

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

LISTED:
VLR 12/15/2016
NRHP 6/5/2017

1. Name of Property

Historic name: Moss Side

Other names/site number: DHR File No. 063-0229

Name of related multiple property listing:
N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 8501 New Kent Highway

City or town: New Kent (Court House) State: VA County: New Kent

Not For Publication: N/A Vicinity: x

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria:

 A B X C D

<p>_____</p> <p>Signature of certifying official/Title:</p> <p><u>Virginia Department of Historic Resources</u></p> <p>State or Federal agency/bureau or Tribal Government</p>	<p>_____</p> <p>Date</p>
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<p>In my opinion, the property <u> </u> meets <u> </u> does not meet the National Register criteria.</p>	
<p>_____</p> <p>Signature of commenting official:</p> <p>_____</p> <p>Title :</p>	<p>_____</p> <p>Date</p> <p>_____</p> <p>State or Federal agency/bureau or Tribal Government</p>

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>2</u>	<u>1</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>2</u>	structures
<u>0</u>	<u>0</u>	objects
<u>2</u>	<u>3</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/ single dwelling

DOMESTIC/ secondary structure

Current Functions

(Enter categories from instructions.)

DOMESTIC/ single dwelling

DOMESTIC/ secondary structure

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7. Description

Architectural Classification

(Enter categories from instructions.)

OTHER/ I-house

Materials: (enter categories from instructions.)

Principal exterior materials of the property: BRICK; WOOD/ weatherboard; METAL

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Located in north-central New Kent County, Virginia, the 226-acre property identified as “the Moss Side tract” as early as 1889 features a circa-1870, two-story, frame I-house and domestic outbuilding along with a twentieth-century barn, gazebo, pump house, and well head. The property is situated on the south side of New Kent Highway and accessed by a graveled drive that extends south from the roadway. Also situated on the east side of Olivet Church Road, much of this sizable tract is wooded and has regularly been used for timber harvesting since the late-nineteenth century. The extant house and domestic outbuilding are the only contributing historic resources on the property and have recently undergone rehabilitation to support their current use as a rental retreat. The non-contributing resources postdate the property’s period of significance or have been altered to an extent that they no longer retain integrity to convey historical association. The historic dwelling and outbuilding at Moss Side were most likely constructed at the same time or very close to each other shortly after the end of the Civil War. Archival data suggests a construction date circa 1870 by lumber dealer, John Riley, and Prussian-born engineer, Henry Meyers, for themselves and perhaps other employees of the Riley Lumber Company. Both buildings are vernacular in design, materials, and construction methods and reflect an optimistic investment early in the Reconstruction period. Though somewhat common in appearance as a late-nineteenth-century I-house in rural Virginia, Moss Side stands out in New Kent County as a good example of this house type and is set further apart by its associated dependency and by the time period in which they were built using balloon framing construction. Recent repairs and modifications to the main house and outbuilding appear to have retained original material where possible and preserved the overall design of these resources. Historic integrity of location, setting, design, materials, workmanship, feeling, and association are relatively high.

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Narrative Description

The single-family residence known as Moss Side is located on the south side of New Kent Highway in an area west of New Kent Court House in New Kent County, Virginia. The two domestic buildings on the property are the only extant historic resources. The main dwelling consists of a circa 1870 two-story, three-bay, frame I-house with two shed additions. A circa 1870 secondary dwelling or outbuilding, often referred to as a kitchen, is a one-and-one-half-story, two-bay, single-pile, frame building. Situated adjacent to the northwest corner of the outbuilding is a twentieth-century pump house and well head. To the south of the outbuilding is a circa 2010 frame gazebo and circa 1910 remodeled barn.

Main Dwelling Exterior:

The main dwelling at Moss Side—a two-story, three-bay, central-passage I-house—is believed to date to around 1870. It currently reflects four construction periods, the oldest of which is the original I-house erected just after the Civil War for members of the Riley or Meyers family. A rear lean-to addition is also said to have been a part of the initial building period by an experienced local contractor (Crump 2013). A second building period resulted in a two-story rear-ell addition that is no longer extant, but was likely added circa 1920 by members of the James S. Christian family (Crump 2013). During the third period, a one-and-one-half-story addition was made to the east side of the house in the mid-twentieth century by descendants of James Christian that is also no longer extant (Crump 2013). The fourth and final building period resulted from more recent construction led by the current property owner, circa 2013, and includes two small shed additions flanking the external chimney on the east (side) elevation of the house and the addition of a screened porch to the west side of the rear shed addition. Changes to the dwelling's additions have not obscured or altered the original 1870 dwelling's form or footprint.

Historically, the house appears to have rested on a brick pier foundation that has since been filled with brick laid in a six-to-one common bond. The frame structural system of the house is clad in weatherboard siding, some of which has been recently replaced in kind. The building is covered by a side-gabled roof sheathed in standing-seam metal. Boxed eaves are underlined by a simple bed molding along the north and south elevations while bargeboards feature a simple sculpted tail on the east and west elevations. Two exterior-end brick chimneys laid in a five-to-one bond are centrally located on the east and west elevations. Both chimney stacks step away from the plane of the wall just above the second story fireplace and feature a string-course cap. The east elevation chimney bears two prominent scars: one showing the ghost of the mid-twentieth-century, one-and-a-half-story, gabled addition and another lower, and perhaps older, shed-roof ghost that slopes to the south.

The house's main entrance is centrally located on the façade, or north elevation, and is filled by a single-leaf, six-paneled, wood door flanked by three-light sidelights and topped by a three-light

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transom. Previous information compiled on the property in Virginia Department of Historic Resources (DHR) records noted “a curious feature of the sidelights in the downward slant of the bottom sills; this is not evidence of settling but rather appears to have been an intentional design feature” (Moss Side property file: DHR #063-0229). A secondary entrance, or back door, is centrally located on the south elevation and filled by a single-leaf, four-panel, wood door topped by a two-light, wood-framed transom. Another secondary entrance leads from the rear addition to a screened porch. At the two-story core of the house, six-over-six, wood-framed, double-hung windows appear to be original and are flanked by louvered wood shutters. However, a single one-over-one, wood-framed, single-hung, replacement window was observed in the east bay at the second story on the south elevation. In the center of each of the small lean-to additions on the east elevation is a single, four-light, wood-framed casement window of recent vintage. Two sets of paired, four-light, wood, casement windows also mark the south elevation of the rear lean-to addition.

A one-story, one-bay, pedimented porch is centered on the north elevation. Much of this porch was replaced in 2013, though it retains its size and historic form. It rests on a brick pier foundation that appears to have been recently rebuilt along with a newly laid, cement-fiberboard floor. A previous survey indicates that square wood posts have since replaced slender Tuscan columns and the brick piers replaced what appears to have been a concrete slab in older photographs (see Moss Side property file: DHR #063-0229). A one-story, one-bay screened porch at the south, or rear, elevation extends from the center bay and is connected to the rear addition.

