

SPICER MILL FARM

ORANGE · VIRGINIA

EXCLUSIVE
RESIDENTIAL
AREA



Owners:

MR. and MRS. WOODBURY S. OBER

Consultants:

WILLIAM NEWTON HALE . *Architect* . . . CHARLOTTESVILLE, VIRGINIA

CHARLES F. GILLETTE . *Landscape Architect* . . . RICHMOND, VIRGINIA

O. ROBBINS RANDOLPH . *Engineer* . . . CHARLOTTESVILLE, VIRGINIA

Exclusive Real Estate Brokers:

STEVENS & COMPANY
CHARLOTTESVILLE, VIRGINIA

JOHNSON, CRAVEN & GIBSON, A.I.A.
Architects

CHARLOTTESVILLE, VIRGINIA

Selected as architectural consultants following the death of Mr. Hale in July, 1954.

SPICER MILL FARM . . .

Located in Orange County 'mid the rolling hills of Piedmont Virginia, has been planned to satisfy the demand of the critical home owner who desires country living with urban conveniences and protection against industrial and commercial encroachment.

Here on Spicer Mill Farm in the foothills of the Blue Ridge is an area set aside for gracious living. Here is a place that has all the advantages of the open country side—meadows, woods, river, distant mountain views—yet with paved roads, city water, telephones, and electricity. Three miles to the east is the thriving town of Orange with its business district and all the fine religious, educational, medical, banking and commercial facilities offered by a traditionally conservative and growing center.

Orange County, in the heart of Virginia, for generations has been known for its pleasant living. The moderate climate, for those who want a change in the seasons with all their lovely contrasts, is superb and makes for the enjoyment of a variety of outdoor sports. Golf courses and country clubs are nearby. Fox hunting attracts enthusiasts from faraway places; and the nationally famed Montpelier races are only two miles distant. Woodberry Forest, known throughout the United States as a top-flight boys' preparatory school, is a mile across the hills.

The Southern, and the Chesapeake and Ohio railroads both serve Orange. Twenty odd miles away a major airport is nearing completion. Excellent roads, part of the highway system of which the Old Dominion is justly proud, fan out in all directions. Thus, access to Spicer Mill Farm is easily and conveniently had from the major centers of the Eastern Seaboard and the Middle West.

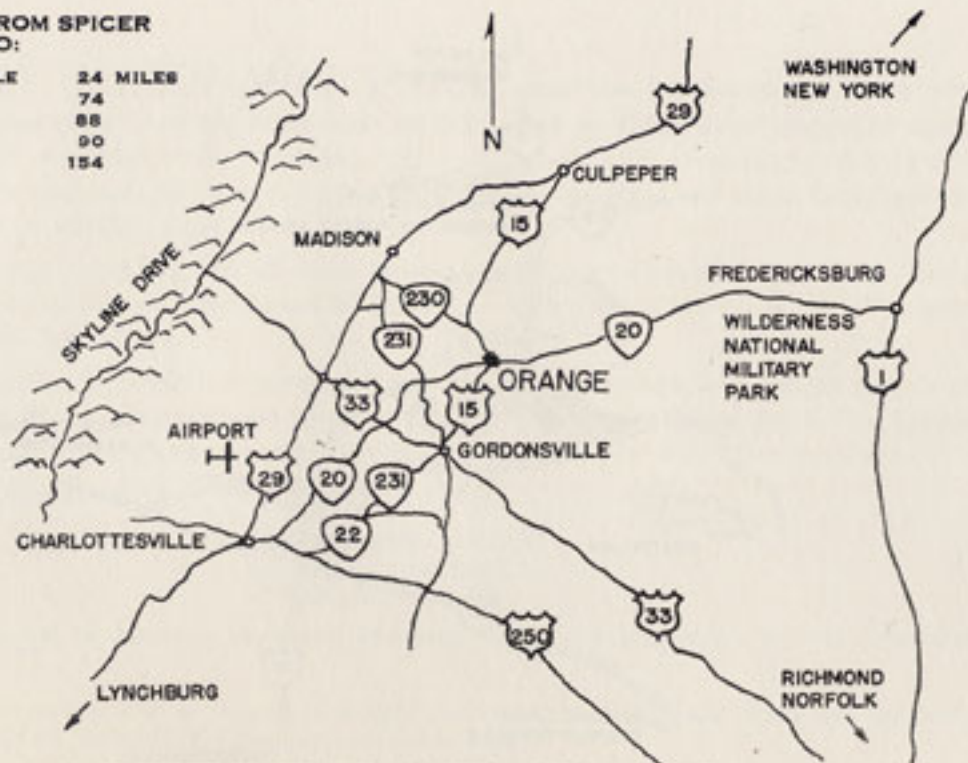
The owners of Spicer Mill Farm think of it as a superior community for the man who wants a place where his family can live in relaxed comfort. To that end they have enlisted the services of trained professionals to formulate adequate plans.

Few residential communities have been planned with such attention to building sites, design of appropriate houses and lay-out of roads and landscaping. Each site has been carefully studied to make certain that, if it is utilized to its fullest extent, the house on it will not detract from its neighbors; and that its outdoor living spaces are placed for their maximum enjoyment. The acreage, as a whole, is protected by surrounding farms and substantial homes.

