NPS Form 10-900
(Rev. 8-86)

VLR- 2/20/90
NRHP- 1/25/91

OMB No. 1024-0018

02-498

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 of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name: BLUE RIDGE FARM

other names/site number: Alton Park

2. Location

street & number: Routes 691 and 692 — [NA] not for publication

city, town: Greenwood — [X] vicinity

state: Virginia code: Va county: Albemarle code: 003 zip code: 22943

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property: Contributing	Noncontributing	
[x] private	[x] building(s)	12	7	buildings
[ ] public-local	[ ] district	0	0	sites
[ ] public-State	[ ] site	0	0	structures
[ ] public-Federal	[ ] structure	0	0	objects
	[ ] object	12	7	Total

Name of related multiple property listing: NA

Number of contributing resources previously listed in the National Register: NA

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. [ ] See continuation sheet.

Signature of certifying official: [signature] Date: 10 Dec 1990

Department of Historic Resources, 221 Governor Street, Richmond, Va.
State or Federal agency and bureau

In my opinion, the property [ ] meets [ ] does not meet the National Register criteria. [ ] See continuation sheet.

Signature of commenting or other official: Date:

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

[ ] entered in the National Register.
[ ] See continuation sheet.

[ ] determined eligible for the National Register. [ ] See continuation sheet.

[ ] determined not eligible for the National Register.

[ ] removed from the National Register.

[ ] other, (explain:)

Signature of the Keeper: Date of Action:

6. Function or Use

Historic Functions (enter categories from instructions)	Current Functions (enter categories from instructions)
Domestic-Single Dwelling	Domestic-Single Dwelling
Domestic-Secondary Structures	Domestic-Secondary Structures

7. Description

Architectural Classification (enter categories from instructions)	Materials (enter categories from instructions)
Georgian Revival	foundation Stone; brick
	walls Brick
	roof Shake
	other

Describe present and historic physical appearance.

SUMMARY ARCHITECTURAL DESCRIPTION:

Blue Ridge Farm is an estate of seventy-five acres located on the south side of Route 692 in the Afton-Greenwood vicinity of western Albemarle County. The main residence consists of a two-and-one-half-story, five-bay, brick center section built in the mid-nineteenth century, with two asymmetrical brick wings added in 1923-1927 by the architect William Lawrence Bottomley. The center section has a steeply pitched gambrel roof with a balustraded deck and parapet ends joining the interior end chimneys. Pedimented dormers light the attic story on the front and rear elevations. Double four-light doors with transoms light the first story and six-over-six sash windows are used on the second story. The front entrance consists of a door with sidelights and fan window beneath a portico with a Doric entablature. The garden facade entrance has double doors with sidelights and pilasters below a Palladian window. The interior has a center-hall plan with two rooms on either side and doors on the gable ends to the two wings. Nearly all of the interior appointments, including mantels, paneling, woodwork and stairs, as well as the door, window and cornice woodwork on the exterior date fror the Bottomley remodeling and are executed in the Georgian Revival style.

ARCHITECTURAL DESCRIPTION:

Blue Ridge Farm is an estate of seventy-five acres located on the south side of Route 692 in the Afton-Greenwood area of Albemarle County. The surrounding area is characterized by farms and estates set among the rolling foothills of the Blue Ridge mountains. The main residence is at the end of a short drive entered from the east side of Route 691 and is surrounded by lawns and boxwood gardens.

The main residence consists of a two-and-one-half-story, five-bay, brick center section built in the mid-nineteenth century, with two asymmetrical brick wings added in 1923-1927 by the architect William Lawrence Bottomley. In addition to the wings, Bottomley also redesigned the two principal facades of the center section and altered the roofline. It now has a steeply pitched gambrel roof with a balustraded deck and parapet ends joining the interior end chimneys An oversized cornice extends across the west (main) and east facades. The front entrance on the west consists of a door with traceried sidelights and fan window beneath a flat portico with Doric columns and entablature. Four-pane French windows are used on the first story, six-over-six sash windows with louvered shutters are on the second story and pedimented dormers light the attic story. The windows are trimmed in stone with rosette corners and lintel with a carved American eagle design. The garden facade has an additional raised and arcaded English basement in front of which two elliptical staircases lead to a brick terrace. The door is flanked