At the east end of the main massing are two, small, shed-roof additions that were recently reconstructed based on evidence of similar previous additions (Crump 2013). These additions rest on brick piers, are of frame construction, and are clad in weatherboard. They are topped by shed roofs sheathed in standing-seam metal.

A one-story, two-bay, lean-to addition extends along the eastern half of the rear or south elevation and appears in photographs of the property prior to the circa-2013 rehabilitation. It rests on a continuous brick foundation laid in a five-to-one bond and is covered by a standing-seam metal, shed roof.

Main Dwelling Interior:

At the interior, Moss Side is largely arranged in the typical organization of a single-pile I-house with a room on either side of a central hall and center stairway at both the first and second floors. The flooring is said to be original heart pine with the walls and ceilings plastered. Baseboards throughout the house are painted white and unadorned. Window and door trim is of similar composition with butt joints. A 2013 description of the house observed that a chair rail was added to most rooms in the 1980s (Moss Side property file: DHR #063-0229). No crown molding exists anywhere in the house. Doors throughout much of the interior openings appear to be original and feature four raised panels and replacement hardware; however, some original locks remain marked by the words “B.L.W.” and “patented 1863.” Simple mantels at all four of

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the fireplaces in the house appear to be original and feature very minimal molding. Similarly simple trim lines the square newel posts of the stairway leading along the east side of the central hall to the second floor. No access to the attic or crawlspace was gained from the interior of the house.

Domestic Outbuilding Exterior:

Located just southwest of the main dwelling is a two-story, two-bay, single-pile, frame dependency, also believed to have been constructed in the 1870s. This resource has been referred to as a kitchen and possible tenant house by historians, though archival research and a 2013 detailed investigation of this resource suggests that it may have initially functioned as a secondary dwelling on the property (Berwald et al. 2013). The building currently rests on a continuous brick foundation laid in stretcher bond, though older brick piers, like the foundation of the main house, remain visible. The dependency has a frame structural system clad in lapped weatherboard siding and is covered by a side-gabled roof sheathed in standing-seam metal featuring a single, exterior-end, chimney in the center of the west elevation. The stepped chimney is laid in a five-to-one bond and detaches from the house just above the second floor fireplace—similar in construction to those of the main dwelling. Unlike the construction of the main dwelling, the soffit, fascia, and bargeboards appear to be recent replacements.

The primary and sole entrance to the building is located in the east bay of the façade or north elevation. It is filled by a four-paneled, single-leaf, wood door. Windows are largely six-over-six, wood-framed, replacement units that appear to date from the mid-twentieth century; however, one, original, six-over-six, wood-framed window was observed in the center of the upper story at the rear elevation. A gabled pent roof, sheathed in standing-seam metal and supported by large wood brackets, shelters the entry to this outbuilding and was added during recent renovations to the property (Crump 2013).

Domestic Outbuilding Interior:

At the interior, the outbuilding consists of a single room on each floor with an enclosed stairway running along the east wall. Flooring throughout the building are circular-sawn, rough-finished boards. The walls are sheathed in similar circular-sawn boards with battens between, although a 2013 investigation indicates that the battens are not original (Berwald et al. 2013). The ceiling of the first floor is created by the second-story floorboards. At the upper level, no formal ceiling is present as the area is open to view the butted rafters, sheathing boards, and asphalt paper above. At the first floor, the stair is enclosed on the west side by sawn, beaded boards and at the upper level by a knee wall created from sawn butted boards.¹

¹ According to Berwald et al., additional details on the interior features of this outbuilding are provided at length in an investigative report composed during the National Institute for American History and Democracy's Summer Field School in Architectural History.

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Non-Contributing Barn:

A circa-1910, transverse-frame barn is located south of the main dwelling and dependency. Said to have undergone extensive renovations in previous surveys, the barn is clad in new board-and-batten siding and features two lean-to additions along the north and south sides. A faux ventilated ridge tops the front-gabled roof that is sheathed in standing-seam metal. Two sets of double-leaf wood doors mark the central bay: a larger set at the first floor and a second set that may or may not provide access to a loft above.

Non-Contributing Pump House & Well Head:

The foundation of the small, subterranean, rectangular, mid- to late-twentieth-century pump house appears to be poured concrete, but is largely obscured by a wood-frame superstructure covered in a low-pitched shed roof clad in metal sheeting. Adjacent to this pump house is a well head that features a continuous, mortared, brick base laid in a stretcher bond and covered by a cast-concrete cap.

Non-Contributing Gazebo:

Constructed circa 2010, an eight-sided frame gazebo is situated south of the main dwelling and domestic outbuilding. Its foundation was not visible, but it has a frame structural system featuring chamfered posts and a simple railing. It is covered by a hipped roof sheathed in modern corrugated metal.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

ca. 1870– ca. 1880

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

UNKNOWN

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Reflecting a time of rebuilding in New Kent County following the Civil War's destruction of the area's physical landscape and agricultural economy, the architecture of the main residence and domestic outbuilding at Moss Side in New Kent County, Virginia, is vernacular in form, styling, and construction. These two balloon-frame buildings emerged roughly at the same time during the early Reconstruction period using new technology in their construction, circa 1870, and are believed to have been constructed for a sawmill operator and one of his employee's families. Though the design of these resources may be somewhat commonplace for this period and region of the country, this building type has not been frequently recorded in New Kent County. Roughly 20 extant central-passage dwellings constructed between 1870 and 1900 in New Kent County have been documented with the DHR in the Virginia Cultural Resource Information System—none of which are listed on the National Register of Historic Places (NRHP) to date.

In an area that celebrates and often concentrates on its Colonial-era heritage, Moss Side has been preserved an outstanding example of a vernacular single-family dwelling built using what was then new balloon-frame construction techniques and circular-sawn lumber, much of which may have been produced from timber on the property. Though some modifications and updates have been made to this resource, including the removal of twentieth-century additions, minor additions and replacement of some porch features, and loss of a few outbuildings, this work was performed with the idea of restoring Moss Side to its late-nineteenth century form and appearance. On the whole, this resource retains a moderate to high level of integrity in location, setting, design, workmanship, materials, feeling, and association. As a representative example of newly introduced construction methods and materials and a fine example of late-nineteenth century vernacular design, Moss Side is locally significant under Criterion C in the area of Architecture. The property's period of significance, ca. 1870-1880, encompasses the construction dates of the extant dwelling and domestic outbuilding.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Henry G. Meyers and the Riley Lumber Company

Tracing the title of the 226-acre tract known as Moss Side (also seen as Mosside) back from the current owner, Criss Cross Properties, LLC, revealed that the property has been largely owned by members of the Christian family since the late-nineteenth century. The first time that the property was referred to as "Moss Side" in surviving legal records occurred in an 1889 deed from Special Commissioner M.H. Barnes to James Stamper Christian when he purchased the estimated 200-acre tract following a court-ordered sale of the estate of Henry G. Meyers (also spelled Myers and Miers) (New Kent County Deed Book [NKCDB] 5:111). Archival research suggests that Meyers, a Prussian-born engineer, lived with his family at Moss Side in the 1870s

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and that his widow operated a small self-sufficient farm there in the 1880s after his death (Ancestry.com [Ancestry] 2009).

