



2801 Kensington Avenue, Richmond, Virginia 23221; Telephone: (804) 367-2323; Fax: (804) 367-2391

PRELIMINARY INFORMATION FORM (PIF) for INDIVIDUAL PROPERTIES

The Preliminary Information Form (PIF) constitutes an application for preliminary consideration of a property for eligibility for the Virginia Landmarks Register and the National Register of Historic Places. The PIF is **not** the same as a nomination to the Registers, but is a means for evaluating the **eligibility** of a property for listing. The PIF is evaluated by Department of Historic Resources (DHR) staff and the State Review Board (SRB) based on information available at the time of preparation. Recommendations are subject to change if additional information becomes available. DHR and SRB recommendations regarding the property's eligibility will be provided to the property owner in writing.

Before Preparing a PIF

Contact **DHR's Archivist** for assistance in obtaining any information DHR may have on file about your property, such as a previous architectural survey record or eligibility evaluation. You are welcome to use this information in preparing your PIF. Contact **DHR's Archivist** by phone at (804) 482-6102, or by email at Quatro.Hubbard@dhr.virginia.gov.

Staff at one of DHR's three Regional offices also are available to answer questions you may have as you begin preparing your PIF. Locations and contact information for each office is at <https://www.dhr.virginia.gov/about-dhr/regional-preservation-offices/>. (You also are welcome to ask DHR's Archivist for the contact information.)

Preparing a PIF

A PIF consists of three equally important parts:

1. **Form:** Complete the attached form to the best of your ability, using your own research about the property to be evaluated as well as any information that DHR has provided. Remember that DHR's Regional staff also are available to assist you. The form may be completed using Microsoft Word software, typed, or hand-written. If using MS Word, send the electronic file via CD, email, ftp, or other file sharing means to **DHR's Archivist**.
Your PIF will not be evaluated if it is missing the property owner's signature and/or contact information for the person submitting the form (if different from the property owner)
2. **Photos:** Provide color digital images (JPGs are preferred) of your property's exterior and major interior spaces, with emphasis on architectural features instead of furnishings. Digital photos typically include views of the main building from all sides, as well as important ornamental and/or functional details; any outbuildings or secondary resources; and the property's general setting. Also provide one set of photo prints on 4" x 6" glossy photo paper. Digital images can be submitted on CD, USB drive, or other file sharing means. Contact **DHR's Archivist** if you need assistance working with digital images. For further guidance on how to take photos, please refer to DHR's [Architectural Survey Guidelines](#).
3. **Maps:** A minimum of two maps must accompany your PIF.
 - **Location map:** This map shows the exact location of your property. The map can be created using Google Maps, Google Earth, Bing, or other mapping websites. A copy of a road map also may be used as long as the property's exact location and physical address are shown on the map. If you need assistance, **DHR's Archivist** can provide you an example of an acceptable location map that shows boundaries.
 - **Sketch map:** This map shows the locations of all resources on your property, such as the main building; any secondary resources (often referred to as outbuildings); major landscape features such as a stream, formal gardens, driveways, and parking areas, and the road on which the property fronts. The sketch map can be drawn by hand, or an annotated aerial view, tax parcel map or survey map may be used.

Submitting a PIF

Once you have completed the PIF, submit it to **DHR's Archivist** at the mailing address at the top of this page or via email at Quatro.Hubbard@dhr.virginia.gov. The PIF will be forwarded to the Regional staff member who will review your PIF and will answer any questions you may have about the evaluation process. Do not include materials for other DHR programs, such as easements or tax credits, with your PIF.

Note: All submitted materials become the property of DHR and will be retained in our permanent Archive. In addition, the materials will be posted on DHR's public website for a period of time during the evaluation process.

Thank you for taking the time to prepare and submit a Preliminary Information Form to DHR!



PRELIMINARY INFORMATION FORM (PIF) for INDIVIDUAL PROPERTIES

Note: PIFs are prepared by applicants and evaluated by DHR staff and the State Review Board based on information known at the time of preparation. Recommendations concerning PIFs are subject to change if new information becomes available.