☒ See continuation sheet

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☒ statewide ☐ locally

Applicable National Register Criteria ☐ A ☐ B ☒ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)	Period of Significance	Significant Dates
Architecture	1923-1927	1923-1927

Cultural Affiliation

NA

Significant Person

NA

Architect/Builder

William Lawrence Bottomley (additions and alterations)
Charles F. Gillette (gardens, terraces)

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

SUMMARY STATEMENT OF SIGNIFICANCE:

Although the title to Blue Ridge Farm dates to the mid-eighteenth century, the present house was built in the mid-nineteenth century by the Smith family. This house, then called Alton Park, was five bays wide with a high mansard roof. In 1923 the Randolph Ortman family commissioned the renowned architect William Lawrence Bottomley to enlarge and redesign their house, renamed Blue Ridge Farm. Although the original house was retained as the core of the newly enlarged residence, its appearance throughout the exterior and interior reflects almost entirely the work of this master of the Georgian Revival style. Several trademark features of Bottomley are evident, including the high-quality brick and woodwork, the open staircase, and progression from light to dark spaces in the interior, and the original interpretations of Georgian architectural detail. The landscaping was designed by Charles F. Gillette in close cooperation with the architect and complemented the expansive scale of the residence. One architectural critic has written that the "combination of the talents of both Bottomley and Gillette resulted in one of Virginia's finest Neo-Georgian estates... and Bottomley's work here can be included among his best work of the 1920's."

STATEMENT OF SIGNIFICANCE:

The title to Blue Ridge Farm dates from a grant to the Lambert family in the mid-eighteenth century. During the early nineteenth century the tract was part of the large landholdings of the Bowen family in western Albemarle county and was known as Alton Park.[1] In 1852 the two-hundred-acre Alton tract was purchased by William B. Smith who combined it with a four-hundred-acre tract bought in 1839.[2] Smith was most probably responsible for building the center portion of the present residence sometime between 1867 and 1872. Evidence for these dates is provided by property tax assessments, census records, and the fact that the house is located on the 1875 Peyton Map of Albemarle County but not on the 1866 Hotchkiss map. The house is also mentioned in the 1882 deed from Charles W. Purcell to James Dooley and Phelps Purcell[3] and the 1894 deed to Emma Mc Cue.[4]

☒ See continuation sheet

9. Major Bibliographical References

Albemarle County Land and Tax Records, Charlottesville, Virginia.

Albemarle County Historical Society. "Peyton Map of Albemarle County". 1875, reprinted 1982. "Hotchkiss Map of Albemarle County. 1866, reprinted 1978.

Gillette, Charles F. "Landscape Design for Blue Ridge Farm. Residence of Randolph Ortman, Greenwood,Virginia." Richmond: Charles F. Gillette. Commission #106. 1920-1931.

Hood, Davyd Foard. William Lawrence Bottomley in Virginia-The Neo-Georgian Houses in Richmond.Masters Thesis: University of Virginia, 1975.

Bottomley, William Lawrence. "Addition to Residence of Randolph Ortman, Esq., Blue Ridge Farms, Greenwood, Virginia. New York: Bottomley, Wagner & White, 1923-1929.

O'Neal, William Bainter and Christopher H.C. Weeks. The Work of William Lawrence Bottomley in Richmond. Charlottesville: University of Virginia Press, 1984.

Ortman, Blanche Sellers. The Old House and Other Stories. (N.P.), 1910.

Wood, Waddy. "Suggested Improvements to the Country Residence of R. Ortman, Greenwood Depot, Virginia." Washington, D. C. Waddy Wood, Architects, 1916.

☐ See continuation sheet

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary location of additional data:

- ☒ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Specify repository:
Department of Hist. Resources
221 Governor Street, Richmond, Va. 23219

10. Geographical Data

Acreage of property 75 acres

UTM References

	Zone	Easting	Northing
A	17	696400	4209820
B	17	696280	4209030
C	17	696200	4209060
D	17	696180	4209020

☒ See continuation sheet

Verbal Boundary Description

☒ See continuation sheet

Boundary Justification

The nominated boundaries include seventy-five acres of the original six-hundred-acre Alton Park-Blue Ridge Farm tract. These seventy-five acres are known legally as Blue Ridge Farm and contain the main residence and the associated outbuildings.