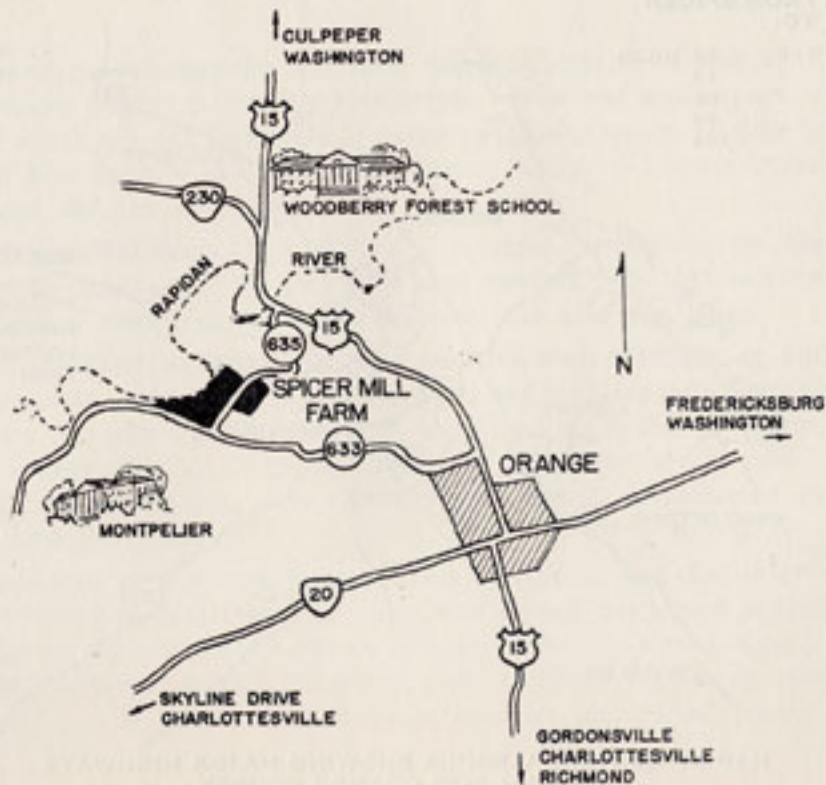
Spicer Mill Farm can be a retreat from the high pressure and discomforts of metropolitan centers, or it can be a home for those who already are a part of Orange and its expanding activity. As a home for either, it is a community whose superb natural assets have been preserved; where important steps have been taken to assure that an investment there can be expected to increase in value and in enjoyment during the years ahead.

**DISTANCES FROM SPICER
MILL FARM TO:**

CHARLOTTESVILLE	24 MILES
RICHMOND	74
LYNCHBURG	88
WASHINGTON	90
NORFOLK	154



**MAP OF CENTRAL VIRGINIA SHOWING MAJOR HIGHWAYS
LEADING INTO ORANGE COUNTY**



SITES ON SPICER MILL FARM may be purchased by those who prefer to choose their own architect and builder. But in these days there are many persons who do not wish to be burdened with such details and, accordingly, the owners have asked the architect to design a number of houses for large and small families that are adaptable to various sites.

On the following pages are ten of these houses with their elevations and floor plans. Three of these have been constructed by Holladay Brothers of Gordonsville, Virginia, and are offered for sale.

Prospective owners who want a "turn-key" job, that is, to be able to walk in the front door and start living, may arrange to purchase any site, draw ideas from the houses shown here, and make arrangements with the consultants for their development.

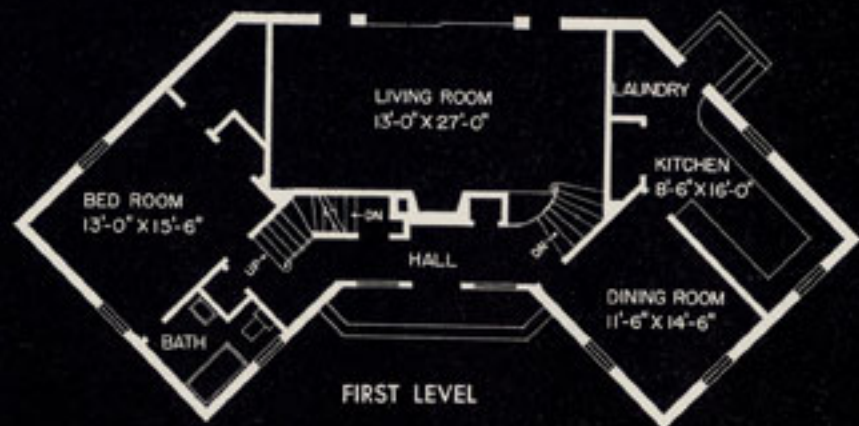
Consult the exclusive broker for Spicer Mill Farm

STEVENS AND COMPANY
Monticello Hotel Building
Charlottesville, Va.

or your own agent on how you may best proceed to acquire and build in this beautiful and protected area.

FINANCING: The owners are in process of making application to appropriate banks and insurance companies to approve Spicer Mill Farm for real estate loans.





The popular split-level plan is used here, graced with a design drawing inspiration from the French and English Regency architecture. Here your main rooms of hour-to-hour living are on one level, the living room placed to command a mountain view and to enjoy privacy, and two additional bedrooms only half a flight above the main living level.

