

OAKLEIGH FARM
Off of West Rio Road
Charlottesville vicinity
Albemarle County
Virginia

HABS No. VA-1379-A

WRITTEN HISTORICAL AND DESCRIPTIVE DATA
REDUCED COPIES OF MEASURED DRAWINGS

HISTORIC AMERICAN BUILDINGS SURVEY
National Park Service
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OAKLEIGH FARM

HABS No. VA-1379

Location: 547 West Rio Road, Charlottesville vicinity, Albemarle County, Virginia, 22901.

Historical Data: Oakleigh Farm, established in 1897, is located off of West Rio Road just outside of Charlottesville. The entire farm, including the pastures, spans 8.8 acres. Within this large property, approximately two acres have been developed into a complex of residential and utilitarian farm buildings. The two central acres are surrounded by expansive sloped pastures which are separated from the built complex by a system of fences. Inside the pasture boundaries, the farm complex is an ordered collection of multi-functional buildings set in an informal, yet aesthetic vegetative landscape. The series of buildings includes a dairy, well house, fallout shelter, chicken coop, auxiliary building, tenant residence, feed storage/outhouse, and barn. The main house and the outbuildings are schematically united across the site via their parallel positional relationship. The buildings are also united on the site by their similar roofs and exterior color palette of white and green.

Originally built by Mr. William Nuttycombe, the Oakleigh Farm remained in the Nuttycombe family until the death of Louise Coles Nuttycombe in 2002. Over the course of the century since its initial construction in 1897, Oakleigh has seen multiple alterations to the organization of the built farm complex as well as significant modifications to individual buildings. Five central phases of construction and modifications have been determined for the farm. The first, or original phase, in 1897 was centered on the development of the main house and several essential outbuildings. The second phase generally encompasses the years 1900 through about 1920, in which time the main house was renovated and several new outbuildings were constructed. 1933 marks the third phase of development on the site, in which the addition of in-house plumbing shaped the main house and the distribution of uses elsewhere on the site. The fourth phase, from 1947 through the 1950s, was a period of both significant building additions at Oakleigh and the re-evaluation of uses within existing outbuildings. The 1970s and 1980s represent the fifth and final stage in the evolution of the site, with one new building and multiple cosmetic changes to extant structures. Overall, Oakleigh functioned as a small family farm which changed in form and use depending upon family needs and demands of the times. In 2002, Louise Cole Nuttycombe's children sold the property to Jack and Jeff Wray, who intend to develop it into a townhouse complex in the near future.

Site Description:

Oakleigh Farm is located just north of the bounds of the city of Charlottesville, about four-tenths of a mile west from the intersection of Rio Road (Route 631) and U.S. Route 29. West of this intersection, where Rio Road begins to bend southwards, is the entrance to Oakleigh. The entrance driveway to the farm opens between one of the farm's expansive sloping pastures and a small commercial nursery. Inbetween these cleared areas, the drive ascends west through a narrow wooded tract with dense undergrowth. The driveway turns toward the south, from which point the main house becomes visible through the trees. Without the proliferation of saplings along the early section of the drive, the land closer to the built complex is scattered with large trees and thus quite clear of low brushwood.

In addition to the open pasture for grazing animals and the initial forested area along the driveway, the site has a third landscape. Within the fenced boundaries to the pastures, the main house and outbuildings exist in a more decorative zone, with lawn areas and ornamental vegetation. There are multiple large trees, which include a mix of deciduous and coniferous. Some of the original pines were purchased from Georgia and shipped to Oakleigh.¹ Many of the specimens are located on the perimeter of the farm complex, along the fenced boundaries. Informal plantings border the main house as well as the dairy, the well house, and several other outbuildings. These loose vegetal zones include small, flowering plants or shrubs for aesthetic effect. Northern gold forsythia and red flowering quince are among the flowering shrubs on the site.

There are three main clearings within this informal, decorative landscape. First, on the south side of the main house, there is a large grassy clearing with low shrubs and flowers. The paths from the main house to nearby outbuildings are articulated with daffodils. Some of the larger plantings mask views to the chicken coop, the feed storage/outhouse, and the auxiliary building. A second clearing is located directly to the east of the main house, near the entrance to the kitchen. A row of ornamental dogwood trees and groups of daffodils are planted along with the larger trees that border the east pasture fence. The third clearing is on the north side of the main house, which consists of a wide grassy area, a holly tree, a 9' concrete fish pond, and larger shade trees on the border of the north pasture.