DHR No. (to be completed by DHR staff) 030-0824

1. General Property Information

Property name: Runnymede (aka "Runnymede")

Property address: 10448 Royston Lane

City or Town: Marshall

Zip code: 20115

Name of the Independent City or County where the property is located: Fauquier

Category of Property (choose only one of the following):

Building X Site _____ Structure _____ Object _____

2. Physical Aspects

Acreage: 10.02

Setting (choose only one of the following):

Urban _____ Suburban _____ Town _____ Village _____ Hamlet _____ Rural X

Briefly describe the property's overall location and setting, including any notable landscape features:

Runnymede is a large late 19th century frame vernacular Queen Anne house, centered in a bucolic ten acres of what was originally a four hundred acre farm. Much of the surrounding farmland still exists, framing the property. The house is approached by a long graveled driveway that passes between sets of stone pillars. One set of pillars includes complementing curved stone walls, and contains a plaque reading "Runnymede circa 1897" and "Hickoryville circa late 1700" (the latter a tribute to an earlier house, destroyed by fire, which Runnymede replaced).

The rolling landscape is dotted with huge mature deciduous and evergreen trees near the house, and screened from adjacent properties by thick woodlands. Near the house is a large family cemetery containing the graves of many of the Davis family, whose progenitor, Willis Golder Davis, built Runnymede. The cemetery is enclosed by an attractive and substantial stone wall. The cemetery is identified as the "old Smith burying grounds" in a WPA survey dated July 15, 1937. (The Smiths originally owned Runnymede and were relatives of the Davises; W. Golder Davis's mother was Sally Ann Lucy Smith.)

The original carriage drive, separating the house from the cemetery, survives. It circles to the back of the house and passes northwest between a double row of trees to a pair of stone pillars that mark the northwest boundary of the property. The 1937 survey lauds the site as "good, [with] views on every side, lovely, especially toward th north east where rise against the skyline, 'Big and Little Cobbler' Mountains," which form as much a feature now as they did nearly 90 years ago.

3. Architectural Description

Architectural Style(s): Vernacular Queen Anne

If the property was designed by an architect, landscape architect, engineer, or other professional, please list here: _____

If the builder is known, please list here: Willis Golder Davis

Date of construction (can be approximate): circa 1897

Narrative Description (Please do not exceed one page in describing the property):

Briefly describe the property's general characteristics, such as its current use (and historic use if different), as well as the primary building or structure on the property (such as a house, store, mill, factory, depot, bridge, etc.). Include the materials and method(s) of construction, physical appearance and condition (exterior and interior), and any additions or other major alterations.

Runnymede is a notable example of a late 19th century vernacular Queen Anne Victorian, and features the "asymmetrical massing, irregular footprint, varied roofline, and decorative features characteristic of the style." (*A Pride of Place*, p. 140). Noted Fauquier County historian Triplett Russell described the house as a "pattern-book Victorian with a rich variety of detail. Here the two-storey bay window at the gable end continues upward into a sort of tower, leaving remnants of the gable on both sides. Fish scale shingles decorate the bay window and the other gables. The cornice is supported by brackets and the entrance porch columns have intricate filligree jigsaw work on both sides. Within, the original Queen Anne millwork remains intact."

The two-and-one-half storey side-gabled frame house is an imposing sight, standing on a raised rubblestone foundation and boasting high ceilings on each floor. The entire house is clad in "German-style" drop lap weatherboard, except for the tower, gable pediments, and dormers, which boast the intricate fish-scale siding noted above. This elaborate siding is unusually wide, and has two different patterns, scalloped on the first and second storey of the tower, and pointed on the upper half storey. Both the front and rear porches retain their original turned posts and sawn railings. The house is roofed in standing-seam metal.

A large two-storey rear wing, original to the house, contains the kitchen, servant's stairs, and upstairs servants' bedrooms and bathroom. This wing was built on the foundations of a much older house, known as "Hickoryville" and also "Runnymede," built by the "Hickory Smiths." Preserved within the rear wing's cellar are the circa late 1700s stone fireplace and thick stone walls.

The original 19th century interior is intact, boasting an elaborate three storey staircase with unusual newel posts and turned spindles, tall four-paneled doors capped with operable transoms, high baseboards, beautiful mantelpieces, and original floors. Much of the woodwork retains its original stained finish. The door hardware also survives, including the 19th century round door bell. Regrettably, the original two-over-two windows have been replaced, but the original elaborate window casings and moldings survive. The doors and windows have beaded casings and bullseye corner pieces. The dining room boasts original built-in china cabinets, chair rails, and beadboard wainscoting. All the rooms display graceful proportions.

The house has been continuously occupied as a home. It was built by Willis Golder Davis circa 1897, and remained in the Davis family until 1967. It is in remarkably fine condition, needing only minor restoration.