The late-nineteenth-century buildings at Moss Side appear to have been built for, or perhaps by, Henry Meyers and the Riley brothers—operators of a sawmill and owners of the Riley Lumber Company in the 1870s. The Moss Side tract is believed to have once been part of a sizable acreage purchased by John Riley for his lumber company from the County Clerk following a “short style suit of Christian v. Christian” in New Kent County Circuit Court following the Civil War (NKADB 3:48). Riley and his wife, Mary, brother, Phillip Riley, and Hugh Killon came together in March 1876 to convey a portion of this tract, estimated to be roughly 200 acres “adjoining Robert C. Apperson” and “fronting on Forge Road,” to Henry G. Meyers, although the deed was not officially filed until July 1879 (NKADB 3:48).

“Bat” D. Christian and Matilda Poindexter

In the past, local historians suggested that the property may have belonged to “Bat” D. Christian, the father of James Stamper Christian, in the 1860s and 1870s (Harris 1977). Bartholomew Dandridge Christian (1829–1873) served as the Clerk of New Kent County for a time and tax records from the mid-nineteenth century reveal he owned several tracts—all of which were located less than a mile away from New Kent Court House (New Kent County Land Book [NKCLB] 1856–1870). The tract known as Moss Side is between 5 to 6 miles away from the county seat. In his book on New Kent County plantations, Dr. Malcom Harris noted that Bat Christian married Jaquelin Poindexter’s daughter, Matilda and had four children with her before her death in 1866 (Harris 1977:157). The last of their children was James Stamper Christian (1864–1937) who is known to have owned the Moss Side tract from 1889 until his death, after which it stayed in his family until it was sold to the current owner, Criss Cross Properties, LLC in 2013 (NKDB 619:1098, 626:39).

Confusion in the property’s chain of title may have been created when Harris stated that Bat D. and Matilda Christian inherited a 935.75-acre tract identified as Lot No. 2 from Jaquelin Poindexter’s estate, evidenced in an 1861 plat from his personal collection, which local historians have since interpreted to have included Moss Side (Harris 1977:157; Radwani 2015). This plat has not been located at this time; however, additional archival research suggests that any such division of Poindexter’s estate may not have come to fruition or perhaps did not depict land that belonged to Poindexter in entirety. Local tax records indicate that Jaquelin Poindexter’s estate was not settled until sometime after 1874 and none of the tracts in his possession during his lifetime matched in size the 200-acre Moss Side tract or the 935.75-acre tract Harris identified (Harris 1977:158; NKCLB 1853–1874).

However, other members of the Christian family owned larger tracts of land which could have been divided in the Christian vs. Christian suit cited in Henry Meyers’ 1876 deed. Perhaps the most likely precedent for Moss Side is a more than 1,400-acre property known as Providence Forge held in trust by William Christian for Christianna Christian and her children in the 1850s and 1860s (NKCLB 1856–1867). Although this is something of speculation, the physical description for Henry Meyers’ 200-acre property was said to have fronted on Forge Road or

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what may be known today as Olivet Church Road. Furthermore, several deeds of mortgage were filed in the early 1870s in association with the Rileys, including a lien on a sawmill in order to secure the payment of \$2,500 on two bonds issued in 1872 to William Christian, trustee for Martha, Octavia, Douglas, and James S. Christian—the four children of Bat D. and Matilda Christian (NKCDB 2:108). Riley appears to have paid this debt as this lien is later released (NCKDB 3:105). Additional research in the future, perhaps into various local court records from the 1860s and 1870s, may clarify from which Christian property Moss Side was established and how the business of the Riley Lumber Company affected this property.

The 1870 Industrial Census reported that Riley & Company operated a \$4,000 steam sawmill in St. Peter's Township in New Kent County and employed an average of eight people in that endeavor (Ancestry 2009). One of these employees is believed to have been engineer Henry G. Meyers. Henry and his wife, Hester, are listed as residents of St. Peter's Township in the 1870 Federal Population Census and in the same household as New York-born lumber dealer, John Riley, and his brother, Phillip—although none of them were identified as owning any real estate at that time (Ancestry 2009). Unfortunately, none of these individuals or the Riley Lumber Company appears in local tax records at this time, or within the next decade, to aid in understanding the property's early beginnings (NKCLB 1865–1880).

A recent investigation of the Moss Side property by the College of William and Mary and Colonial Williamsburg Foundation reported that the house appears on a circa-1869–1870 map of the county and that the physical evidence of its construction lends further credence to that approximate date of origin (Berwald et al. 2013). Furthermore, the 1870 Census denotes cohabitation of the Meyers family and the Riley brothers, lending additional support to the idea that the Moss Side dependency may have served as a secondary dwelling and perhaps provided John and his brother Phillip some privacy from the family of six (Ancestry 2009; Berwald et al. 2013).

By 1880, John and Phillip Riley appear to have been residing on a separate property in St. Peter's District along with their brother, Hugh, their nephew, C. J. Mulligan, and two other sawmill employees (Ancestry 2009). Henry's widow, Hester Meyers, appeared in the 1880 Census in a house with four children under the age of 15 (Ancestry 2009). She was also identified in the 1880 Agricultural Census as owning the land she inhabited, then consisting of 20 acres tilled with Indian corn and roughly 200 acres of woodland and forest (Ancestry 2009). Mrs. Meyers' farm was reported to have not produced much for market as she maintained only a few cows, pigs, and 11 chickens; therefore, it seems that the Meyers family did not make a living from the farm, but was at least made self-sufficient by it. In 1889, the youngest of Hester and Henry's four children reached adulthood and a Chancery Court case was brought to obtain the Court's permission to settle Henry Meyers' estate and divide it among his heirs (New Kent County Chancery Order Book 1:405, 413). No survey, plat, or detailed description of the property was made in this case, but a family friend of twenty years, Phillip Riley, indicated in a court-ordered deposition that \$1000 was a good price for it and that the parcel could not afford division (Chancery Records Index n.d.). In November of 1889, M. H. Barnes, Special

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Commissioner, authorized the sale of Meyer's Moss Side tract to James Stamper Christian (NKCDB 5:111).

