

How did Fairview become the 2.34 acre property in the middle of a large conservation easement parcel?

By Damon DeVito (current owner)

One year prior to buying Fairview our family was preparing to move to Greenwood to try the area as renters after over a decade in the City of Charlottesville. We had recently attended a dinner party at a friend's house on Greenwood Station Road and were stunned at the area's beauty and privacy despite its proximity to 64 and 250.

We had identified a nearby property as a rental, but a Boston client of Damon's business (Paul Quinn) was in the process of purchasing Fairview to add its approximately 80 acres to his 100 + acre farm, which was adjacent to the property. He sought to create an entrance to the combined property off the desirable Greenwood Station Road (now complete) and to put the property into conservation easement (also complete). He could not purchase the property without the Fairview home, and based on our professional relationship, he rented the home to us for one year.

At the time of his purchase the home was unoccupied. It had been in the same family – the Shirley's – for what we understand to be 70 years. Mrs. Shirley was a well known teacher at the Greenwood School, and we often refer to Fairview as “the old Shirley place” when we need to tell a lifetime local where we live.

The home had not been significantly renovated since what appeared to be the late 1960's so Quinn upgraded the property and we have since upgraded it further (see summary of improvements). After one month of living in Greenwood we instantly fell in love and offered to buy Fairview. Quinn drew property lines with us to preserve excellent outdoor living spaces and views for the house, but transfer excess maintenance into the conservation easement areas. At the one year mark we purchased the home and 2.34 acres.

Quinn later lost his farm to the bank during the Great Recession. The subsequent owner, who lives in Texas and is a UVA alum, has graciously carried on the good neighbor traditions of enabling us to take walks on his property – especially to the stream – and we reciprocate by letting him know if we see anything of concern (can't recall anything in our 11 years).

We have loved the front and rear mountain views and the privacy of living surrounded by 80 acres of conservation easement land that we do not need to maintain, and we love living on a street where there can be very few additional homes in over a mile stretch. When we turn onto our street from 250 we pass through two important, historic properties - Mirador and Seven Oaks – and those two properties are also in conversation easement which sets a great tone for our neighborhood.