¹Nuttycombe, William. Farm Diary, 1897-99.

Overall, daffodils are ubiquitous on the site in the early spring, particularly along the driveway. Boxwoods are also clustered around the main house, and seem to hide the exposed foundation of the porch on the west elevation. Large oaks, at least 80' tall, tower over the buildings. The landscape west of the driveway features many of these large oaks. Some of the largest trees, possibly original to the site, have died but remain on the site as large stumps. These massive forms possess some decorative fashion and are covered with ivy.

Architectural Description:

This description will detail the buildings on the site in order of their spatial distribution in the farm complex, moving from north to south in the inventory starting with the main house. After the inventory, a possible chronological sequence of development for the farm complex as based upon an understanding of building materials, construction methods, and primary source materials from the farm owners will be advanced.

Main House: Within the moderately decorative landscape, the focal feature of Oakleigh is the main house. Located at the northwestern corner, the main house sits at the fork in the driveway. One short spur of the driveway passes in front of the north facade of the house, while the other branch extends further south to access the southern pasture and some of the outbuildings.

Due to its relationship with the driveway, the main house appears to have two formal facades. As the driveway splits around the house, the north and west facades are both formal points of entry. Both sides have short sets of steps leading up to the porch and to different front entrances. The south and east sides of the house are less formal in character. The form of the building mass on the east and south sides is more complex, with smaller stepped articulations. The kitchen is part of this variation. It extends out from the primary massing of the house on the south side. It is a small, one-story appendage connected to the house by a short corridor. This area provides two additional points of entry into the house, which are situated on both sides of this linking corridor. Access to the basement is also on this southern side.

The house has horizontal, beaded weatherboarding. It is painted white, but highlighted with dark green window surrounds, details, and false plates. The roof has slate shingles, except for a large section of the porch roof and the roof above the first floor bathroom which have asphalt shingles.

Independent of the kitchen and its connecting passage, the main house is a two-story, L-shaped building with a gable-hipped roof and a stone foundation. A large porch wraps around the entirety of the first story on the north and west sides. The porch begins at the northeast corner of the main house and continues around the north and west elevations, ending at the southwest corner. Two brick chimneys emerge from the eastern and western slanted ends of the hipped roof. There are three primary living spaces on the first floor, all of which are connected by a central, rectangular stair hall. The largest room, likely the parlor, is at the northwest corner of the house. It has one of the front entrances to the house, facing west, and a large sash window facing north. The second largest of the first floor rooms has a brick fireplace that is contained entirely within the body of the house. There are two full-sized sash windows in this second room as well as two narrow picture windows framing the fireplace. A white wainscot encircles the room. This room also connects to the kitchen, via the small corridor. Given its stylistic elements and its proximity to the kitchen, it is possible that this was the dining room. The third room on the first floor is more rectangular in plan, and approximately half the size of the larger rooms. It has two sash windows facing west and south. At the southern end of the stair hall is a door to the first-floor bathroom, which projects from the body of the house.

The house has a single stair between the first and second floors. From the stair hall, the double-turn staircase has two accentuated banisters per tread and three decorative newel posts. The first turn begins at the third step from the first floor, and the second turn begins at the fourth step from the second floor. The second floor spaces mostly mirror the arrangement of the first, with three bedrooms that are connected by a central hall. The windows of the second floor also mimic those of the first, with the exception of those windows placed over the first floor door openings. There is also a second-floor bathroom, which is located above the first floor stair hall.

Kitchen: The kitchen is a small, single-story promontory from the main house. It is connected to the rest of the house at the south side of the dining room by an enclosed corridor. This hyphen also provides external access. On the east, a doorway and three exterior concrete steps lead down to the garden and the outbuildings to the south. The west side of the corridor provides a second connection to the main house through the bathroom and also another point of external egress. Steps lead down from the connecting corridor to a small, intermediary room at grade. From this space, there is

both a door to the outside and also a set of steps leading up to the backside of the first floor bathroom in the main house.