James S. Christian

The first time this property appears in local tax rolls is 1890 when it was in the possession of James S. Christian. At this time the land itself was valued at \$300 with the buildings thereon estimated to be worth \$200 (NKCLB 1890). Inconsistencies in the value of Moss Side's buildings emerge in the following decade's tax assessments. In 1891, the tract was valued at \$400, but no dollar figure was provided for buildings on the property; however, in 1895, the entire property is said to worth \$400 with \$300 for the land and \$100 for buildings (NKCLB 1891, 1895). These latter numbers remain consistent up into the first decade of the 1900s, and when the value of land increased in 1910 that of the buildings continued at \$100 until 1915 (NKCLB 1895–1915). The value of buildings at Moss Side can be contrasted with those at the neighboring property known as Cedar Lane (DHR #063-0005) during this time frame, which remained consistent at \$200 from 1895 to 1910.

In 1920, the value of Christian's buildings at Moss Side tripled in value to \$300 and rose further in 1925 to \$400 (NKCLB 1920, 1925). This increase likely reflects an addition to the house and perhaps the construction of the circa-1910 barn identified in previous surveys. Although this barn is said to have been extensively remodeled, its current location is in keeping with that seen in an aerial image of the property dating to 1963 (United States Geological Survey [USGS] n.d.). The circa-1920 addition to the house likely included a two-story ell that extended from the rear elevation of the house and which is no longer extant. Another addition, seen in previous surveys of the property, made in the 1940s or 1950s extended from the east elevation of the house. A renovation completed in 2013 removed this later fabric and is said to have "...exposed the location of two pents, or closets, on either side of the east chimney" which were rebuilt and now contain a "butler's pantry" or kitchenette (Crump 2013). The east chimney's brickwork contains two separate ghosts on its east side: one denotes a shed roof addition and another, a gabled roof addition. This gabled roof addition was previously identified as dating to the mid-twentieth century.

Building Restoration

With a goal to restore the house to its circa-1870 appearance, the 2013 restoration work also included the removal of a two-story rear addition and rear porch (Crump 2013). During this work, what appeared to have been an original rear shed-roof addition extending from the east end of the south elevation was uncovered and restored (Crump 2013). Although much of the front porch was also replaced at this time, the scale and form remained consistent with its historic design. Elsewhere at the exterior of the main dwelling, original brick piers at the foundation, salvageable weatherboard siding, cornice end boards, bargeboard, and scars from previous additions have been preserved. At the exterior of the dependency, piers from the original brick foundation and salvageable weatherboard siding have been retained, while replacement materials have been in-kind and new features have been sensitively added in keeping with scale and historic materials. At the interior of both the main dwelling and outbuilding, much original

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material was preserved including spatial organization, windows, trimwork, floors, doors, hardware, and mantels.

Reflecting a time of rebuilding after the Civil War and stemming from one of the few industries able to make a quick economic return during the Reconstruction period, Moss Side is a good example of a historically commonplace I-house type in the region. Despite its once common form, certain features make its architecture significant, including the slanted sidelights that flank the main entry to the primary dwelling and the outbuilding that is believed to have been built as a secondary dwelling and perhaps as a kitchen by later occupants. Its construction methods and materials also make it a relatively early example of balloon framing in New Kent County, although some traditional methods of construction were also used in its design.

Comparative Analysis

Roughly 20 extant central-passage dwellings constructed between 1870 and 1900 in New Kent County have been documented with the DHR in the Virginia Cultural Resource Information System—none of which are listed on the National Register of Historic Places (NRHP) to date. This form of vernacular building was very common in central and eastern Virginia and was a common house type from the 18th century well into the late 19th century. Architectural Historian David Edwards conducted the last countywide architectural survey in 1990. The results of his work yielded a variety of iterations of this house form. All of the comparable examples show a wide range of variations. The most similar to Moss Side is the Alabama Farm (DHR# 063-0160) on New Town Road, in the western end of New Kent County. The building was abandoned when surveyed in 1990, and the primary elevation was partly obscured by vegetation and a large porch. The survey dated the house to the late 19th century. The Alabama Farm house shows retarditaire features such as exterior end chimneys with stepped back and narrowed upper stacks (five course American bond brick pattern). In comparison, Moss Side exhibits a steeper roof pitch that is more consistent with the majority of antebellum houses in this two-story, three-bay, form.

Later variations of this vernacular center-hall house form were found in the early 1990s surveys. Probably dating to the 1880s or 1890s, 11202 New Town Road (DHR# 063-0158) and a dwelling on Hopewell Road (DHR# 063-0167) are similar to each other. They both have substantial exterior chimneys, like Moss Side, but have very low pitch roofs that extend over a large rectangular building volume. The dwelling at 11202 New Town Road has a hipped roof (as do some other examples in the late 19th century versions). Both of these houses have wide three- to five-bay front porches. The exterior chimneys most likely indicate the use of a firebox for wood or coal (as opposed to stove heating/food preparation).

The more recent, and last vernacular, group of this center hall form dates into the early 20th century. This last iteration had low hipped or very shallow gable roofs with interior stove flues, typically at either end of the house. These examples show very wide spacing between the window bays due to a more elongated footprint. The dimensions of these examples are significantly different from the more compact Moss Side form. The best examples in the DHR survey for this later period are the E. Johnson House (10000 Cosby Mill Road/DHR#063-0147), c. 1890; a dwelling along New Kent Highway (DHR# 063-0231), c.1900; and 10301 Old Church

Moss Side
Name of Property

New Kent County, VA
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Road (DHR# 063-0177). There is evidence that many of these center-hall plan houses built in the last quarter of the 19th century were often built on piers, with open foundations. Most have had the foundations closed, often with concrete block. The fenestration, where it appears to be original, is either six-over-six or two-over-two double-hung sash.

While the DHR architectural survey of New Kent County is not comprehensive, the work conducted in 1990 is enough to show the interesting evolution of the center-hall plan vernacular house through the 19th century. The review of the survey underscores that Moss Side is a rare survival as a version of the three-bay center-hall house that is an extension of the antebellum building tradition, characterized by the steeper pitch of the roof, the taller, more compact, dimensions of the frame, and the chimney construction that shows the narrowed, stepped-back, upper chimney stacks. Like the other examples, Moss Side was built on brick piers with brick infill added later. Moss Side is presently one of the most intact examples of this form, a more rare example of one from the immediate post-Civil War period. A good number of the houses surveyed in the 1990s were abandoned and several have been demolished. Moss Side is also one of very few (if there are any other) that feature an unusual secondary building.

Moss Side
Name of Property

New Kent County, VA
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Ancestry.com (Ancestry)

2009 United States Federal Census, 1800–1940 [database on-line]. Provo, UT, USA: Ancestry.com Operations. Electronic document, <http://www.ancestry.com>, accessed June–July 2016.

Berwald, Sarah, Lee Dibble, Caitlin Henley, Meredith Miller, and Jake Schneider
2013 “Early Domestic Architecture in Virginia”. National Institute for American History and Democracy Summer 2013 Field School in Architectural History, College of William and Mary and Colonial Williamsburg Foundation, Department of Architectural and Archaeological Research. Copy on file at Department of Historic Resources, Richmond, Virginia.