The site has a very large walled family cemetery which pre-dates the house. It contains unmarked early 19th century headstones that the 1937 WPA survey attributes to members of the Smith family, and a large headstone inscribed with the names of W. Golder Davis, his wife Edwina Haddox Davis, and their three sons, A. Warren, W. Clinton, and Clarence E. Davis. The site also contains an original carriage way and three sets of stone entrance and exit piers. The outermost set of piers is framed within curved stone walls, and bears a plaque inscribed with the names "Runnymede" and "Hickoryville." The property is further enhanced by mature trees and woodlands that screen the property.

In a bullet list, include any outbuildings or secondary resources or major landscape features (such as barns, sheds, dam and mill pond, storage tanks, scales, railroad spurs, etc.), including their condition and their estimated construction dates.

- Family cemetery, circa 1850-1968; rubblestone cemetery wall circa 1900 (rebuilt from circa 1850 wall). The wall is in good condition, needed some repointing and restoration work. The original entrance gate was removed circa 2010 and the entrance walled over using inappropriate stonework. Some of the gravestones have fallen.
- Rubblestone piers: 3 sets that define the driveway to the house and the old carriage road at the northwest edge of the property. One set is further defined by curving lower rubblestone walls, with the right hand pier (as you enter the property) bearing a plaque inscribed "RUNNYMEADE circa 1897" and "HICKORYVILLE circa 1700." Piers and wall are circa 1897, and are in good condition, needing some repointing and restoration work.
- Carriage way traces, circa 1897, separating the house from the cemetery, and leading around the back of the house to the northwest property boundary (marked with stone piers).
- Remains of stone steps of the original circa late 1700s house, northwest of the 19th century house
- Storage building, non-contributing, circa 1970 in good condition.
- Mature deciduous and evergreen trees, mature woodlands that screen the property from adjacent farms. Some trees are at least 150 years old.

4. Property's History and Significance (Please do not exceed one page)

Briefly explain the property's historic importance, such as significant events, persons, and/or families associated with the property.

If the property is important for its architecture, engineering, landscape architecture, or other aspects of design, please include a brief explanation of this aspect.

Runnymede (aka "Runnymede") was originally part of a larger estate, known as "Hickoryville," that included the adjacent community of Vernon Mills, on Thumb Run, just north of Runnymede. Hickoryville belonged to the "Hickory Smiths." According to a 1937 WPA survey, the original Runnymede (aka "Hickoryville") was built circa late 1700s by one of the Smiths for his son. This house burned, but part of the stone foundations and a fireplace survive in the cellar of the rear wing of the present 19th century house.

The property descended to Willis Golder Smith (1777-1830). His daughter, Sally Ann Lucy Smith (1827-1900), married George W. Davis (1825-1910). The property had passed out of the Smith family, but George W. bought it back in 1878. George also acquired Vernon Mills, other farmland, and three houses in Alexandria, VA.

George W. Davis served in the Sixth Virginia Regiment during the Civil War. His horse was shot from under him, and he was wounded in the leg, which had to be amputated by a Union surgeon. After he recovered, he was paroled and returned to his house at Vernon Mills, where he lived until his death at age 83.

George W. Davis built a storehouse at Vernon Mills, and operated the mill, which was once part of a large estate owned by the Moorehead family. He was immensely successful in business and farming, and he gifted some of his wealth to local schools and colleges. He was also an official of the Marshall Methodist Church. According to Philip A. Bruce's *History of Virginia*, p. 238, George W. "though a man small of stature, weighing from 110 to 120 pounds, possessed an iron will, feared nothing, and when he lost his leg on the battlefield he preserved an uncomplaining equanimity."

By a will probated in 1910, George W. willed Runnymede to his son, Willis Golder Davis (1857-1945). Golder Davis, as he was known, was already living at Runnymede. He rebuilt the house, circa 1897, in the fashionable Queen Anne style. The large frame house, with attached servant's wing, showcased his wealth.

Davis's farm was "well known for a number of years as a center of the pure bred stock industry. . . A number of fine horses were bred and raised there, and during nearly forty years of its ownership by Mr. Davis its management has been successful in every particular. . . This country estate he has made productive of corn, wheat, cattle, pure bred hogs and poultry, and for a number of years he was a breeder of hunters and heavy draft horses." (*History of Virginia*, p. 238).

Runnymede is historically significant as an almost perfectly preserved late 19th century vernacular Queen Anne house, a rare survival in an area more noted for earlier, Federal-style buildings, or for simpler farmhouses. The acreage around the house has also been preserved, and the approach to the house, and its surroundings, look much as they did when it was built circa 1897. The only notable change is the great size of the trees that the Davis family planted. House and site form a perfect, harmonious, picture.