In keeping with the character of the main house, the kitchen and corridor have identical horizontal weatherboarding, a white and green color palette, and slate roof shingles. However, the use of wood shingles as siding for the triangular zone of the exterior wall underneath the kitchen's gable roof is a deviation from the main house. Also, while the kitchen has a stone foundation like the main house, the hyphen has no foundation, featuring an empty crawl space instead. Both the entry space on the west side of the hyphen and the external kitchen chimney are constructed with cinder blocks. There is a narrow picture window flanking the chimney on this southern elevation, and two small sash windows facing east and west. A final functional opening to the kitchen is located below the window on the south side. Here, a large chute allows trash to be deposited outside, or fire wood to be brought inside, without opening doors to the house.

Outbuildings:

On the south side of the kitchen, eight subsidiary buildings are loosely distributed on the site. These buildings extend out toward the pastures that surround the built farm complex. From north to south, these buildings include the dairy, well house, chicken coop, fallout shelter, auxiliary building, rental residence, feed storage and barn. Except for the auxiliary building, all of the structures are sited parallel to the main house.

Dairy:

The dairy is located southeast of the kitchen. In the winter, this building was also used as a smokehouse. It is a small, one-story structure that is stylistically similar to the main house. Remnants of a brick path framed by landscaping lead to the door of the dairy, which faces north, sited along a parallel axis to the main house. The general dimensions of the dairy are approximately 7' x 11' with an overall height of 9'6". It is made of wood, stands on a concrete base and is heated by a brick masonry chimney. The horizontal weatherboards on the exterior have an ornamental bead that runs along the lower edge of each board, similar to the main house. The entire exterior, including the doors and window frames, is painted white while the gable roof is sheathed with metal. There are a total of three casement windows in the building, two on the east facade and one to the south. Each window is glazed with six lights and lies within the same plane as the exterior sheathing. The small doorway to the dairy is located asymmetrically within the northern facade. A screen door opens outward from the building while the more substantial batten door opens into the building. On the front facade, to the left of the doorway, there is a

rectangular board that appears to have been a sign although the paint has worn away.

The internal space of the dairy is diminutive and moderately decorative. It is divided into two rooms, each with wood floors, finished internal walls, and exposed roof members. The front room is the larger of the two, with one casement window facing east. The plan of the front room is relatively square, but the internal partition wall contains a protruding chimney shaft with a metal pipe opening for a wood stove or exhaust pipe. The door and window moldings in this room are somewhat plain, but the decorative program is supported by the stylized hanging shelf on the north interior wall. A door within the interior partition wall provides access to the back room. This internal door is aligned with the main external door, while the floor of the second room is a small step above the floor plane of the front room. This room is about half the size of the front room but has the remaining two windows facing east and south. There is a bed placed against the southern wall of the small room which spans the entire width of the building. The window surrounds in this room are more decorative than those of the front room.

Well House: The well house sits immediately to the west of, and parallel to, the dairy. The smallest building on the site, and intended for only brief durations of human use, the well house is approximately 8' high at the top of its hipped roof. Instead of slate, the roof has asphalt shingles. The structure sits on a concrete pad that extends out from the walls as an apron. Similar to the dairy, the well house is sheathed with horizontal, beaded weatherboards, which are painted white. In addition to the beaded siding, the hipped roof features decorative consideration as it culminates in a low, square cupola.

A single door on the west elevation is the only entrance to the well house. Located symmetrically within the west facade, this small board-and-batten door features vertical, tongue-and-grooved siding on the exterior, and nominal bracing on the interior. Inside the building, the lack of interior walls reveals the structure's box-frame construction. The eight posts rest directly on the concrete slab and there is diagonal bracing in two corners. In the center of the building, a large square hole in the concrete slab foundation allows access to the well below. The hand-dug well is about 5' wide and approximately 50' deep.² An electric well pump is submerged into the well hole and within 5' of the building there is a variable-flow

²Measurements determined on-site by Oakleigh team member.

outdoor frost-free fount of Iowa manufacture. The hipped roof framing system with decorative cupola is accomplished by hip rafters which reach from the square cupola frame to each corner. Each roof span is supported by a single, centered, full rafter which is then straddled by one jack rafter on either side. The compact size, hipped roof structure, and basic function of the enclosure of this small building may have contributed to its low incidence of decay.

