

File: Red Hill



CRADDOCK CUNNINGHAM ARCHITECTURAL PARTNERS

Architecture Planning Interior Design

April 29, 2010

Holly Mills
Amherst County Museum
154 South Main Street
P.O. Box 741
Amherst, VA 24521

Dear Holly,

My business partner, Hal Craddock, passed the enclosed information and photograph on to me thinking that since I'm an Amherst County resident, I might know where this residence is, if it still exists, or if it is historically significant. He found it in an old file from 1999 and couldn't recall the reason for having it.

I don't recognize the property, but thought that it might have some interest to you. If so, please feel free to keep it. If not, please feel free to discard it. I did not want to trash it without at least offering it to you with the thought that it might have some historical value.

Hope things are going well with you.

Sincerely,

Lynn A. Cunningham

FEB 22 1999

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February 19, 1999

Mr. Hal C. Craddock
Craddock Cunningham Architectural Partners
1312 Jefferson Street
Lynchburg, VA 24504


Dear Hal:

I am sorry I have not contacted you earlier to follow up my discussions with you about "Red Hill." I enclose for your review:

1. Letter dated January 11, 1999 from Ed Lewis who is the present owner of the property;
2. Letter dated January 20, 1971 to Mr. Lewis from J. Everette Fauber reporting on the condition of Red Hill;
3. Photograph of Red Hill.

After you have had a chance to review this material, I would like to discuss any interest you or your partner might have in this home. I am sending a copy of this letter to Mr. Lewis. I look forward to hearing from you.

Sincerely,



Robert C. Wood, III

RCWIII:mmh
Enclosures
cc: Mr. Ed Lewis

(COPY)

J. EVERETTE FAUBER, JR., F.A.I.A. • ARCHITECT

2309 ATHERHOLT ROAD • (703) 847-7754 • LYNCHBURG, VIRGINIA 24501

J. EVERETTE FAUBER, JR., F.A.I.A.

ROBERT H. GARBEE, A.I.A. - ASSOCIATE
J. EVERETTE FAUBER, III, A.I.A. - ASSOCIATE

January 20, 1971

*ALL OF MY WORK ON RED HILL
DONE WITH HELP & CONSULTATION OF TRUEHART
POSTON. (I HAVE BEEN TOLD THAT NOBODY
WAS BETTER. THE WORK DONE
BY KING FORD PLANNED BY*

Mr. Edward Lewis
13721 Poplar Tree Road
Chantilly, Virginia 22021

Re: Inspection - "Red Hill" - Pedlar Mills, Virginia

MR. STANHOPE JOHNSON

Dear Mr. Lewis:

This is to report on my visit to "Red Hill" yesterday. Frankly, I was impressed with the place and think you have a valuable and significant property.

To answer your questions concerning maintenance I submit the following:

I saw no serious cracks in the masonry. The structure is well preserved and in good shape - outside of the needed repairs on the brickwork, such as the cracks over the windows, the chimney caps, etc. I suggested a pointing of all joints and cracks with Flamingo tinted mortar to match the existing. This mortar should be used in any restoration or rebuilding of brick masonry. The chimney caps should be topped with a cement wash feathered to the outside. We have a set of Flamingo samples if you want to use these for color selection. *BRICKWORK DONE*

The floors are in fine shape, except for the area in front of the fireplace in the room on the left as you enter from the east doorway. Here, an attempt should be made to patch and replace with old flooring as discussed. A sanding and refinishing of the others is all that is indicated.

The roof is apparently secure except for the snow problem at the valley - near the eave - where the portico roof intercepts the main roof. Unless this is doing considerable damage below, I'd ignore that for the present.

*ROOF NOT CURRENT
1999 PROBLEM*

Mr. Lewis
January 20, 1971

-2-

BRICK
PORCH TORN OFF BASE FOR PROPER PORCH
ADDED

The rear porch floor is badly rotted at the screen door bay. Whereas this could be patched and replaced as necessary and repainted, if the future of the porch is indeterminate, it could go as is for awhile without any replacement or repairs.

GUTTERS REMOVED

The hanging gutters seem to be "shot". I would replace these with identical single-bead, half-round gutters. If the downspouts are not in need of replacement, the gutter can be fitted into them.

NEED SAME ADDED WORK 14 89
In view of the deterioration of the brick foundation wall on the upper side of the house, it will be important and urgent to install a storm drainage system and to regrade the yard, insofar as possible, to route all surface drainage around and away from the house. This should be accomplished by not cutting so deep as to kill or damage those trees and large shrubs near the house. Yet, something must be done to eliminate the accumulation of surface water next to the basement walls.

Cast iron boots and storm lines should be installed (using terra cotta or concrete pipe) to catch all roof water and conduct it a distance of at least 50' from the house where it should be dumped on grade over concrete splash blocks.