The period of historic significance is circa late 1700s (foundations, cellar and fireplace of the original house); circa 1850-1968 (Smith family cemetery); and circa 1897-1900 ("Runnymede," stone entrance and boundary piers and wall, and cemetery wall (rebuilt from stones of the original circa 1850's wall)).

Please list all sources of information used to research the history of the property, such as deeds, census and tax records, and/or published articles and books. (It is not necessary to attach lengthy articles or family genealogies to this form.)

- Bruce, Philip Alexander, *History of Virginia*, vol. VI, The American Historical Society: Chicago, 1924
- Fauquier County Deed Books, Fauquier County Circuit Court, Warrenton, VA
- Fauquier County Will Books, Fauquier County Circuit Court, Warrenton, VA
- Foster, Francis B., *Runnymede*, Works Progress Administration Historical Inventory, July 15, 1937, VA Dept. of Historic Resources, Richmond, VA
- Moffett, Lee, *Water Powered Mills of Fauquier County*, www.FamilySearchDigitalLibrary.com
- *A Pride of Place: Rural Residences of Fauquier County, Virginia*, ed by Kimberly Prothro Williams, University of Virginia Press: Charlottesville, VA, 2003
- T. Triplett Russell Collection, *Homes and Estates – Country Places*, manuscript, Box 1, FHPF, Gott Library, Fauquier Heritage and Preservation Foundation, 4110 Winchester Road, Marshall, VA, 20115
- *Vernon Mills* file, Gott Library, Fauquier Heritage and Preservation Foundation, 4110 Winchester Road, Marshall, VA 20115
- Virginia Historic Landmarks Commission survey, file no. 30-824, undated

5. Property Ownership (Check as many categories as apply):

Private: X Public\Local Public\State Public\Federal

Current Legal Owner(s) of the Property (If the property has more than one owner, please list each below or on an additional sheet.)

name/title: Vincent Bataoel and Nelina Loiselle

organization:

street & number: 10448 Royston Lane

city or town: Marshall state: VA zip code: 20115

e-mail: vincent@abovegreen.com telephone: (708) 715-1808

Legal Owner's Signature: 

Date: Aug 9, 2024

•• *Signature required for processing all applications.* ••

In the event of corporate ownership you must provide the name and title of the appropriate contact person.

Contact person:

Daytime Telephone:

Applicant Information (Individual completing form if other than legal owner of property)

name/title: Georjan D. Overman

organization:

street & number: 12 Burke Circle

city or town: Hamilton state: VA zip code: 20158

e-mail: georjan.overman@gmail.com telephone: (703) 424-3329

Date:

PLEASE DO NOT ATTACH CONTINUATION SHEETS TO THIS FORM. THANK YOU!



Royston Ln

Royston Ln

PLAT SHOWING
BOUNDARY AND LOCATION SURVEY
 OF THE LAND OF
ZHEN LIU

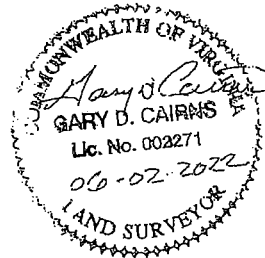
LOT #7, DIVISION OF TRACT 5 OF RUNNYMEADE FARM
 MARSHALL MAGISTERIAL DISTRICT
 FAUQUIER COUNTY, VIRGINIA

SURVEYOR'S CERTIFICATE

I GARY D. CAIRNS, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON IS NOW IN THE NAME OF ZHEN LIU IN DEED BOOK #1544 AT PAGE #2423 AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA.

I GARY D. CAIRNS, DO HEREBY CERTIFY THAT MONUMENTS ARE AS SHOWN.

Gary D. Cairns
 GARY D. CAIRNS LS #002271



NOTES

THE PROPERTY SHOWN IS LOCATED ON ASSESSMENT PIN #6947-06-6887-000.

THE SUBJECT PROPERTY IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP AND IS NOT IN ANY FLOOD HAZARD AREA. THE PROPERTY IS LOCATED IN ZONE "X".