Fallout Shelter: The fallout shelter is located southwest of the dairy near the eastern pasture fence. From the outside, the shelter appears as a large, rounded berm in the landscape, sprouting several exhaust and ventilation pipes. The berm rises to a height of about 4' above grade. The entrance to the shelter opens to the north and the internal structure, though underground, follows the schematic positioning of the other buildings on the site.

The shelter appears to be constructed entirely with concrete and cinder block. Concrete slab walls form a narrow stairway that descends underground. At the top of these stairs, there is evidence of a former, angled external door. This door likely consisted of two panels affixed with two sets of hinges that are embedded in the parallel concrete slabs which form the walls of the stair. The stair descends southward with ten steps. At the bottom, an underground corridor leads due east to the second exterior door, of metal. The internal shelter is located on the southern side of this underground corridor. The internal space consists of two rooms, a large main space and a small bathroom in the southeast corner. The walls are constructed with standardized cinder blocks, whereas the floor and ceiling are of poured concrete. There is a single centralized structural column in the main room, which is also concrete. Only the internal door to the bathroom is constructed out of wood. The main interior space has two metal bunk beds, some shelving, and a generator.

Chicken Coop: The chicken coop is a long, low building that begins just southeast of the dairy and continues south for about 40'. It is sited west of and parallel to the fallout shelter, along the same parallel scheme of the other outbuildings. The structure is a basic, rectangular wood shed with a low, overlapping gable roof. There are points of access on the north, east and south elevations, which correspond to diverse spaces within the shed structure. The north facade has the most direct relationship with the main house. The central doorway within this elevation is at the end of a narrow path that begins at the main house and skirts around the dairy to the chicken coop. This path extends on to the east side of the chicken coop, running between it and the fallout shelter.

The exterior of the chicken coop consists of mostly plain, vertical siding of varying widths. The boards on the eastern side are around 5" and highly irregular, while the 3" wide weatherboarding on the western side is very regular. Most of the siding is painted white, except for the southeast corner however, which has not been painted.

The north elevation has only one, large picture window, just east of the central doorway. The east side of the coop is the most complex, with a series of four similar windows occupying nearly two-thirds of the elevation, the remainder of which includes a wide hexagonal door opening and two, side-by-side prefabricated doors at the southern end. The western elevation also has four evenly spaced windows, low to the ground. As most of these windows provide light, but do not open for air movement, the roof construction accommodates the need for ventilation with a vertically-displaced gable. In this design, the western span of the roof is elevated above the eastern, such that their apexes meet in a thin, vertical ventilation gap at the ridge. This gap continues the length of the building and is covered with wire mesh to allow for air circulation.

The coop is divided into three interior spaces. The largest space is in the northern section of the building, with access from the front facade. The rafters at the vertical ventilation shaft are lapped together and are supported by posts sitting on a large summer beam that runs down the center of the room. Directly south of the northern room is a second room, which is L-shaped. These two rooms are connected by a door and a small step. The second room also has access to the exterior through the center of the south elevation and through the large hexagonal door opening on the east elevation. The room is sparsely fenestrated, with a dirt floor that sits one step below the wood floor of the north room. The final room is small and located at the southeastern corner of the coop. Two prefabricated doors provide access on the eastern elevation. There are some non-utilitarian, ornamental aspects to this last room. While the exterior siding is unpainted, the interior of the room has internal walls that are painted silver. Moldings run along the ceiling edges and door frames. There is a circular opening, in metal, between the two prefabricated doors, possibly for an exhaust pipe.

Auxiliary: The auxiliary building is located just south of the chicken coop. While the two buildings are in close proximity, the auxiliary building sits on the opposite side of the south pasture fence. Access to the building is accomplished through two different gates in the fence at both the southeastern and southwestern corners of the chicken coop. This auxiliary

building, with its attached wood shed, is the only building that sits in a skewed relationship to the main house. Whereas all of the other buildings are sited in a consistent parallel scheme, this building is rotated at least 30 degrees counter-clockwise off the main north-south axis.