Constructed by Holladay Brothers

FLOOR PLAN

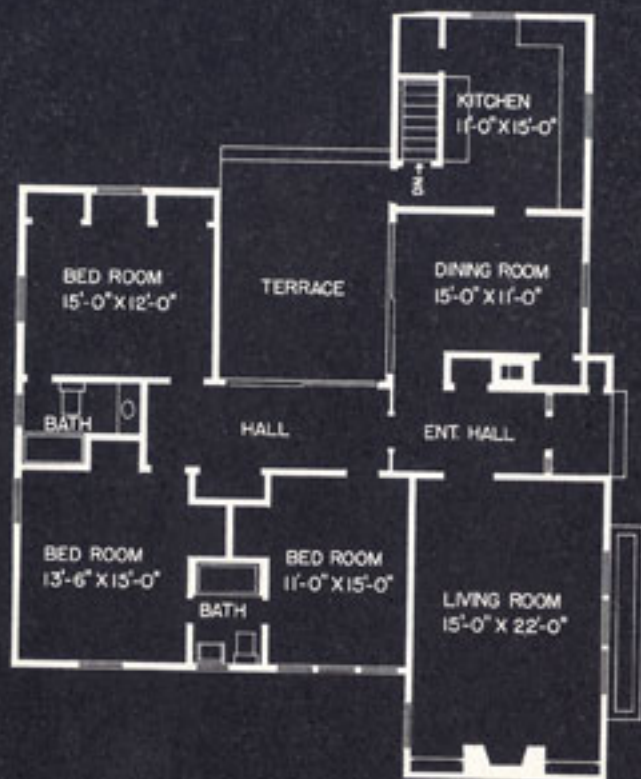
House #1 • 7



FRONT ELEVATIONS



SIDE ELEVATIONS

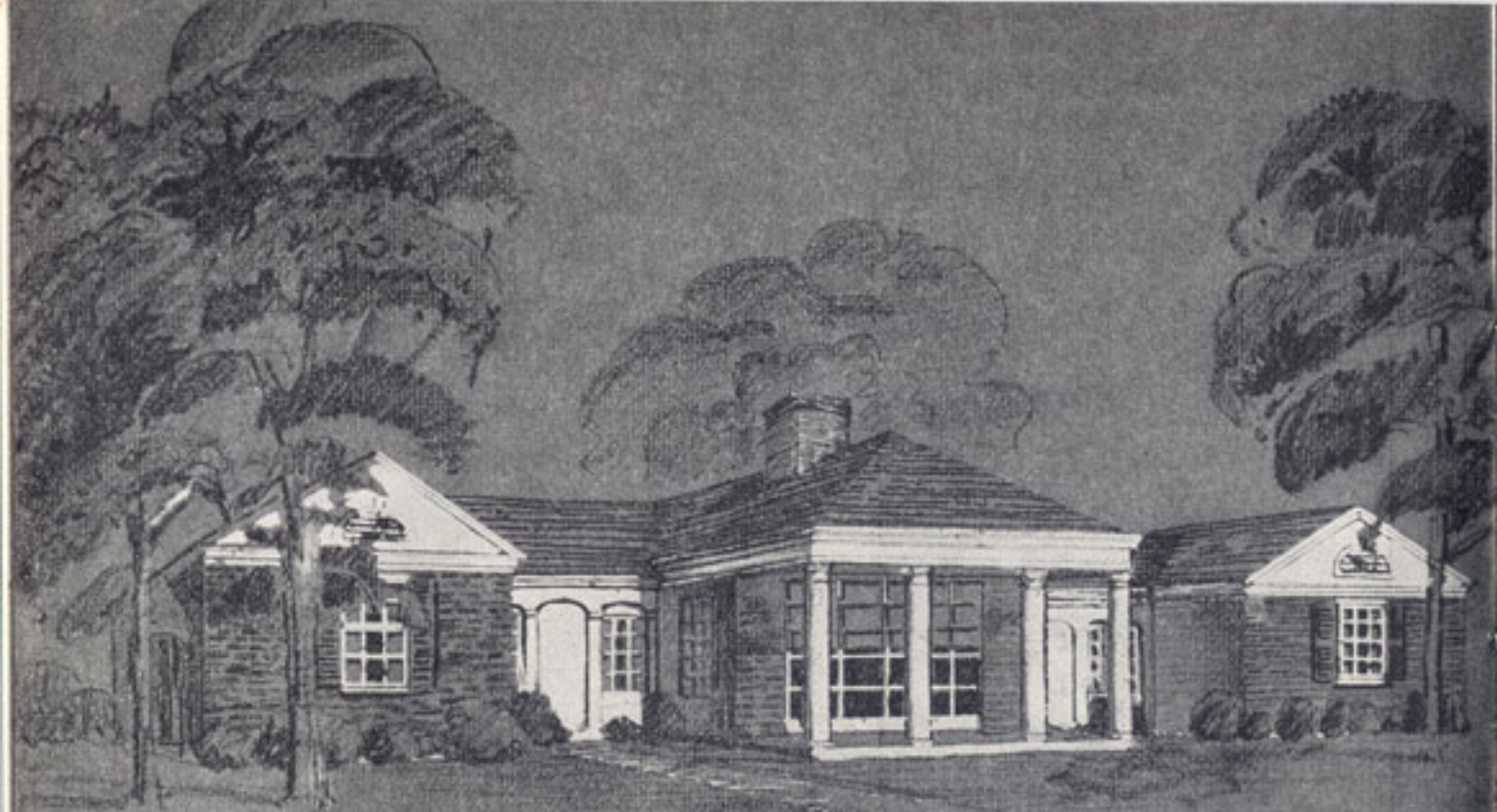


The early settlers of Piedmont Virginia built their first houses with a breezeway through the center section. This house resembles those first homes, combining with traditional charm a functional, modern plan with sliding glass walls opening to main floor center court.