Chancery Records Index

n.d. New Kent County Chancery Court Case File: Hester A. Myers, etc. v. Henry G. Myers Administrators, 1891-002. Library of Virginia. Electronic database, <http://www.virginiamemory.com/collections/chancery/>, accessed July 2016.

Crump, John

2013 *Moss Side Buildings Restoration: Project Description, Restoration Costs, Updating for Use*. Unpublished manuscript, copy on file at Department of Historic Resources, Richmond, Virginia.

Harris, Malcolm H.

1977 *Planters, Plantations, and Places in Old New Kent County, Virginia*. Clearfield Company, Inc., West Point, Virginia.

New Kent County Deed Book (NKCDB)

n.d. Deed Books and other land records on file at New Kent County Clerk of Court. New Kent Courthouse, New Kent County, Virginia.

New Kent County Land Book (NKCLB)

n.d. *Land Tax Records, 1782-1925*, microfilm collection. Library of Virginia, Richmond.

Radwani, Pamela

2015 Moss Side (063-0229), Preliminary Information Form. Copy on file at Department of Historic Resources, Richmond, Virginia.

United States Geological Survey (USGS)

Moss Side
Name of Property

New Kent County, VA
County and State

n.d. Aerial Photography Single Frame Records Collection. Misc. years. Long Term Archive. Electronic database, https://lta.cr.usgs.gov/Single_Frame_Records, accessed June 2016.

Virginia Department of Historic Resources Archives records: Files 063-0160, 063-0158, 063-0167, 063-0147, 063-0231, and 063-0177.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Department of Historic Resources, Richmond, VA

Historic Resources Survey Number (if assigned): DHR No. 063-0229

10. Geographical Data

Acreeage of Property 226 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 37.520010 | Longitude: -77.063090 |
| 2. Latitude: 37.523450 | Longitude: -77.057860 |
| 3. Latitude: 37.524860 | Longitude: -77.051380 |
| 4. Latitude: 37.516580 | Longitude: -77.046460 |

Moss Side
Name of Property

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5. Latitude: 37.514160

Longitude: -77.062510

Verbal Boundary Description (Describe the boundaries of the property.)

The boundaries for this resource follow the legal parcel boundary which extends approximately 1,900 feet along New Kent Highway and follows a meandering course along "an old ditch and fence line" through Pelham Swamp in a southeast direction and then turns abruptly west to Olivet Church Road (Route 618). The boundary then extends roughly 2,138 feet north to a point in Beus Swamp as it heads east along several courses for more than 1,500 feet. The parcel line then turns north to New Kent Highway. The property boundaries are shown on the attached plat map (New Kent County Plat Book 21 p. 19). The boundaries also coincide with tax parcel 22-78, as recorded by New Kent County. The true and correct historic boundaries are shown on the attached Location Map and Plat Map.

Boundary Justification (Explain why the boundaries were selected.)

The parcel boundary appears to be roughly the same since the division of the Moss Side tract from Riley & Company's larger parcel in the 1870s. The land has been lightly farmed over the past century and half, but seems to have been used regularly for its timber. The historic boundaries also are drawn to capture all known historic resources and the property's historic setting, including agricultural and wooded areas characteristic of the property during its period of significance.

11. Form Prepared By

name/title: Danae Peckler
organization: Dovetail Cultural Resource Group
street & number: 300 Central Road, Suite 200
city or town: Fredericksburg state: VA zip code: 22401
e-mail: dpeckler@dovetailcrg.com
telephone: 540-899-9170
date: August 25, 2016

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Moss Side
Name of Property

New Kent County, VA
County and State

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

The following information is common to all photographs:

Name of Property: Moss Side (063-0229)
City or Vicinity: New Kent (Court House)
County: New Kent County State: Virginia
Photographer: Adriana Lesuik, Dovetail Cultural Resource Group
Date Photographed: June 8, 2016

1 of _28_.

North Elevation, Main Dwelling, Looking South
VA_New Kent County_Moss Side_0001

2 of _28_.

View of Main Dwelling and Domestic Outbuilding Looking Southeast
VA_New Kent County_Moss Side_0002

3 of _28_.

Southeast Oblique, Main Dwelling
VA_New Kent County_Moss Side_0003

4 of _28_.

South Elevation, Main Dwelling
VA_New Kent County_Moss Side_0004

5 of _28_.

Detail of Main Entry at Façade, or North Elevation, Main Dwelling
VA_New Kent County_Moss Side_0005

6 of _28_.

Detail of Stairway, Main Dwelling
VA_New Kent County_Moss Side_0006

7 of _28_.

View of West Room at First Floor, Main Dwelling
VA_New Kent County_Moss Side_0007

8 of _28_.

Moss Side
Name of Property

New Kent County, VA
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View of Hall and Entrance to West Room and Bathroom at Second Floor, Main Dwelling
VA_New Kent County_Moss Side_0008

9 of _28_.
Northeast Oblique of Domestic Outbuilding
VA_New Kent County_Moss Side_0009

10 of _28_.
View of Domestic Outbuilding and Main Dwelling Looking North
VA_New Kent County_Moss Side_0010

11 of _28_.
View of Kitchen Area at First Floor, Domestic Outbuilding
VA_New Kent County_Moss Side_0011

12 of _28_.
View of Pump House and Well Head Looking Southwest
VA_New Kent County_Moss Side_0012

13 of _28_.
View of Gazebo and Barn Looking South
VA_New Kent County_Moss Side_0013

14 of _28_.
View of Main Dwelling and Domestic Outbuilding Looking Southeast From Driveway
VA_New Kent County_Moss Side_0014

15 of _28_.
Northeast Oblique, Main Dwelling
VA_New Kent County_Moss Side_0015

16 of _28_.
Southwest Oblique, Main Dwelling
VA_New Kent County_Moss Side_0016

17 of _28_.
Detail of Bargeboard and End Board at Southwest Corner of Main Dwelling
VA_New Kent County_Moss Side_0017

18 of _28_.
West Elevations of Main Dwelling and Domestic Outbuilding
VA_New Kent County_Moss Side_0018

19 of _28_.

Moss Side
Name of Property

New Kent County, VA
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View of Main Entry from Interior Hall at First Floor, Main Dwelling
VA_New Kent County_Moss Side_0019

20 of _28_.

View of East Room at First Floor Looking Southeast in Main Dwelling
VA_New Kent County_Moss Side_0020

21 of _28_.

Detail of Trimwork and Window in Hall at Second Floor, Main Dwelling
VA_New Kent County_Moss Side_0021

22 of _28_.

View of East Bedroom at Second Story, Main Dwelling
VA_New Kent County_Moss Side_0022

23 of _28_.

View of West Bedroom at Second Story, Main Dwelling
VA_New Kent County_Moss Side_0023

24 of _28_.

Northwest Oblique, Domestic Outbuilding
VA_New Kent County_Moss Side_0024

25 of _28_.