The building consists of a compact dominant mass and an attached wood shed. The main massing has vertical board-and-batten weatherboarding that is painted white on the north-facing elevations but left unfinished on the south side. Similar to the treatment of the barn weatherboarding, the batten is inconsistently implemented. The gable roof unites the building to the other outbuildings on the site. The main structure has two points of access, a large central door on the northeastern facade which consists of double five-paneled doors. On the southeastern side there is a regular, paneled door with four window lights. The building rests on a cinder block foundation and the chimney is also cinder block, located externally, on the northwest elevation. The main portion receives natural light from the windows on the northeastern and southwestern facades. On the primary elevation, toward the northeast, the double-door is flanked by two small, single-light casement windows. Two south facing windows give the building visual access to the south pasture. These two windows are the top and bottom of a standard, double-hung sash window. A covered window, or door opening, directly under the ridge of the roof gable of the southeastern facade signals the low, second-story level of this building.

Inside the main portion of the building, the exterior walls are unfinished. The building employs box-frame construction with irregularly-spaced, yet standardized 4" x 4" posts. The floor is poured concrete. The floor joists of the second floor appear to have great variation in quality, but they are all consistent in size. A small flight of stairs leads to a shallow second story, which was most likely used for storage. The roof of the main portion is a common rafter system. However, two posts nailed to alternating second-floor joists support the rafters.

The woodshed is attached to the southeastern facade of the main mass of the auxiliary building. It has a rectangular footprint that is smaller than the main portion of the building. Its northern facade deviates slightly from that of the main portion, such that they are not exactly aligned. From its bond to the primary portion, the roof of the shed slopes downward in a low pitch that is covered with asphalt shingles. Regular vertical weatherboarding forms the sides of the structure, which is painted white. The siding does not always extend to the ground, leaving gaps of variable widths along the bottom of each side elevation. There are two main points

of access: a main, rectangular opening on the northeastern facade and a paneled door on the southwestern facade. The woodshed receives natural light from a six-light window on the southeastern elevation. Unlike the cinder block foundation of the main portion, the woodshed has neither foundation nor flooring material. All of the posts penetrate directly into the ground.

Tenant Residence: This large cinder block building sits directly south of the main house. It is

located near the end of the extended driveway, on the edge of the south pasture. The southern side of the building actually functions as a portion of the south pasture fence. The building is in keeping with the parallel positioning of the rest of the farm complex. The footprint of the building is rectangular, save for a small rectangular protrusion on the southern side. Its position on the site virtually prevents all views between the main house and the barn. The building consists of two residential apartments on the first and second floors.

The tenant residence shares some superficial similarities with the other buildings of the farm complex. The cinder blocks have been painted white and the metal-clad roof is a dark, grayish green both of which cosmetically tie the building to the color palette of the main house. However, the cinder blocks give the building a stark regularity and weightiness that disassociate it from the other buildings. The western portion of the building is one story taller than the eastern portion, but both sections have gable roofs. The two-story massing has two large garage doors and a covered entrance doorway on the first floor. The second floor is punctured by three windows on the north and south sides, whereas the eastern and western elevations are sparsely fenestrated. One window directly under the roof ridge indicates the presence of an attic space in the building.

The two different massings are united on the first floor by the extension of the doorway covering to the east to shelter the entrance door into the single-story portion of the building. This smaller section is also minimally fenestrated, except for a small, rectangular extension which lies laterally on the south elevation and is dominated by three substantial windows. There is rear access to the building via a door in this small extension.

Feed Storage/Outhouse: The feed storage building is located due south of the kitchen, almost against the south pasture fence. Similar to the dairy, the building is a small, single-story structure. The building has two different points of entry, on the eastern and southern facades. The building is sited in a

parallel position to the main house, but its doorways face east and south, to the other outbuildings and the south pasture. The building is a box-framed wood structure with a gable roof. The body of the building has board-and-batten wood sheathing, consisting of wide, structural wood boards that extend vertically from sill to plate. Narrow wood strips are nailed vertically over these boards, to cover the interstitial gaps between them. Similar to the dairy, the entire exterior, including the doors and window frames, is painted white, while the gable roof is sheathed with metal. There are two windows, one on the eastern side with six lights and one on the western side glazed with four lights. The windows sit just under the eave line. There is also a small rectangular opening on the north facade, near the foot of the building for rabbits to access the feed. This opening is covered by a movable panel. There are three main points of access into this small building. Two batten doors open outwards on the east side, while a concrete step leads to a five-paneled door on the south facade.