☐ See continuation sheet

11. Form Prepared By

name/title Geoffrey B. Henry
organization _____ date _____
street & number 1515 Rutledge Avenue telephone 804-293-8006
city or town Charlottesville state Va. zip code 22903

by Doric pilasters with entablature and paneled fanlight. Above this is a modified Palladian window with a central six-over-six sash window. The first story windows are trimmed in stone as on the front facade.

The interior has a double-pile, center-hall plan with doors on the gable ends to the two wings. The main living areas are on the first floor, with bedrooms on the second and third floors and service rooms in the basement. Nearly all of the interior appointments, including mantels, paneling, woodwork and stairs date from the Bottomley remodelling and are executed in the Georgian Revival style.

The stair hall extends the full depth of the house and features paneled wainscot and an arcaded screen with a Doric column and fluted Tuscan pilasters. The doors to the two flanking rooms have paneled jambs and crosette moldings at the corners. The stair rises in two stages and features a molded handrail, Federal style newel and two plain rectangular-section balusters per tread. Paneled wainscoting spaced between miniature fluted pilasters is used on the stair wall.

The living room is completely paneled and features a dentiled cornice and crosettes at the corners of the window and door architraves. The marble fireplace has fluted pilasters and carved busts at the corner blocks with a central frieze panel depicting a reclining woman. The overmantel features crosetted trim and two rows of modified egg-and-dart moulding--the whole flanked by Doric pilasters.

The music room is also fully paneled, this time in cherry, with built-in bookcases on the east and south walls and a dentiled and molded cornice. A simple marble fireplace with fluted keystone is surmounted by an elaborate overmantel framed by four rows of pie-crust molding and two angels holding a scroll with the monogram BOR (Blanche and Randolph Ortman, the owners at the time of the Bottomley remodelling). An elliptical ceiling medallion is executed in a floral design. There is no door between the music and living rooms.

The dining room appears to contain virtually the only evidence of the mid-nineteenth century interior--some severe architrave molding and baseboards. The molded cornice, chair-rail, marble fireplace, and recessed ceiling medallion date from the Bottomley remodelling. The study features built-in bookcases on the south wall and an elaborate fireplace mantel with bracketed consoles and a shell design in the center panel.

The library is located in the south wing. It is fully paneled in a dark-stained wood. A series of three semi-circular arches mark the three-bay length of each wall. Bookshelves flank the entrances on the north and south walls and a shallow alcove on the west wall. French doors with round-headed transoms flank the fireplace on the east. The typani of the first and third arches on each wall are paneled while that of the center arches holds a carved wooden urn supported on a scrolled bracket. Below the dentilled cornice is a frieze of interlocking concentric semi-circles. The fireplace features fluted Corinthian pilasters, a center panel with a carved American eagle and an overmantel with gougework in a Federal design. A set of doors leads to the adjacent porch, whose brick arches echo those of the library.

Several of the outbuildings on the farm appear to date from the mid-nineteenth century, when the farm was known as Alton Park. Located a few feet to the north of the house is the one-and-one-half-story, gable-roofed, brick kitchen with an entrance and lunette window on the north and south gable ends. To the north east of the kitchen are two small gable-roofed frame storage sheds in fair condition. Perpendicular to the house on the east are two gable-roofed brick dwellings connected by a slightly taller frame hyphen with a portico on the north. This building now serves as a guest cottage and was extensively remodelled according to plans by both Gillette and Bottomley. Later buildings include an ice-house, gazebo, greenhouse and attached residence, and stables , all dating from the early 1900s to the 1930s and are of little architectural interest. Three tenant houses which are mid-twentieth century in date are located south of the main residence.

Although overgrown and somewhat altered, the gardens and terraces designed between 1920 and the early 1930s by Charles Gillette in close cooperation with Bottomley are still recognizable. At Blue Ridge Farm, Gillette created a mixture of broad lawns and sweeping vistas in the English landscape style with compact and formal flower and boxwood beds. The gardens on the east contain mostly perennials and bulbs and were designed in tight geometric parterres, interspersed with walkways and often enclosed by brick walls. A rose and boxwood garden, laid out in typical eighteenth century geometric patterns, stands to the east of the house. A network of plantings, walls and paths also unites the various buildings including the guest house and kitchen, into a well defined whole. In contrast to the formality of the gardens, Gillette left large areas as lawn, affording unobstructed views of the surrounding Blue Ridge mountains. There were many more trees on the property than there are today; several have been removed by later owners over the last thirty years.