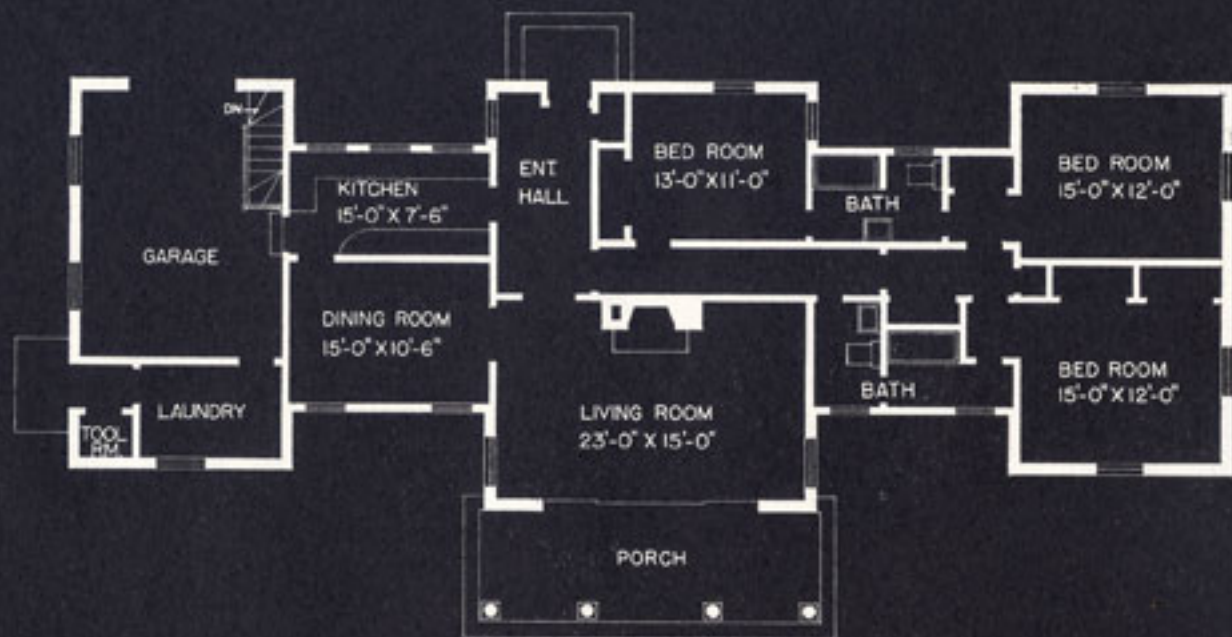
*Constructed by
Holladay Brothers*

FLOOR PLAN

House #2 • 9



10 • *House #3*



This house of fine classical proportion has all the advantages of a one story house, and preserves privacy for the bedroom wing, the living area, and the service wing. In exterior design it follows the precedent of the architecture of Thomas Jefferson, yet is modern and convenient in plan.

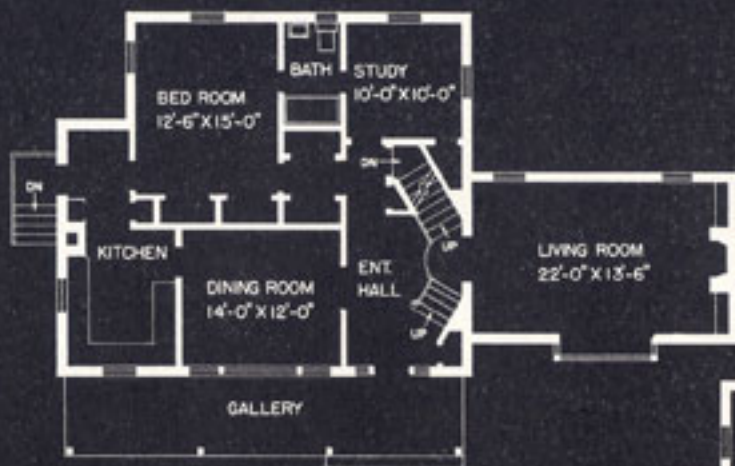
Constructed by Holladay Brothers

FLOOR PLAN

House #3 • 11

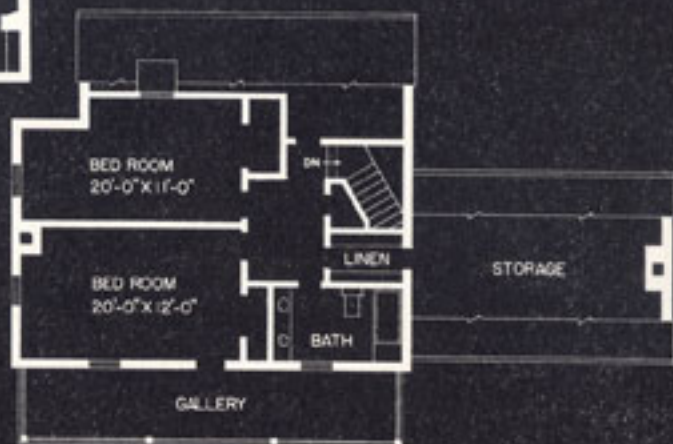


12 • *House #4*



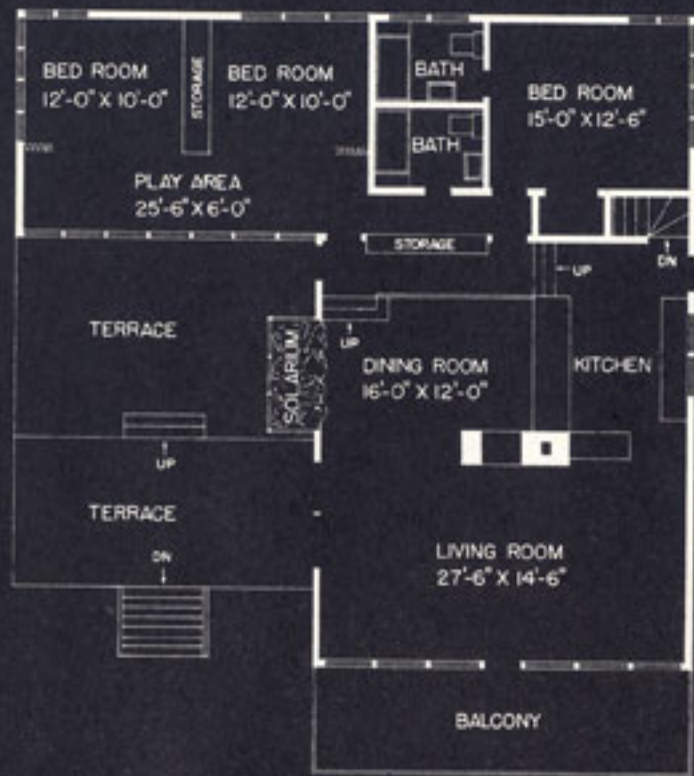
The double gallery on this informal farm house affords comfortable sitting areas for enjoyment of the distant Blue Ridge Mountain vista. The study on the main floor may be used as an extra bedroom, making this plan easily adaptable to a large

family. The basement contains a play room, laundry, and garage, or the garage may be a separate accessory building as shown on the left of the house.