The interior of the feed storage building is divided into isolated spaces which have a functional, unfinished quality. While the building has two rooms, separated by an interior partition wall, there is no internal communication among the rooms. This division of spaces is thus made possible by the multiple doorways to the building. Overall, the box-frame construction of the building is evident in the interior, since the exterior building walls are unfinished on the inside. The building has corner posts, posts at the ends of the partition wall, and corner bracing, all of which are slightly irregular in size and spacing. The rafters of the common-rafter roof system are variable in size, but relatively regularly spaced.

Barn: Of all the structures on the farm, the barn is located the farthest from the main house. It is located in the south pasture of the farm. Despite this significant separation, the barn continues the spatial trend of parallel positioning among the buildings. There is vehicular access to this pasture via the extended portion of the main driveway, which travels south past the garage to a large gate in the fence that separates the domestic complex from the pasture. There is also pedestrian access to the south pasture and the barn; a small opening is located in this same fence between the feed storage building and the garage.

The barn is a large, box-framed structure with a gable roof but is in a state of considerable decay. The exterior siding of the barn is board and batten, but the treatment is incomplete. While vertical weatherboarding extends up to the eaves throughout the building, the batten strips extend only to a

height of about one story. The exterior is unpainted and the roof is shingled.

There are openings to the barn on the sides facing north and east. The northern facade has a large, sliding door. The door is centrally-located along the facade and runs along a metal track. Above the sliding door is a large, square opening. In contrast to this simplicity, the east facade has a multiplicity of openings, including three doors and two windows. These openings are in a tight sequence, with very little space in-between yielding an open facade. None of the window openings have glass. Over one of the door openings on the east side there is an extended overhang that projects out from the side of the barn and is supported by two thick posts. There is a similar overhang on the western side of the barn, however, it does not cover an opening.

The interior of the barn shows its box-frame construction and common rafter system. The external board and batten siding is nailed to regularized interior posts and bracing is used at the corners of the timber frame. There are many internal divisions to accommodate a variety of animal pens, but there is also a large centralized space. The posts that support the gable roof and external siding are not those that carry the second floor of the barn. A second set of posts, placed inside the perimeter of the main posts, support the floor joists of the second level, and have no role in the greater framing system of the building.

Construction Phases:

The building evolutions of Oakleigh Farm have been grouped into five main building phases. Phase I is the original period (1897) which included the development of the main house and several essential outbuildings. Phase II spans the first two decades of the twentieth century and involves a substantial addition to the exterior of the main house and several outbuildings. Phase III is marked by the incorporation of plumbing in 1933 and its subsequent effects. Phase IV, from 1947 through the 1950s, was a time of large building projects, renovation, and reuse at Oakleigh. Phase V covers the 1970s and 1980s with the erection of one last building and some minor modifications. This analysis is based on site and building observations, the farm diary of William Nuttycombe, and several interviews with Laurie Nuttycombe.

Oakleigh Farm was built in 1897 by William Nuttycombe. The details of the land purchase, building materials, and construction were outlined in

Nuttycombe's farm diary of 1897-99. The original complex of buildings included the main house and the kitchen, which were connected by a corridor, which was coined the "covered way" by Nuttycombe.³ This connection was likely the extant, solid enclosure between the main house and kitchen. Alternatively, the "covered way" was probably a gable-roofed passage with fold-able doors that swung upwards to hooks underneath the gable roof. Mrs. Laurie Nuttycombe has interpreted that the current siding on the hyphen is original to 1897. The consistency in siding among the main house, the kitchen, and the hyphen would support this conclusion. However, it seems feasible that the passage was actually more open in 1897, thus warranting the open connotation of its name, and that the siding may have been added in the second phase.