South Elevation, Domestic Outbuilding
VA_New Kent County_Moss Side_0025

26 of _28_.

Detail of Mantle at First Floor, Domestic Outbuilding
VA_New Kent County_Moss Side_0026

27 of _28_.

Detail of Knee Wall Around Stair at Second Floor, Domestic Outbuilding
VA_New Kent County_Moss Side_0027

28 of _28_.

View of Rafters and Roof Framing Taken from Second Floor, Domestic Outbuilding
VA_New Kent County_Moss Side_0028

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



LOCATION MAP

Moss Side

New Kent County, VA

DHR No. 063-0229

Latitude/Longitude Coordinates

1. Latitude: 37.520010

Longitude: -77.063090

2. Latitude: 37.523450

Longitude: -77.057860

3. Latitude: 37.524860

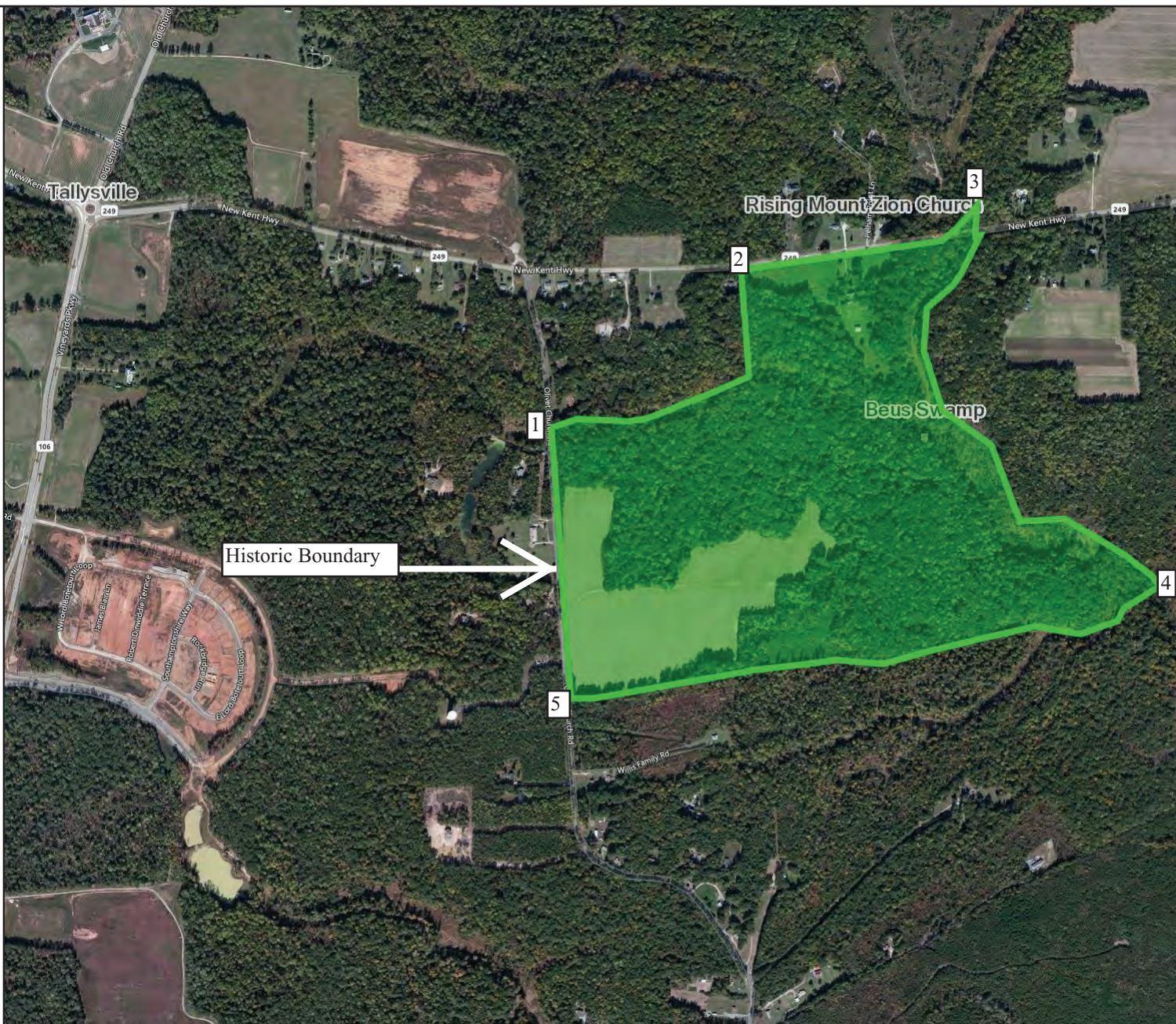
Longitude: -77.051380

4. Latitude: 37.516580

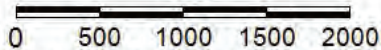
Longitude: -77.046460

5. Latitude: 37.514160

Longitude: -77.062510



Feet



1:18,056 / 1"=1,505 Feet

Title: Moss Side

Date: 11/8/2016

DISCLAIMER: Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years from a variety of sources and the representation depicted is a cumulative view of field observations over time and may not reflect current ground conditions. The map is for general information purposes and is not intended for engineering, legal or other site-specific uses. Map may contain errors and is provided "as-is". More information is available in the DHR Archives located at DHR's Richmond office.