FLOOR PLAN



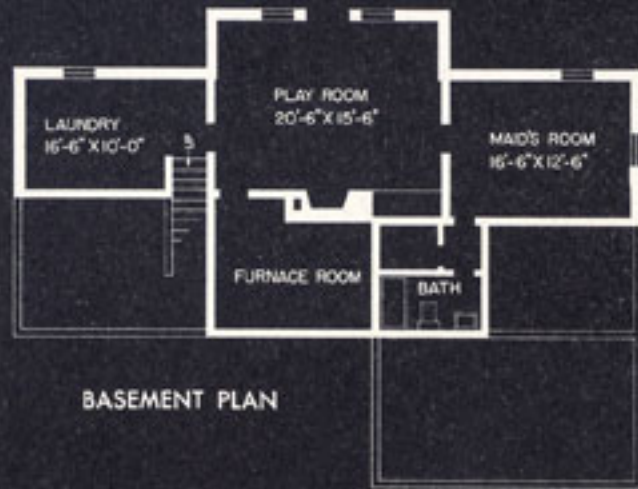
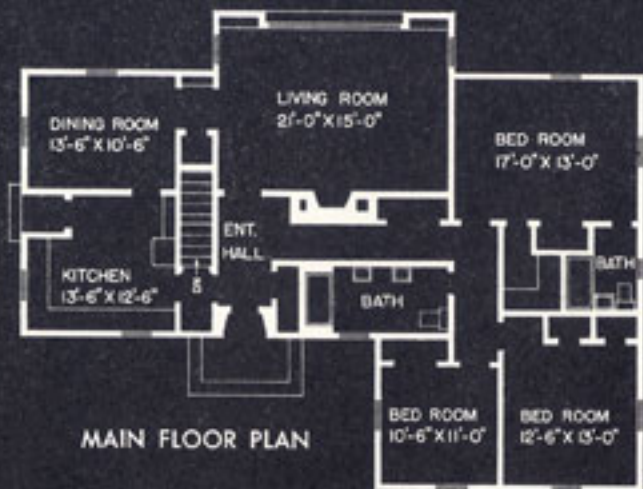


The center room for dining, for television, or for growing plants gives this contemporary plan maximum flexibility. The bedrooms open to a large play area which in turn opens to a sunny terrace. The living room and balcony face the Rapidan River as it winds through cliffs and lowlands.

FLOOR PLAN

House #5 • 15

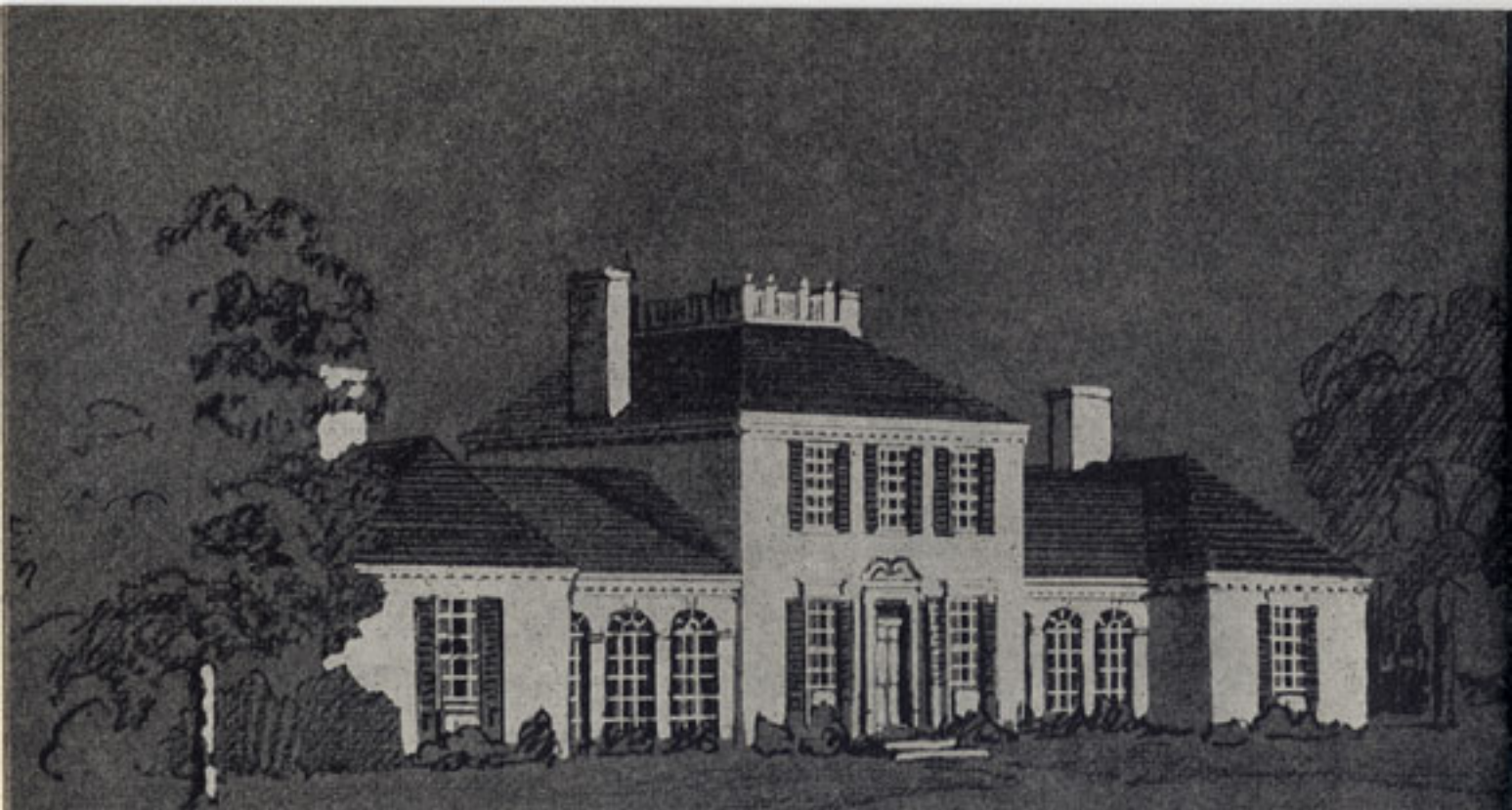




This conventional one story house has a basement which opens out to a lower yard to provide sun and air for the playroom. The living room windows face the southwest and are protected by an overhang designed to control the glare and admit the light.