Generally speaking, the main house gives the appearance of being constructed in the early nineteenth century (circa 1800-1812). Little has been done to alter the house except the addition of bathrooms, the addition of the portico on front, and perhaps the long porch on the rear. The presence of the doors with side lights at each end of the second floor stair hall would indicate some earlier form of porch on both facades; yet little or no evidence of this is apparent on the brickwork.

The one remaining old brick outbuilding was doubtless built at about the same time as the big house, and seems to have been a living quarter for servants. I understand there were three others. This building has a serious structural condition on back side, which will, doubtless, call for rebuilding the central part of the rear flanking wall. Corners seem intact and the top part of the chimney needs rebuilding. All directions and instructions concerning repairs to brickwork on main house would apply here.

SERVANTS' COTTAGE IN GOOD
SHAPE NOW

Mr. Lewis
January 20, 1971

-3-

NOTHING DONE TO FRONT PORCH (1999)

The heavy, wooden balustrade seems incongruous. Those two sections of handrail at the concrete steps should be removed. The remaining railing should be left for protection for the time being. Of course, the concrete porch floor and steps are entirely out of character and should be changed if any restoration attempt is being considered.

Features of the house are: The nice Adamesque mantels and main stair with carved wood detail, the interesting and intricate main outside cornice and the nice lofty (four-square) proportions of the main house with its hipped roof and lofty chimneys. Also, I was impressed with the remains of the terraced formal gardens on the southwest side. The high and imposing site with its priceless views on all sides is noteworthy, as are the nice large trees surrounding the building.

I plan to write to my friend, Jim Moody, of the Virginia Historic Landmarks Commission shortly.

If I can be of any further help to you in connection with the future of "Red Hill", please let me know.

With kindest regards and best wishes for everything good, I am

Sincerely yours,

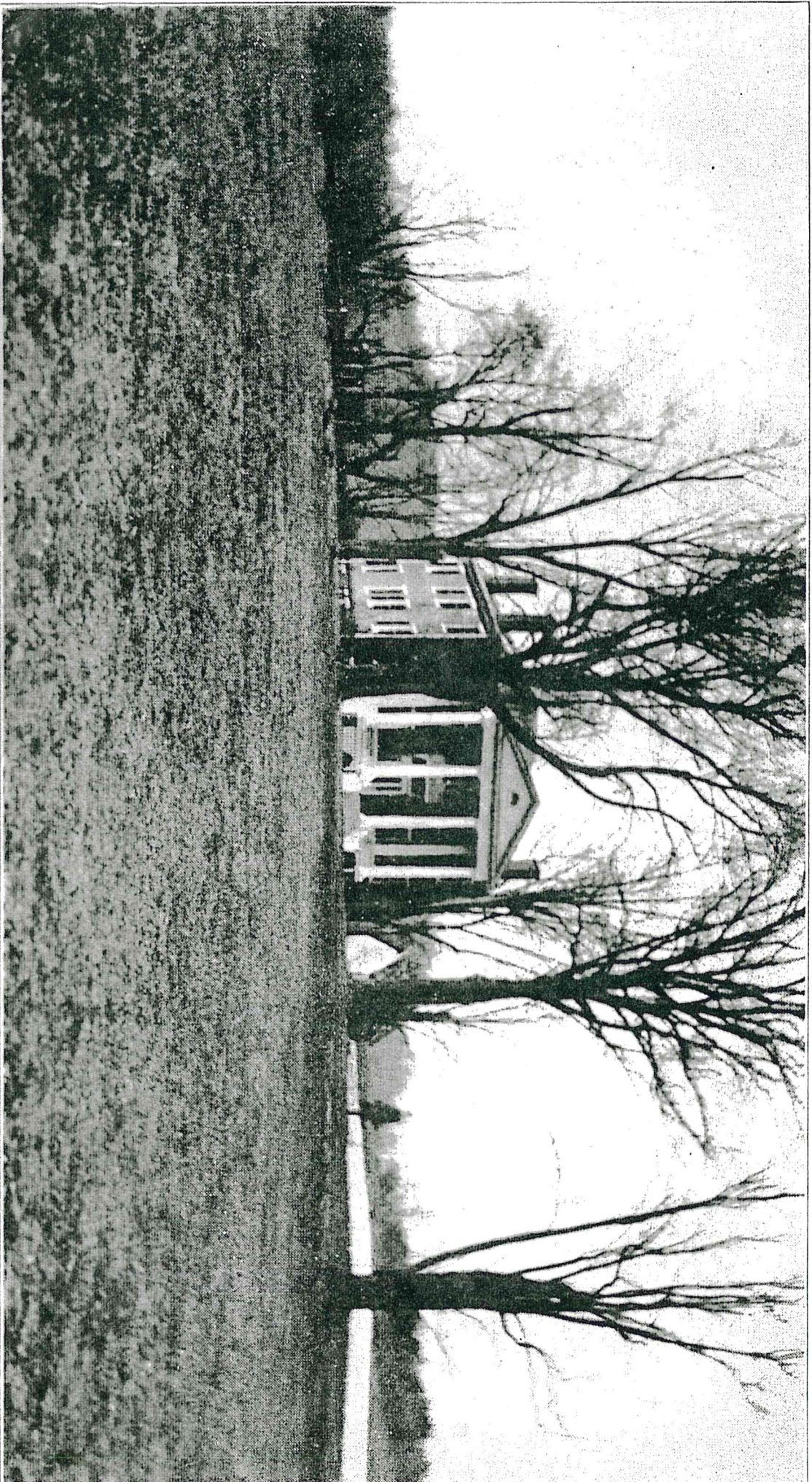
J. Everette Fauber, Jr.
J. Everette Fauber, Jr., F.A.I.A.