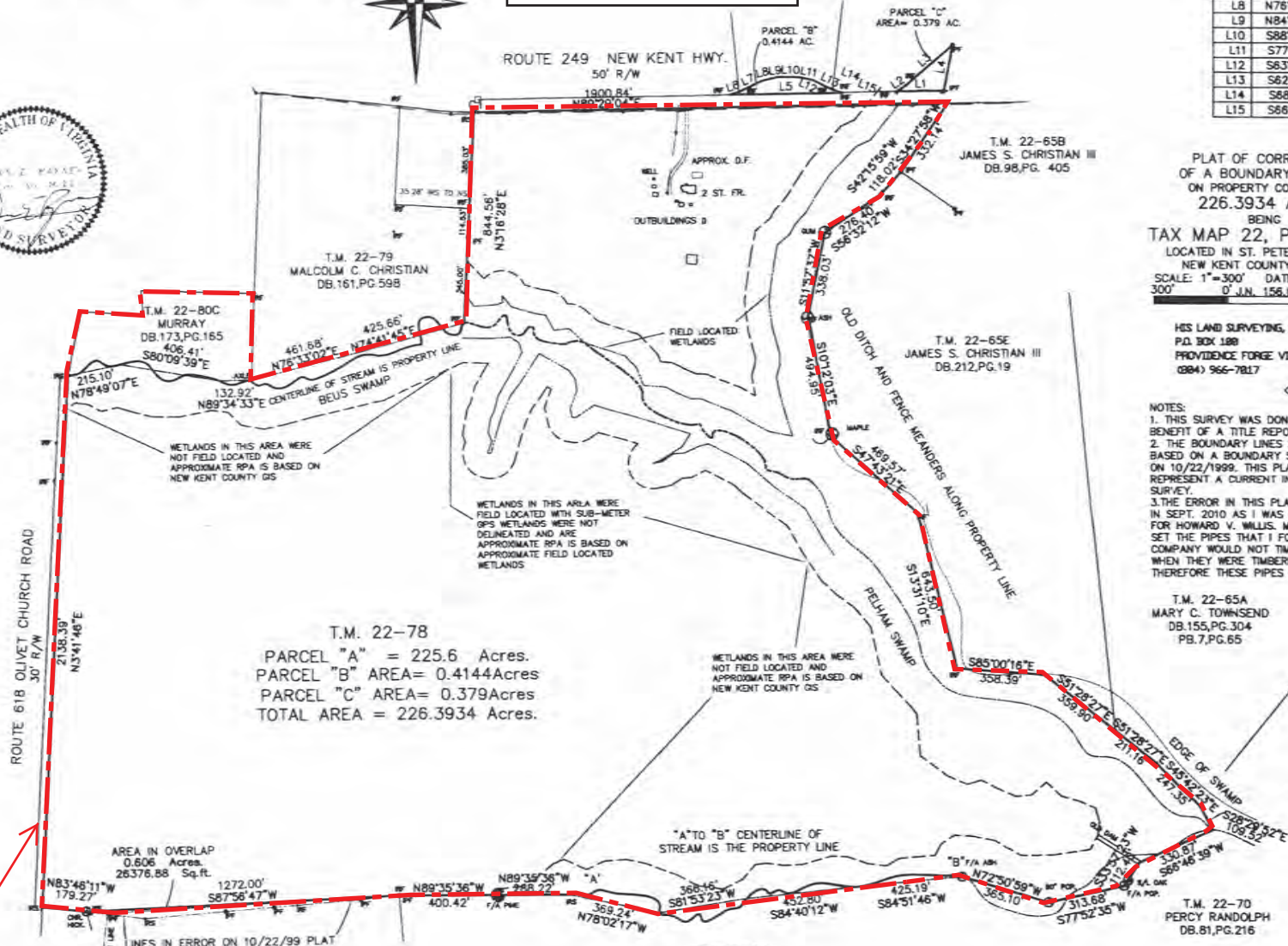
Notice if AE sites: Locations of archaeological sites may be sensitive the National Historic Preservation Act (NHPA), and the Archaeological Resources Protection Act (ARPA) and Code of Virginia §2.2-3705.7 (10). Release of precise locations may threaten archaeological sites and historic resources.

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	0°39'34"	16.82'	1461.55'	N89°49'31"E	16.82'

PLAT MAP
Moss Side
New Kent County, Virginia
DHR No. 063-0229

PLAT BK 21 PG. 19

NUM	BEARING	DISTANCE
L1	S89°29'04"W	189.11'
L2	N58°23'42"E	42.57'
L3	N49°03'09"E	249.52'
L4	S10°56'49"W	187.55'
L5	S89°43'34"W	448.60'
L6	N71°00'50"E	35.75'
L7	N65°43'42"E	102.51'
L8	N78°48'28"E	59.28'
L9	N84°02'05"E	15.50'
L10	S88°04'58"E	83.17'
L11	S77°35'14"E	52.39'
L12	S63°28'54"E	35.97'
L13	S62°31'04"E	24.54'
L14	S68°16'17"E	27.74'
L15	S66°10'39"E	38.38'



PLAT OF CORRECTION
 OF A BOUNDARY SURVEY
 ON PROPERTY CONTAINING
226.3934 Acres
 BEING
TAX MAP 22, PARCEL 78
 LOCATED IN ST. PETER'S DISTRICT
 NEW KENT COUNTY, VIRGINIA
 SCALE: 1"=300' DATE: 02/14/2013
 300' 0" J.N. 156.6 300' 600'

HIS LAND SURVEYING, INC.
 P.O. BOX 180
 PROVIDENCE FORGE VIRGINIA 23148
 (804) 966-7817

- NOTES:
1. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.
 2. THE BOUNDARY LINES SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY DONE BY ME ON 10/22/1999. THIS PLAT DOES NOT REPRESENT A CURRENT IN THE FIELD BOUNDARY SURVEY.
 3. THE ERROR IN THIS PLAT WAS FOUND BY ME IN SEPT. 2010 AS I WAS SURVEYING T.M. 22-76 FOR HOWARD V. WILLIS. MR WILLIS TOLD ME HE SET THE PIPES THAT I FOUND SO THE TIMBER COMPANY WOULD NOT TIMBER OVER THE LINE WHEN THEY WERE TIMBERING HIS PROPERTY. THEREFORE THESE PIPES ARE MEANINGLESS.

T.M. 22-78
 PARCEL "A" = 225.6 Acres.
 PARCEL "B" AREA= 0.4144Acres
 PARCEL "C" AREA= 0.379Acres
 TOTAL AREA = 226.3934 Acres.