FLOOR PLAN

House # 6 • 17



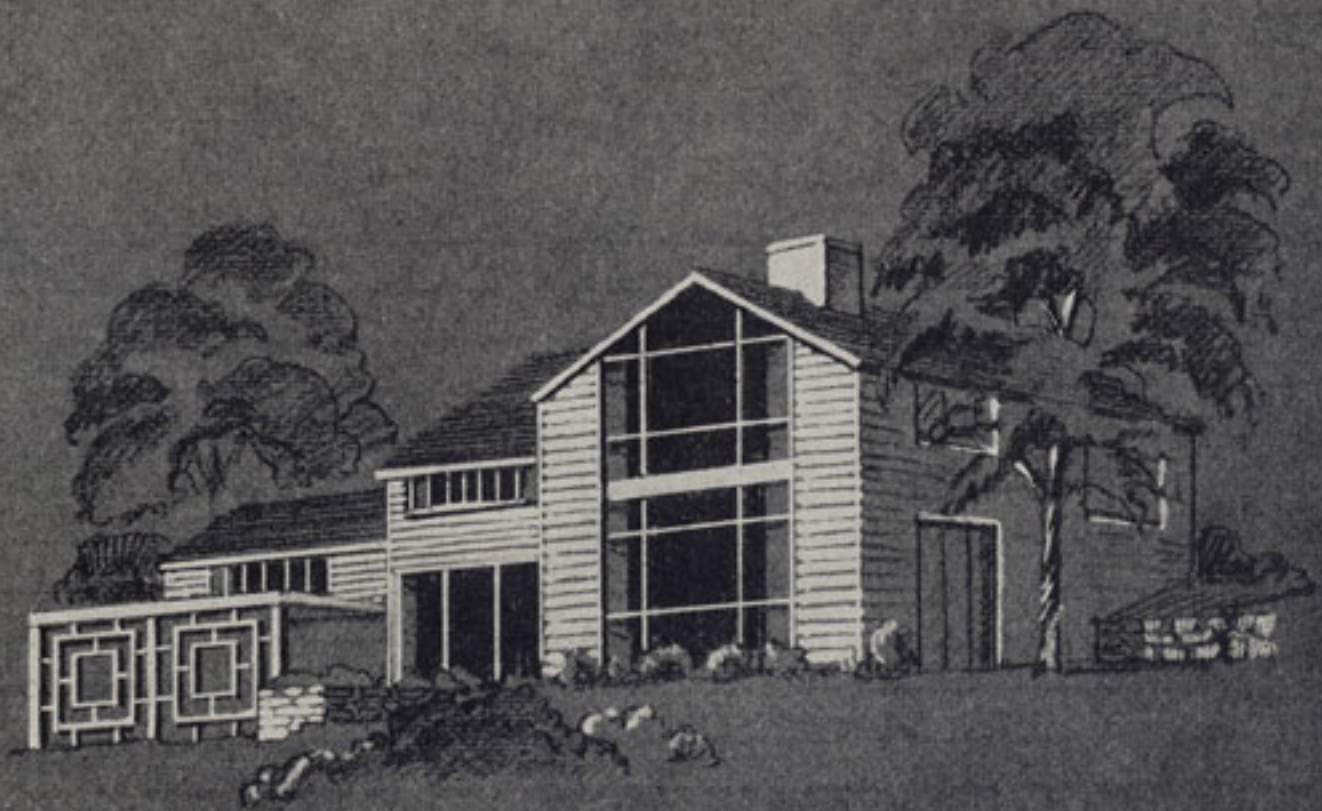


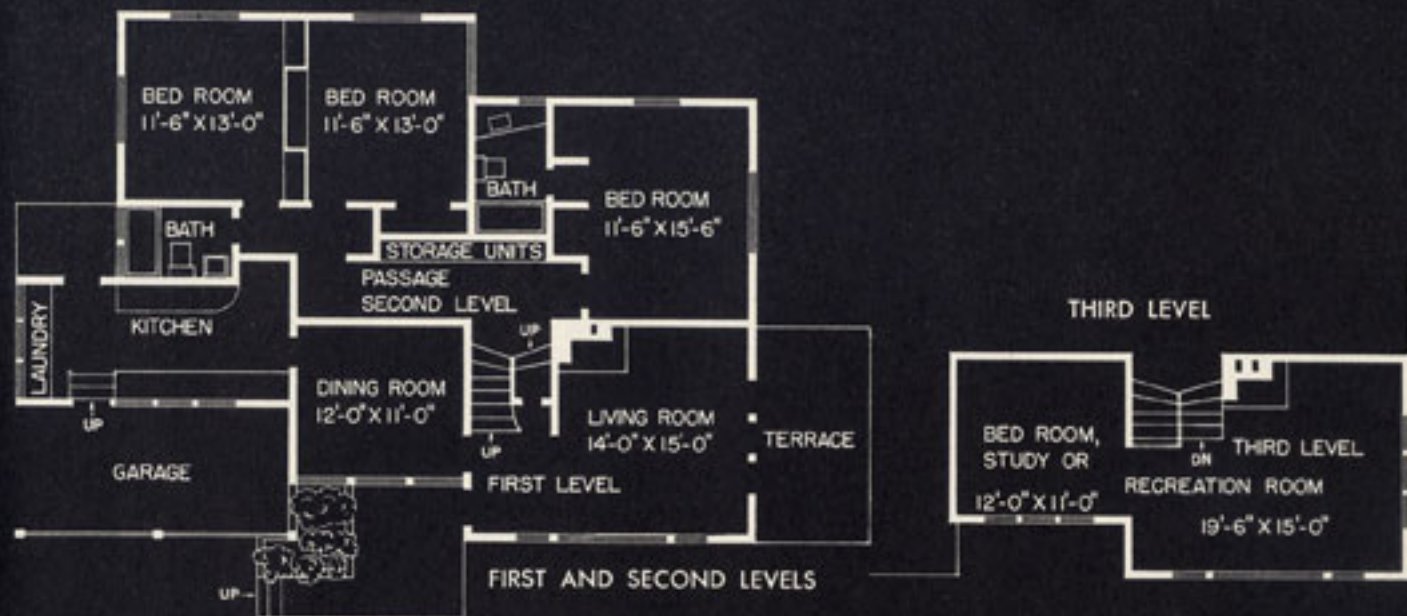
A fine Georgian house, embodying all the elegance of Virginia planters' homes with the economy of space and structure necessary for our present day living standards.



