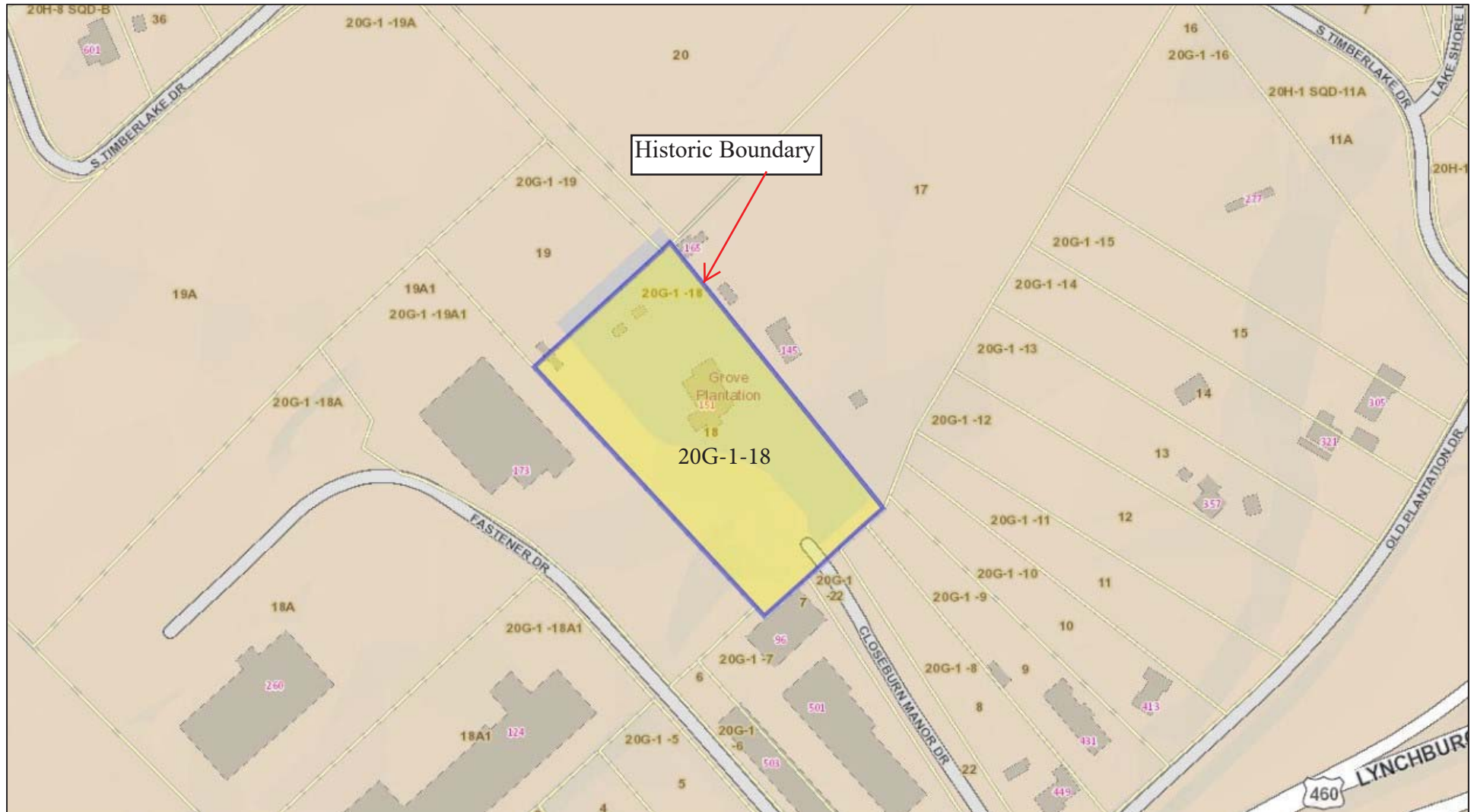
Second Floor



Basement

TAX PARCEL MAP

The Grove
Campbell County, VA
DHR No. 015-0220



Campbell County Parcel Data Viewer

Accessed 4/1/2021

<https://parcelviewer.geodecisions.com/Campbell/>



AERIAL VIEW - VICINITY

The Grove
Campbell County, VA
DHR No. 015-0220



Title:

Date: 4/19/2021

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Feet