JEFJR/ejt

HAS BEEN ON REGISTER MANY YEARS.

NOTES MINE.

E. LEWIS (1999)



Red Hill, Amherst County—The Ellis Home.

Courtesy of Kiah T. Ford Company, Realtors.

(ABOUT 1830)

FROM: "LANCHBURG AND

ITS NEIGHBORS")

P.S. I still haven't got a brief summary of the history at R.H.

E. Lewis
366 Minors Branch Rd.
Monroe, Va. 24574
Jan. 11, 1999

Mr. Robert C. Wood, 111
Lynchburg, Va.

Dear Robin:

(1754)
I have meant to write you a note to thank you for your note to the Preservation Society but wanted to send a little of the material about the history of Red Hill. That is long and covers the period beginning with the Land Grant to Capt. Chas. Ellis of the Albemarle Militia, French and Indian War, over almost a 250 year period. Somehow I got sidetracked on mostly paperwork to wind up most of my farmwork (personal), as I sold all of my cattle to Sam Myers about a week after the Trial. He has had no trouble with the fences, as the cattle will remain here until the spring of 2000, at least, but at least I don't have to worry about feeding them this winter, as both of my laborers live about 10 miles from the farm and when ice and snow are on the road, I would have to go for them. The thing about not having fences ~~was~~ was a part of a sort of scam, which was successful at least to get the instigator some money from insurance. (Of course, I could not get much for the cattle with dry weather (lack of feed) and depressed farm prices at this time.)

From the time Mr. Fauber examined the Red Hill property I spent over \$50,000. of borrowed money on the Red Hill house, the equivalent of at least three times that amount now. We were fortunate to get really wonderful help on that work. (The Architect for the Landmarks Commission, a young man with A doctor's degree from Harvard, said he did not see how we did it, as he could not get as good help in Richmond or Williamsburg). If I were 10 years younger, I would try to tend to needed work from here ~~on~~ myself, but don't feel up to starting something that I can't (possibly) carry to a reasonable completion.

As I have often been told, these rural houses that got into the "mansion" class were developed generally in the Tidewater area, with two fronts, one ~~on~~ on the river side and one on land. They were designed for viewing from a distance, not close up. For that reason, I enclosed the picture, as MR. Ford or the ~~photographer~~ photographer understood that, and I think the picture is good for that reason.

Also I wanted, as my notes indicate, that we had the best help ~~on~~ in planning the work that it was possible for us to obtain. My Son was appraising in Lynchburg at the time and he obtained the references to Mr. Poston, who I think was a classmate of Dr. George Craddock, and

my older brother.

*I am sure this was
Mr. Poston's last work.*

MR. POSTON
2

My son said some of the best work he found in Lynch. was done by Mr. Poston, and ~~he~~ took great pride in helping me at Red Hill, and charged very little. (I understand he did most of the work for the Dillard mansion at Elon, the big stone house.) Of course, he had been an early partner with Mr. Fauber. He had a ~~serious~~ drinking problem and I was able to do at least one favor ~~for~~ to him in his last days, which he requested when he was in the hospital.

The lead carpenter, or first carpenter at Red Hill was an outstanding man, in his profession, but we lost him due to his personal problems. and the successor to him was also an excellent workman, also an artist, and he also had problems, but he helped us at least part of 3 years. The brick mason was a ~~master~~ master craftsman and worked for us in the good weather, at least three years. However, we never had a crew working, just individual craftsman, and I believe we got better work that way.

It is hard to do much in cold weather but I thought some of this material might interest your friends. I have not tried to put any pressure on ~~my~~ my grandson, with reference to his 30 % interest, ~~as~~ as it may not ever come to that end.

Pardon the length of this letter, but, as you know, it is hard to be brief.

Best regards,

Ed Lewis