There is a large living area; with the garage and servants' rooms in either the basement or in an accessory building.

FLOOR PLAN



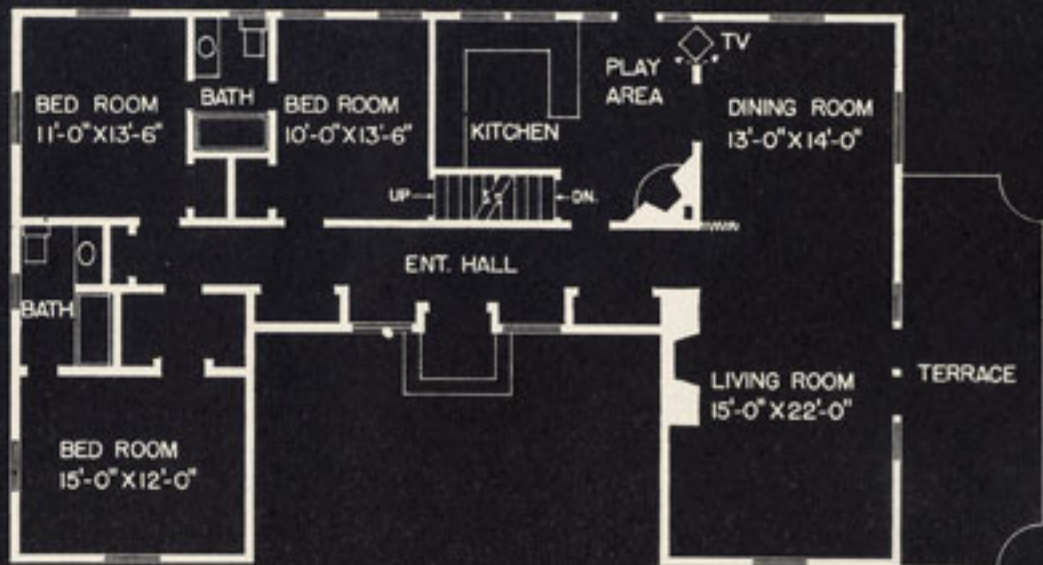


The architect has here adapted a house to a hillside, giving a maximum of living comfort and convenience on two levels connected by half a flight of steps. The third level achieves privacy and sufficient elevation for a view of hills and stream, yet is still only a flight of steps from the bedroom area.

FLOOR PLAN



22 • *House #9*



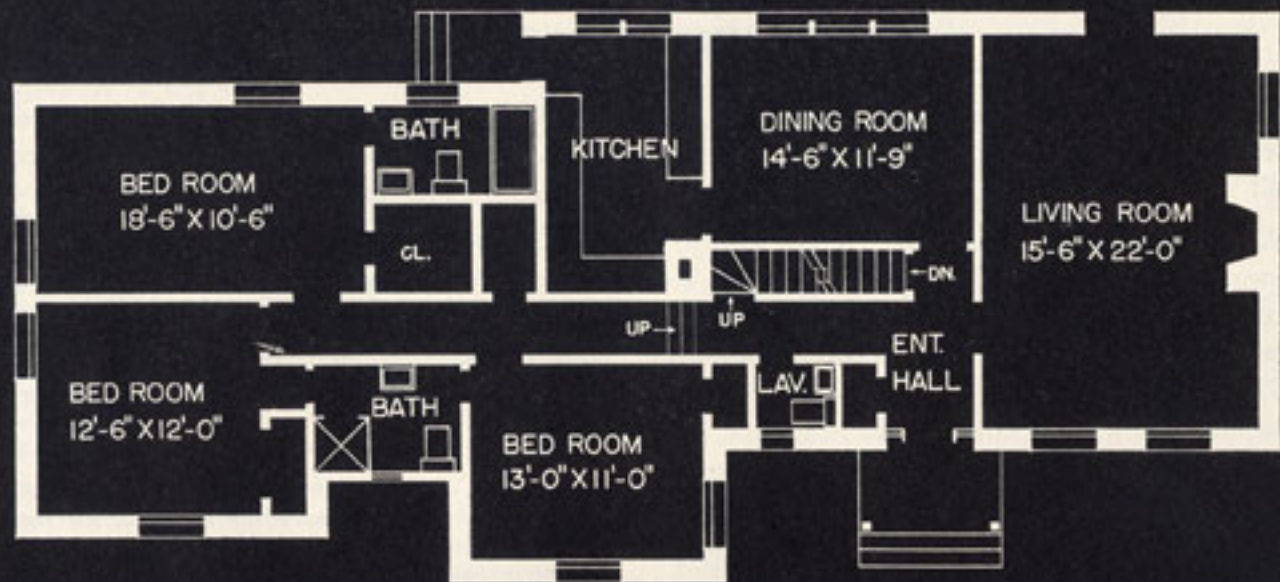
A folding partition divides the living room from the dining room in this excellent small house. The television set can be viewed from the living area or from the kitchen. The exterior design is simple and inexpensive, yet it retains grace and dignity.

The television set can be viewed from the living area or from the kitchen. The exterior design is simple and inexpensive, yet it retains grace and dignity.

FLOOR PLAN

House #9 • 23





A hillside with magnificent stone outcroppings forms a lovely natural background for this stone cottage. There are three bedrooms on the main floor and an attic could be developed into two small bedrooms and bath.

FLOOR PLAN

House # 10 • 25

Protective Covenants

As indicated in the forepart of this booklet, important steps have been taken to preserve Spicer Mill Farm as a highly desirable residential community. Part of this is the planning of sites and all that goes with the intelligent and wise solution of home building problems.

Another important "protection" is the kind of homes that are built and what activities by home owners are considered undesirable. To help achieve this protection, each site will be sold with protective covenants. These are intended to help prevent a fine neighborhood from suddenly changing for the worse with the inevitable result that both environment and values are damaged. These legal covenants, which are listed below, will assist in guaranteeing you a desirable community and a good investment.