Architectural Description Continued:

The hyphen room is finished with paneling with niches and openings having arches with keystones. A carved frieze and cornice further decorates the room. (See photos)

The dining room and sitting room on the opposite side of the hall are much simpler. The dining room mantel with pilaster supporting a frieze with medallions is also of Italian marble. In the sitting room at its rear, a mantel with dog ear surround and frieze with a shell and swags in low relief between end consoles decorates the fireplace.

The farm passed through several more owners before its purchase in 1899 by Dr. and Mrs. Frederic Owsley, who renamed it Gloucester Manor (sometimes spelled Glooston Manor in the deeds).[5] The Owsleys added a few minor improvements before selling the farm in 1906[6] to Mrs. Owsleys's brother Rudolph (later changed to Randolph) Ortman and his wife Blanche, whose family lived there until 1971. The Owsleys moved closer to Greenwood and built their Neo-Palladian country house Tiverton.

The Ortmans developed their newly renamed Blue Ridge Farm into an important livestock and horse farm and were responsible for most of the physical improvements seen today. An indication of the appearance of the original house before the 1923-1927 remodeling is given by a color illustration on the front cover of the book The Old House by Blanche Ortman, published in 1910. It shows a five-bay, two-story brick house with a high mansard roof covered with slate shingles. A large Colonial Revival-style porch with paired Ionic columns and balustraded parapet extends across the west facade. There is a small terrace on the west and the house is reached by a flight of wooden steps.[7]

A set of three blueprint drawings prepared by the well-known Washington, D.C., architect Waddy Wood show several suggested improvements to the house at Blue Ridge Farm.[8] Among Wood's many other commissions was the design of Emmanuel Episcopal Church in Greenwood, and it is possible that the Ortmans first learned of Wood through his work at the church. His designs called for one-story, one-bay wings with slate-covered hipped roofs connected by three-bay hyphens to the north and south ends of the house. The south wing was to contain "bachelor's bedrooms" with baths while the north wing housed a breakfast room, pantry, servants' rooms and a kitchen, indicating that the brick kitchen building to the north of the house was still in use. The second floor plans called for the addition of a small office above the east porch. It is not known whether any part of these plans was ever executed.

In 1923 the architect William Lawrence Bottomley was commissioned by the Ortmans to prepare designs for an expansion of the house.[9] It is most likely that Bottomley was recommended to the Ortmans by their landscape designer Charles F. Gillette, who often collaborated with Bottomley in country house projects.

Although the original house was retained as the core of the newly enlarged residence, its appearance throughout the exterior and interior reflects almost entirely the work of this master of the Georgian Revival. Bottomley's alterations were altogther more elaborate than those proposed by Wood and transformed Blue Ridge Farm from a simple farm house into a gracious and sophisticated Georgian Revival country residence typical of his many other commissions in Virginia.

On the exterior Bottomley removed the two porches and created the impressive east and west entrances. He changed most most of the east and west window sashes on the first story to French doors and added the stone lintels. The mansard roof was altered to its present form and the balustrade and cornice added. Two-and-one-half-story wings with one-story hyphens greatly expanded on Wood's earlier plans. The wings are well integrated in the total design and it is hard to tell that the house was not built all at one time.

The interior was also totally redone by Bottomley. Nearly all of the interior appointments including mantels, paneling, woodwork trim,and stairs were redesigned. The wall between the two south rooms on the first floor was removed and replaced by columns, creating the illusion of one large room. The library, with its extensive paneling and bookcase was placed in the south hyphen and in turn led out to the sun porch in the south wing. Two bedrooms, dressing rooms,and a sleeping porch occupied the second story of this new wing. The service rooms and servants' quarters were expanded and placed in the north wing.

Several trademark features of Bottomley are evident at Blue Ridge farms, including the high quality brick and woodwork, the open staircase and progression from light to dark spaces in the interior, and the original interpretation of Georgian detail. With its crisp and understated architecture, its comfortable proportions and expansive English landscaping, Blue Ridge Farm epitomizes the Virginia country house ideal. Although often better known for his town house commissions in Richmond, Bottomley designed several country houses in Virginia near Warrenton, Upperville and the Richmond suburbs. Blue Ridge Farm is considered one of his best country house commissions from this period and is one of only three buildings in Albemarle County (Casa Maria and Rose Hill are the others) in which he had a hand.