In addition to Nuttycombe's farm diary and Mrs. Laurie Nuttycombe's understanding, the slate shingles on the gable roof of the hyphen indicate the possible contemporaneous construction of the passage roof with that of the main house and the kitchen. Furthermore, the separation of the kitchen from the main house and the use of a connecting passage could be considered a variant of the southeastern vernacular tradition of the dogtrot. In the Virginian vernacular, it was customary to separate the kitchen, siting it to the periphery of the main house, in order to alleviate the pressure of excessive heat generated during summer months. The early form of the elevated, covered passage also explains its lack of a solid foundation in comparison to the adjacent building masses. In this way, while the exact, original form of the hyphen is difficult to determine, it is probable that a covered passage was constructed in 1897, along with the main house and the kitchen, but that it originated in a less enclosed version of its existing form.

The dairy and the feed storage/outhouse were also constructed at this time, according to Laurie Nuttycombe. The dairy was originally both for milk storage and smoking meats in the winter, which were accomplished in the south and north rooms, respectively. The floor of the dairy was initially concrete. The original matriarch, Emily Nuttycombe, who was married to William, sold non-essential milk, eggs, and butter in Charlottesville for additional family income. The butter and eggs were not stored in the dairy but likely in the farm's spring box. In addition to these recollections of Laurie Nuttycombe, the weatherboarding on the dairy supports its 1897 construction date. The beaded siding on the dairy is similar to that on the

³Nuttycombe, William. Farm Diary, 1897-99.

main house and kitchen. It is possible, however, that the dairy was constructed after 1900 along with the other outbuildings but with left-over siding.

The well was also an essential component of the first phase of Oakleigh Farm. Dug in 1897, the first well was likely an earlier version of the current one, and the initial enclosure was either replaced or substantially renovated. A garage was also built at this time, likely in the location of the tenant residence.

The second phase of construction occurred between 1900 and ca. 1920. The lower boundary of this period is established by the death of William Nuttycombe and the consequent cessation of his farm diary entries. Since the farm diary details the development of Oakleigh through its first three years, that development which is not documented could be determined to have been built after Nuttycombe's death in 1900. The upper temporal boundary of this phase is approximated by a historic photograph of Oakleigh dated ca. 1920 that shows the northwest corner of the main house, in a similar state to the extant structure, with a large porch wrapping around the north and west elevations. Stylistic and structural deviations within the porch indicate that part of the structure is a substantial addition. This is first evident in the form of the porch, which abruptly changes near the main entrance on the north side. From the northeast corner to this north entrance, the porch roof is low, with a significant slope, and is supported by square-edge columnar supports. In contrast, the porch that extends from the main entrance to the west elevation is high, has a shallow slant, and is supported by classically-inspired columns. The intersection of these two porches is telling. At the right is the new porch addition; it is inserted above the original structure and the gap is patched with asphalt shingles.

This phase may have also featured the construction of the chicken coop, brooder house, and cowshed. These buildings were not included in the 1897 diary, but would have been requisite to Emily Nuttycombe's vending of milk, eggs, and butter. The brooder house was a cylindrical structure formerly located where the auxiliary building now stands. The close physical relationship between the old brooder house and the chicken coop is logical, given their parallel functions. The cowshed was located in the south pasture, near the barn.

Sometime after William Nuttycombe's death, Oakleigh was inherited by Herbert Walter Nuttycombe, Emily's oldest son. In 1933, Laura Patton,

Herbert's English wife, added indoor plumbing to the main house.⁴ In this transition, a bathroom was added on the first and second floors of the main house. The first floor bathroom was an external addition, while the second floor bathroom was located within the original bounds of the house. The bathroom addition has a stone foundation and haphazard patching at the connection to the main house; the intersection of the new bathroom roof with an older covering that has slate shingles is apparent. On the interior, moreover, the early, covered bay window is obstructed by the bathroom wall. This awkward connection was implemented to create a link between the kitchen and the first floor bathroom that was independent of the main house circulation. Given the existence of indoor plumbing, it is likely that the outhouse portion of the feed storage building was no longer viable.

Sometime around the time of the bathroom addition, it is likely that the west-facing parlor window was replaced with a prefabricated aluminum door. The addition of this second, front entrance to the house has the effect of transposing the main elevation to the west, which was the most convenient entrance from the driveway. According to Mrs. Nuttycombe, it is also possible that the extant well house and automated pump were added around this time. This is further supported by the necessary provision for electricity on the farm in order to power the pump. It is possible that Oakleigh began using electrical power around the establishment of the Rural Electrification Act of 1936.