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

LEGEND
 IPS=IRON PIPE SET
 IPF=IRON PIPE FOUND
 IRF=IRON ROD FOUND

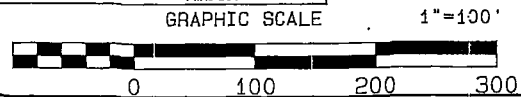
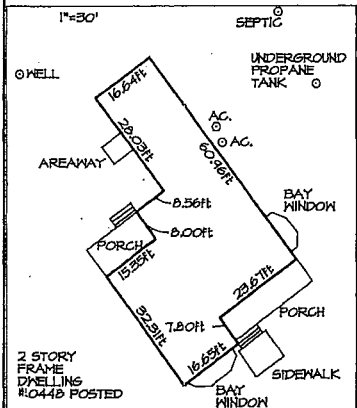
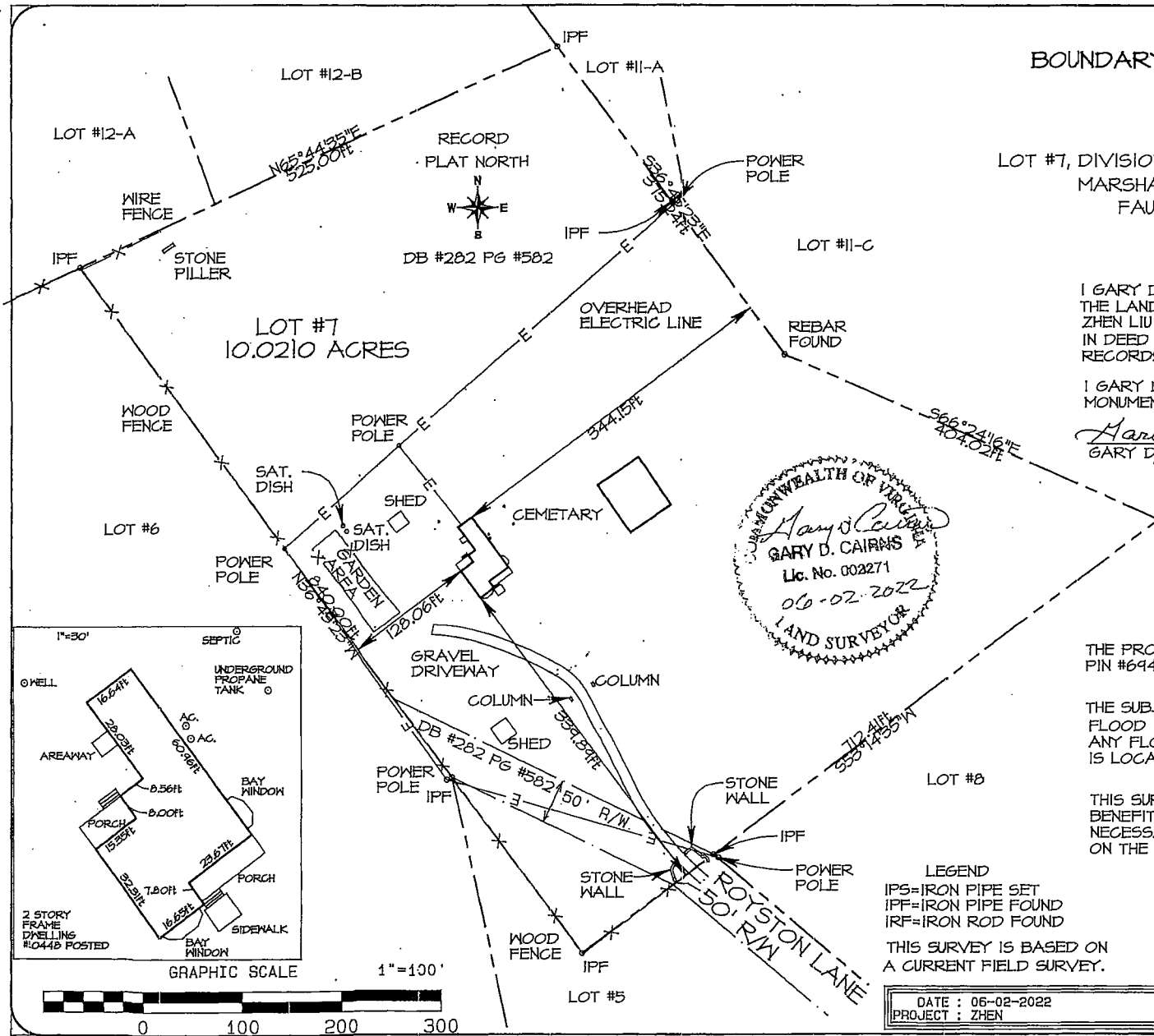
THIS SURVEY IS BASED ON A CURRENT FIELD SURVEY.

DATE : 06-02-2022
 PROJECT : ZHEN

SHEET 1 OF 1

CAIRNS SURVEYING
 1583 NETHERS ROAD
 SPERRYVILLE VA.

540-987-3101 22740





RUNNYMEADE
CIRCA 1897

HICKORYVILLE
CIRCA LATE 1700