Bottomley wrote extensively about the design and requirements of the country house in numerous architectural journals during this period and it was a form in which he clearly excelled. One writer observed that Bottomley "had an absolute grasp of the requirements of a way of life and style of living for which he was asked to create an environment."[10] Many of his contemporaries praised Bottomley for unerringly adhering to the principles of "good taste" in country house architecture.[11]

Bottomley's work has accurately been described as "James River Georgian"[12] as it drew heavily upon the architecture of the James River estates. But while firmly grounded in eighteenth-century Palladian principles, his designs were also "elegantly individual, rendered in a completely personal way."[13] Bottomley maintained that the "combination of different styles and different motifs in a new way as to fuse into a consistent whole is the essence of constructive design."[14] As he wrote to one client: "I want to have your house perfect in style and proportion, but at the same time I would like to give it a certain romantic charm and mellowness."[15]

Although the involvement of Charles Gillette actually preceded that of Bottomley at Blue Ridge Farm, the two collaborated closely after the latter joined the project in 1923. The original appearance of the grounds is not known, but by the late 1920s they had been completely transformed to produce an expansive English style landscape.[16] Gillette focused his attention on three general areas: enlarging and redesigning the brick terraces; the creation of formal boxwood and flower gardens on the south and east; and the integration of several outbuildings into the unified complex. The terraces complement the scale of Bottomley's

architecture, particularly the curving double staircase on the east. Several sketches and planting plans remain to show the original design of the rose and boxwood garden on the east and the formal flower gardens near the south-west terrace. Gillette also designed an expansion of the old guest cottage by adding two wings; it was linked to the house by a Jeffersonian serpentine wall. He also designed a pool and bath house but these were not executed. Blue Ridge Farm was one of three commissions which Gillette received in the Greenwood area, the others being Casa Maria and Rose Hill.

Blue Ridge Farm passed out of the hands of the Ortman family in the late 1940s, although it continued in operation as a cattle and horse-breeding farm for many years. Among the later owners were the Smith, Mears and Ford families. The farm was acquired in 1981 by the present owners, Mr. and Mrs. Robert Sabel, who have remodelled the kitchen, repaired many of the upstairs bedrooms, and converted rooms in the north wing to an apartment. They were also responsible for the swimming pool to the east of the house.

References:

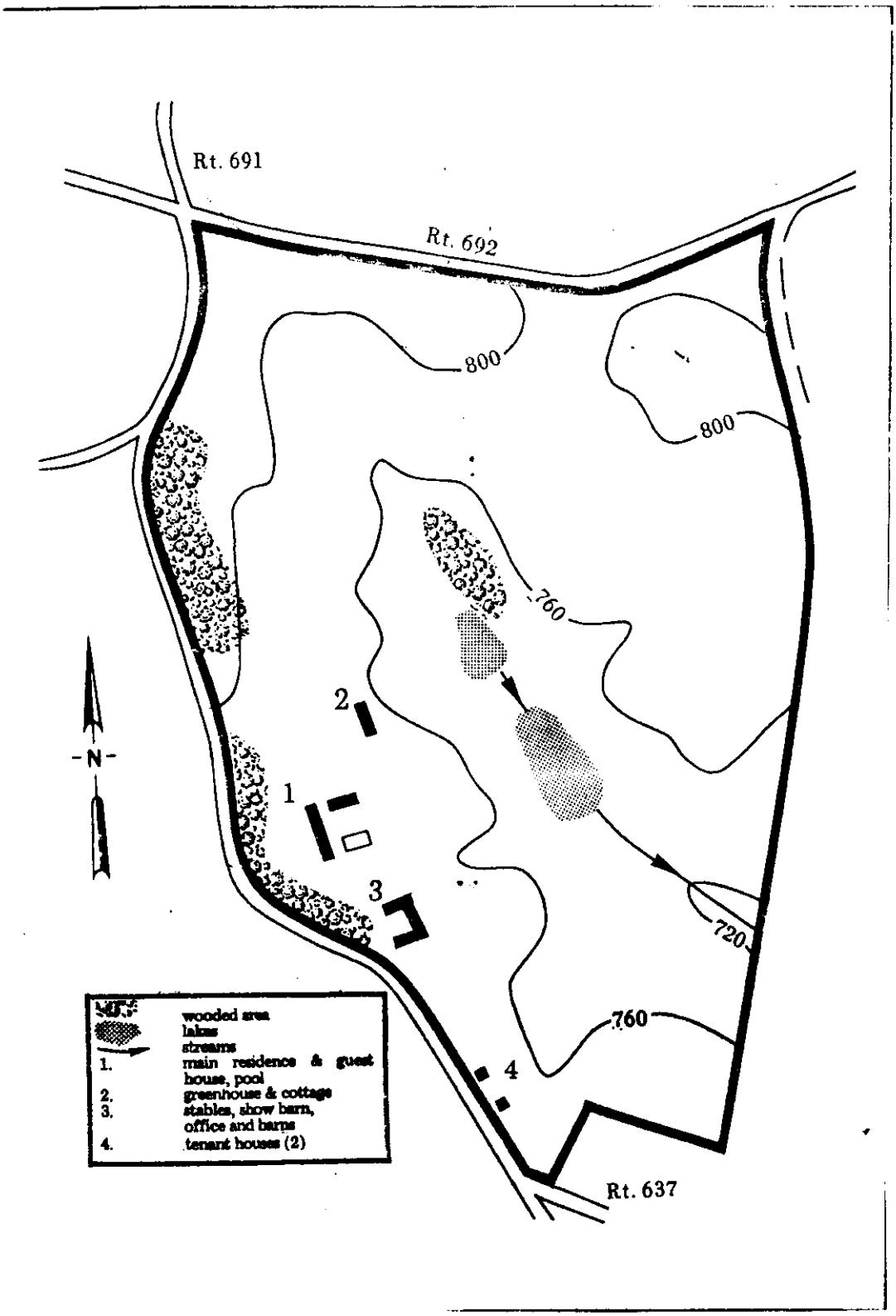
1- Deed Book 50, page 525.
2- Deed Book 38, pages 81-83.
3- Deed Book 79, page 443.
4- Deed Book 100, page 227.
5- Deed Book 114, page 43.
6- Deed Book 131, page 236.
7- Blanche Sellers Ortman, The Old House and Other Stories (N.P.)1910, front cover.
8- Waddy Wood, "Suggested Improvements to the Country Residence of R. Ortman, Greenwood Depot, Virginia",(Washington, D.C.: Waddy Wood, Architects), Drawings 1-3.
9- William Lawrence Bottomley,"Alterations and Additions to Residence of Randolph Ortman, Esq., Blue Ridge Farms, Greenwood, Virginia", (New York: Bottomley Wagner & White) Drawings 1-32.
10-Davyd Foard Hood, William Lawrence Bottomley in Virginia-The Neo-Georgian Houses in Richmond. (Masters Thesis:University of Virginia), page 52.
11-William B. O'Neal and Christopher H.C. Weeks, The Work of William Lawrence Bottomley in Richmond. (Charlottesville: University of Virginia Press), page 7.
12-Ibid., page 10.
13-Hood, op. cit., page 54.
14-O'Neal, op. cit., page 6.
15-Hood, op. cit., page 50.
16-Charles F. Gillette,"Landscape Design for Blue Ridge Farm, Residence of Randolph Ortman, Greenwood, Virginia."(Richmond: Charles F. Gillette), drawings 1-14.