The fourth phase was a period of significant building and refashioning at Oakleigh. Predominantly, in the mid 1940s, the wood cowshed in the southern pasture and the original garage were demolished. In 1947, these two uses were combined in the new tenant residence, which coalesced a cow shelter, two car garage, and rental apartment. Mrs. Laurie Nuttycombe associates the tenant residence with the housing shortage after World War II. The apartment was supposedly rented to University of Virginia students for \$45 per month. The building was commissioned by the third generation of Nuttycombes at Oakleigh, George Herbert Nuttycombe and his wife Louise Coles Nuttycombe. Built by Mr. Willie Wilson, the cinder blocks cost five cents each. In the late 1950s, Louise and her new husband Carroll Walton commissioned the fallout shelter, consistent with the paranoia of the Cold War era.⁵

⁴Mrs. Laurie Nuttycombe, telephone and personal interviews, May 2004.

⁵This paragraph is based upon the interviews with Mrs. Laurie Nuttycombe.

In addition to these substantial additions to the farm, several of the other buildings, the uses of which had become obsolete, began to be reused and modified. Then a child, Mrs. Laurie Nuttycombe recalls that the dairy became a play space for her and her siblings. Seeking similar escape, Carroll Walton renovated the southern room of the chicken coop as his personal den. This new use explains the presence of two prefabricated aluminum doors, the hole for an exhaust pipe, and the odd decorative embellishments of this room, which are not consistent with its earlier form and purpose.

The final phase of construction, encompassing the 1970s and 1980s saw one new building and some significant alterations. The auxiliary building, which represents an enigma in terms of structure and materials, was commissioned by Louise Nuttycombe in the 1980s. The main purpose behind the commission is not understood, but she requested the skewed position of the building, which contradicts the regular parallel relationships of the buildings on the site. The building was constructed entirely out of scrap materials, which explains the co-existence of wrought and wire nails, multiple types of weatherboard, variable quality in wood members, the use of the two pieces of a sash window to accommodate two smaller windows, and its overall haphazard construction.

The dairy, which had been previously used as a play space, was more formally shaped toward this use in the 1970s. Louise Nuttycombe transformed the small building into a playhouse for her grandchildren, Peri and Suna Tumay. These changes include wood floors, the low bed in the southern room, some of the interior decorative finishes, and a sign on the outside, which once read "Number 4 Oakleigh, Peri and Suna Tumay". Also at this time, the tenant residence was further transformed. Since cows had not been used at the farm since the 1960s, Carroll Walton renovated the first floor of the cinder block residence into another permanent apartment.

Oakleigh Farm was built in 1897 as an ordered complex of residential and utilitarian buildings and informal gardens within a greater pastoral landscape. It was intended as a small family farm. The main house with its attached kitchen and the dairy have been shown to be the most significant buildings on the site in terms of function, construction, and renovation, and in continued use. While the well house was likely constructed later, its location next to the dairy and its decorative form indicates that it was designed to correspond with the aesthetic advanced by the main house and the dairy. The barn, while original to the site, retains a significant degree

of decay and damage. While Oakleigh may have begun with four essential structures in 1897, the complex developed and evolved over generations of use, partly in response to changing functions and styles within both the family and the society at large. Buildings continued to be constructed on the site through the 1980s and extant structures were substantially renovated or reconfigured for contemporary uses, over the course of the century.

Historian(s): Patricia Slovinac (team leader), Eleanor Pries (editor), Sara Anderson, Alisha Clark, Kristin Costanzo, Alecia Daves, Jason Fox, Jennifer Graves, Ellen Jenkins, Meghan McLoone, Garrison Rule, Amber Wiley, Daniel Williamson, Lindsay Witt, May 2004.

Project Information: The documentation of Oakleigh Farm took place as part of Louis Nelson's (2004) field methods class at the University of Virginia, School of Architecture, Department of Architectural History. Students recorded various structures through measured drawings and written description; the record the students created was dependent on their ability to read what the structure was telling them about its construction history rather than on traditional documentary research.