1. No shop, store, trailer, temporary living structure, factory, hospital, asylum, institution, tourist home, school or business house of any kind shall be erected, permitted or maintained on said property, and said property shall be used solely for residential purposes. This clause shall not, however, except as specified, restrict the use of the residences for purposes not objectionable in a residential district nor prohibit the use of said property for professional purposes.

2. No further subdivision of any of the lots in said subdivision shall be permitted.

3. Only one home to be occupied for single family purposes with suitable dependent buildings for residential purposes may be constructed on any one lot of land or portion thereof in said subdivision.

4. No signboards or advertising posters are to be permitted except signs or notices which may offer the property for rent or for sale.

5. Buildings proposed and approved for future erection shall be so placed that no portion of the building or buildings is closer than ten (10) feet from the side or rear lot boundary, provided, however, that this

provision shall not apply to the dividing boundary line between two adjacent lots where a single residence is constructed on said lots.

6. None of the lots or any part thereof in said subdivision shall be used for a roadway as access to any property lying outside of the boundaries of the subdivision unless the parties hereto shall have first given their consent in writing.

7. No residence or dependent building of any kind may be erected and no major alteration in the exterior to the same may be made until the parties hereto through a majority vote of their authorized architectural committee approve the exterior design and site location of the same. The procedure for submitting plans for approval is as follows:

(a) Plans should be submitted by registered mail to an architectural committee appointed by the parties hereto. The names of the parties comprising said committee shall be kept on file at the offices of Shackelford & Robertson, Attorneys, Orange, Virginia, and all communications with said committee shall be directed to Shackelford & Robertson, Box 69, Orange, Virginia. The committee may approve or disapprove said plans in writing within thirty days by notice to that effect sent by registered mail to the applicant. If said plans are not disapproved within said thirty days from the date when said plans are mailed to the com-

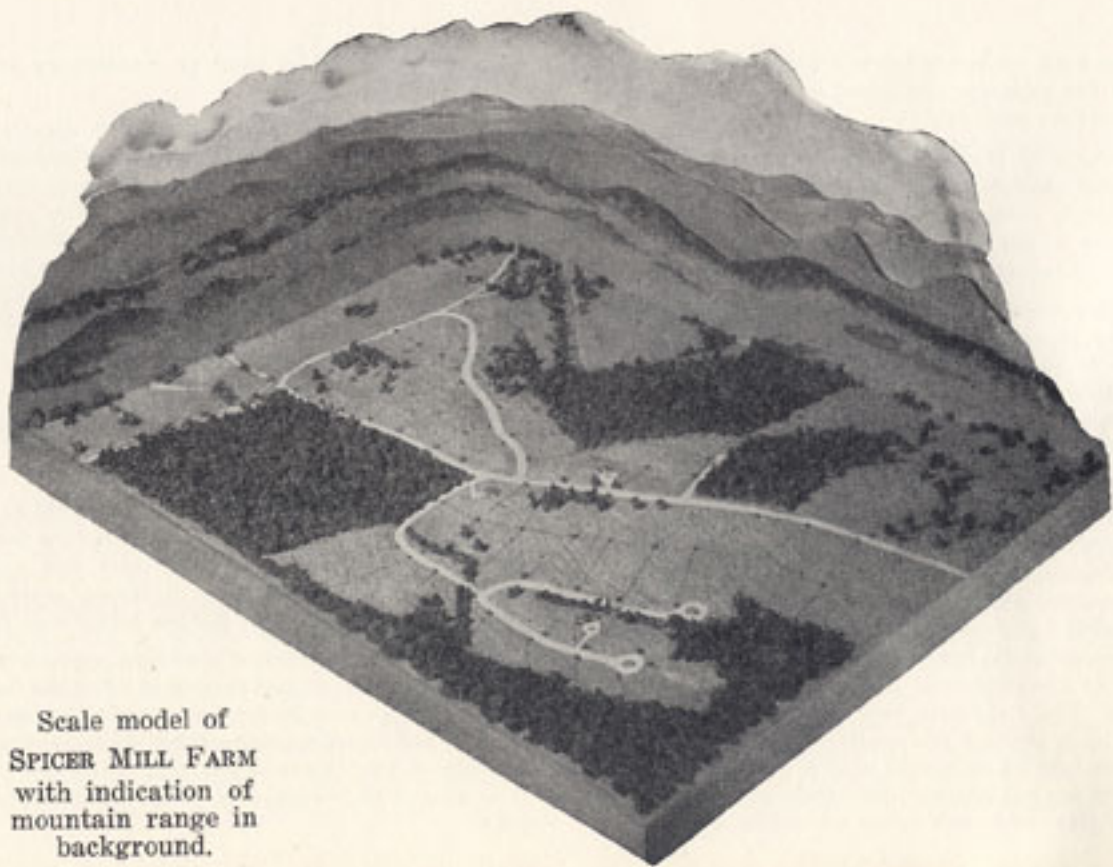
mittee, the said plans shall be conclusively presumed to be accepted.

(b) If no legal action with respect to the breach of this covenant shall have been commenced or no notice of lis pendens recorded in the Clerk's Office of Orange County within sixty days after completion of any residence, dependent buildings or alterations or additions thereto, it shall be conclusively presumed that there has been full compliance with this provision.

8. No lot shall be sold, devised or leased to any person not of the Caucasian race nor shall the title to any lot ever become vested, in whole or in part, or remain in any person not of the said race, nor in any corporation or association operated or controlled by persons not of the said race.

9. The parties hereto reserve the right to convey or assign any rights or powers which they may have with respect to the above covenants and any such assignee shall have the same rights and powers with respect to the same as the parties hereto now have.

10. The restrictive and protective covenants herein provided shall be in full force and effect until July 1, 1974, at which time said covenants shall automatically be extended for successive periods of ten years unless by vote of two thirds of the then owners of the lots it is agreed to change said covenants in whole or in part.



Scale model of
SPICER MILL FARM
with indication of
mountain range in
background.

Worcester Printing Co.
Worcester, Mass.