UTM References, continued

E 17/695910/4209850

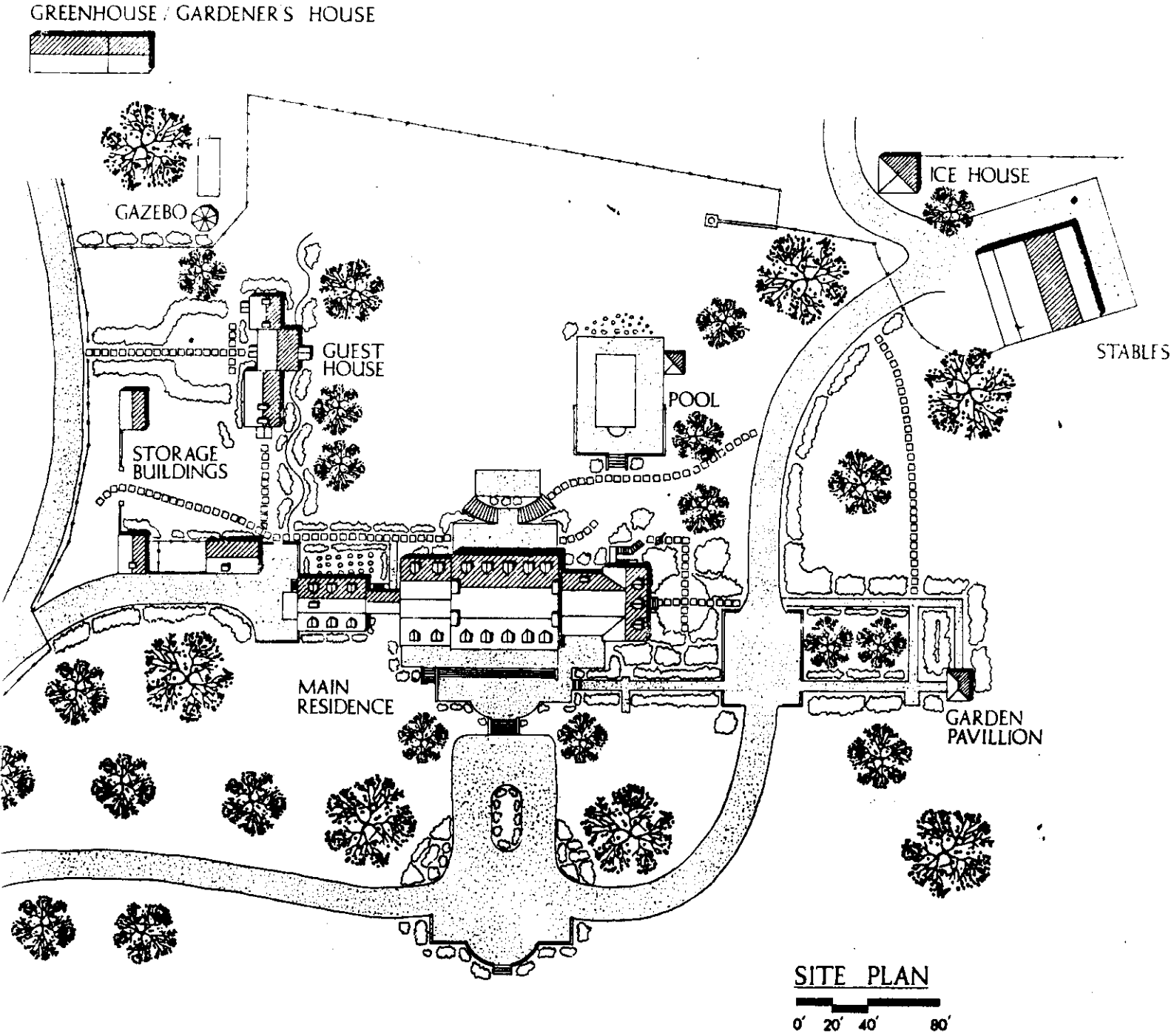
Verbal Boundary Description

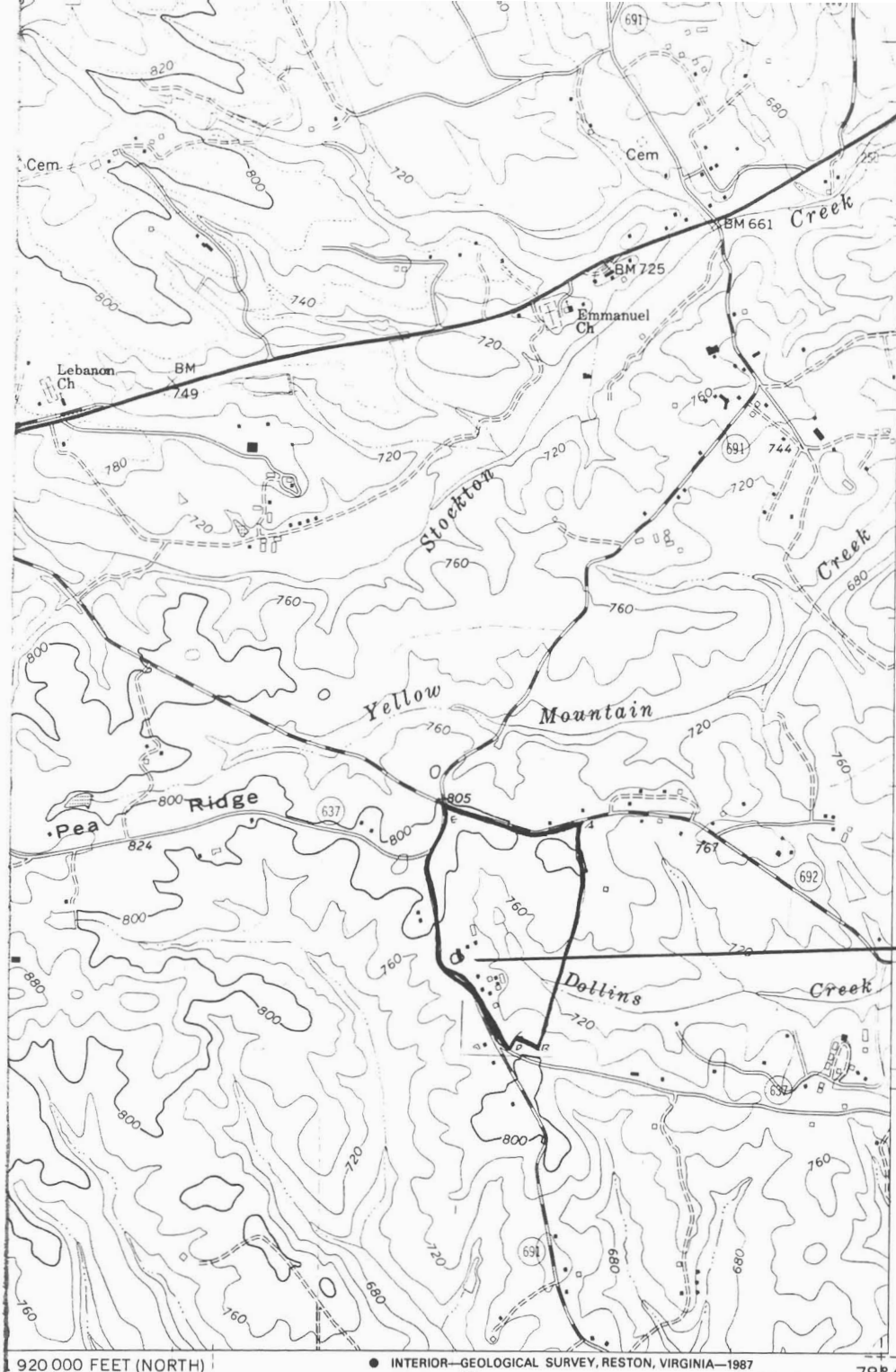
Beginning at a point on the south right-of-way of county route 692 delineated by UTM reference A 17/696400/4209820, proceed south approximately 2600' to a point delineated by UTM reference B 17/696280/4209030, then proceed northwest approximately 200' to a point delineated by UTM reference C 17/696200/4209060, then proceed southwest approximately 100' to a point on the eastern right-of-way of county route 691 delineated by UTM reference D 17/696180/4209020, then proceed north along the same right-of-way to the intersection of county routes 691 and 692, thence along the south right-of-way of county route 692 to the point of beginning.



Boundaries of Blue Ridge Farms, Greenwood, Virginia
Source: Blue Ridge Farm. Sales Brochure, Frank Hardy Inc., Charlottesville, Va.

Site Plan of Blue Ridge Farm, Greenwood Virginia
Source: Blue Ridge Farm, Sales Brochure, Frank Hardy Inc., Charlottesville, Virginia





BLUE RIDGE FARM
ALBEMARLE CO.

INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1987

ROAD CLASSIFICATION

Primary highway, hard surface

Light-duty road, hard or improved surface

Secondary highway, hard surface

Unimproved road

Interstate Route

U. S. Route

State Route

(COVESVILLE)
5259 I NW

QUADRANGLE LOCATION

WAYNESBORO EAST, VA.

38078-A7-TF-024

1973

PHOTOREVISED 1987

DMA 5260 III SE—SERIES V834

wn in purple and woodland compiled in cooperation
wealth of Virginia agencies from aerial photographs
nd other sources. This information not field checked
987