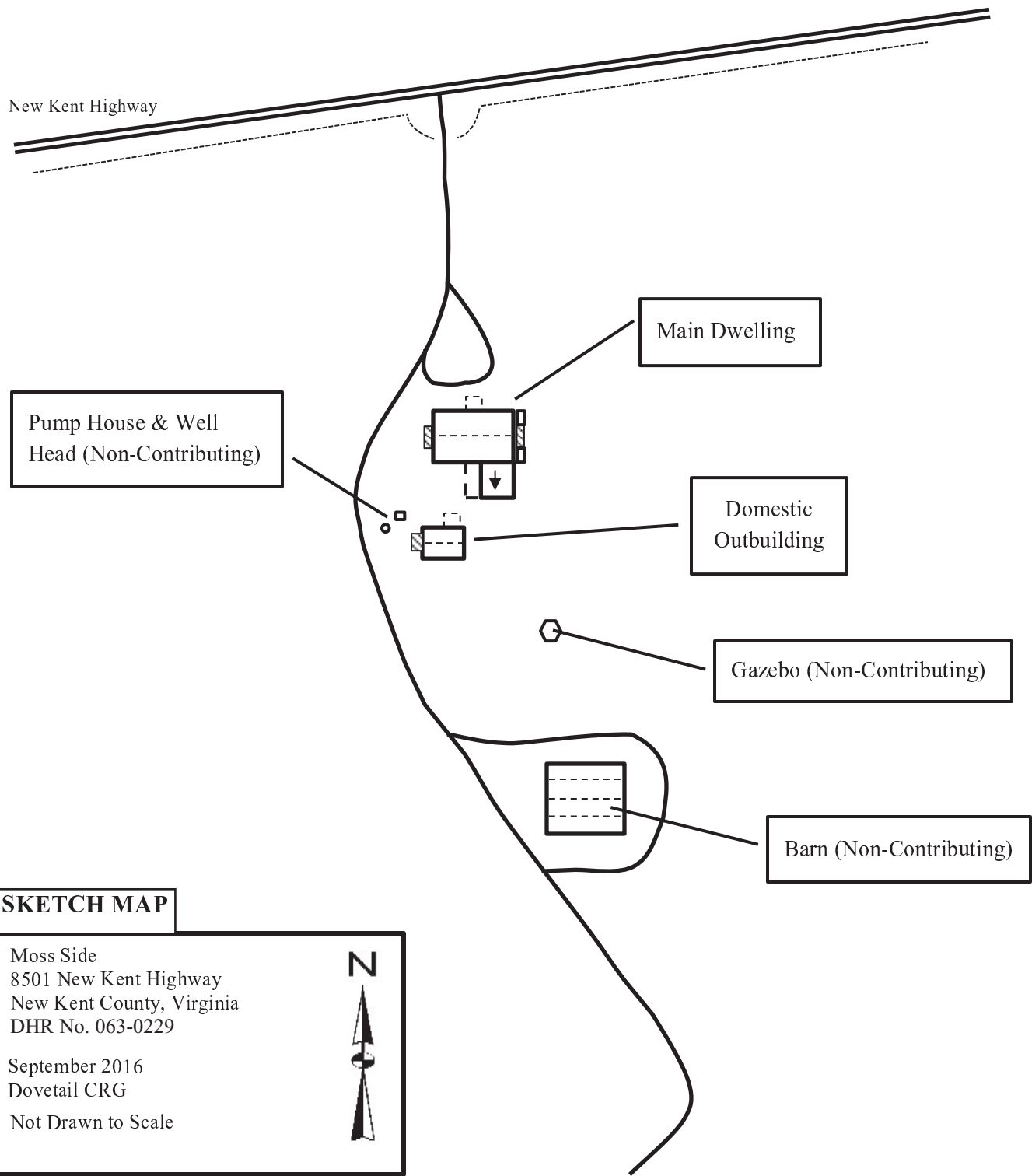
ROUTE 618 OLIVET CHURCH ROAD
 30' R/W

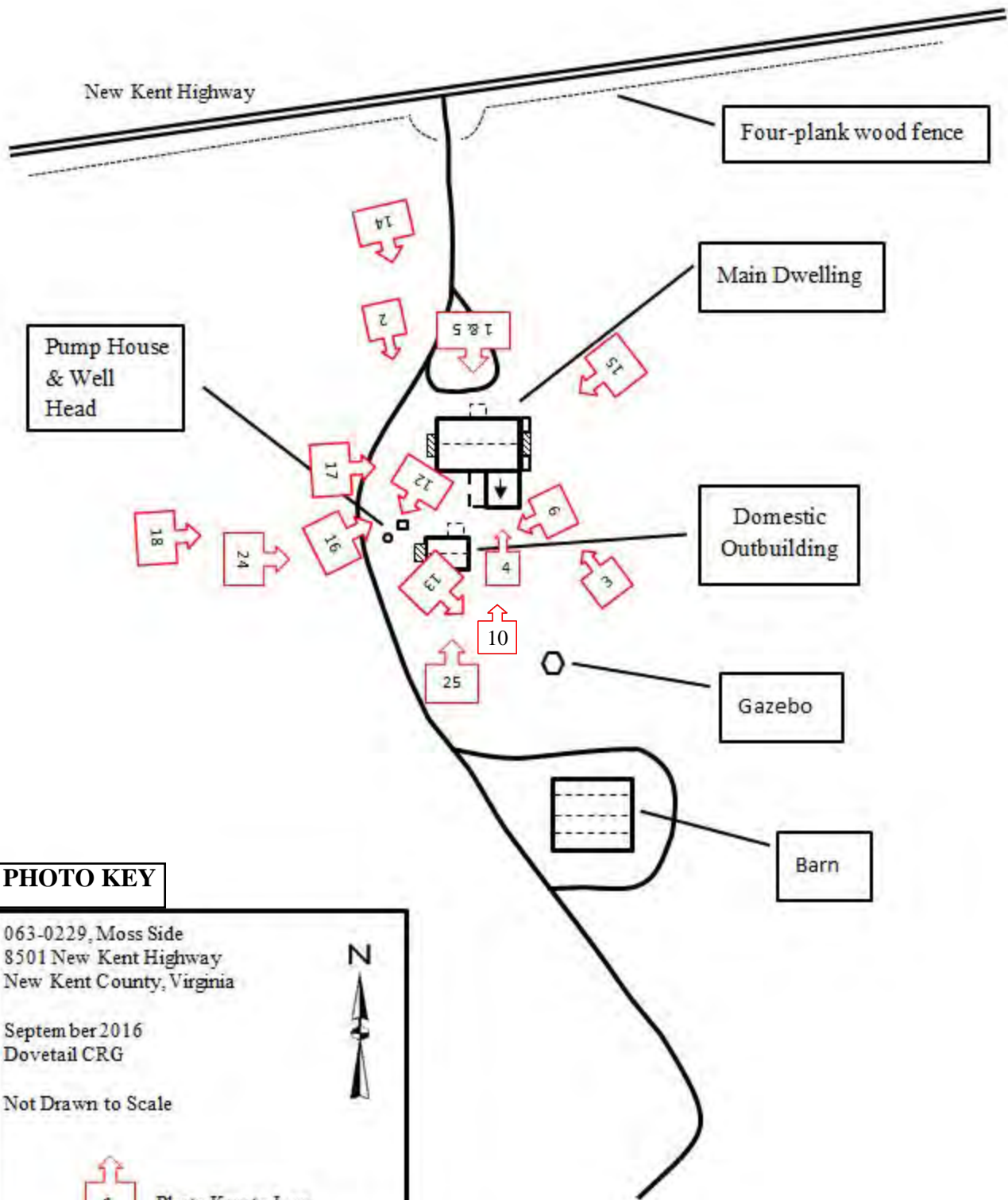
AREA IN OVERLAP
 0.606 Acres.
 26376.88 Sq.ft.

LINES IN ERROR ON 10/22/99 PLAT
 T.M. 22-76
 HOWARD V. WILLIS, SR.
 DB.94,PG.226

Historic Boundary

VIRGINIA CLERK'S OFFICE OF THE CIRCUIT
 COURT OF NEW KENT COUNTY RECORDED
 THIS 14th DAY OF March 2013
 AT 3:20 AM PM IN DB 419 PG.1678
 KAREN A BUTLER, CLERK
 RECORDED BY SBH





Pump House & Well Head

Four-plank wood fence

Main Dwelling

Domestic Outbuilding

Gazebo

Barn

PHOTO KEY

063-0229, Moss Side
 8501 New Kent Highway
 New Kent County, Virginia

September 2016
 Dovetail CRG

Not Drawn to Scale



Photo Key to Log

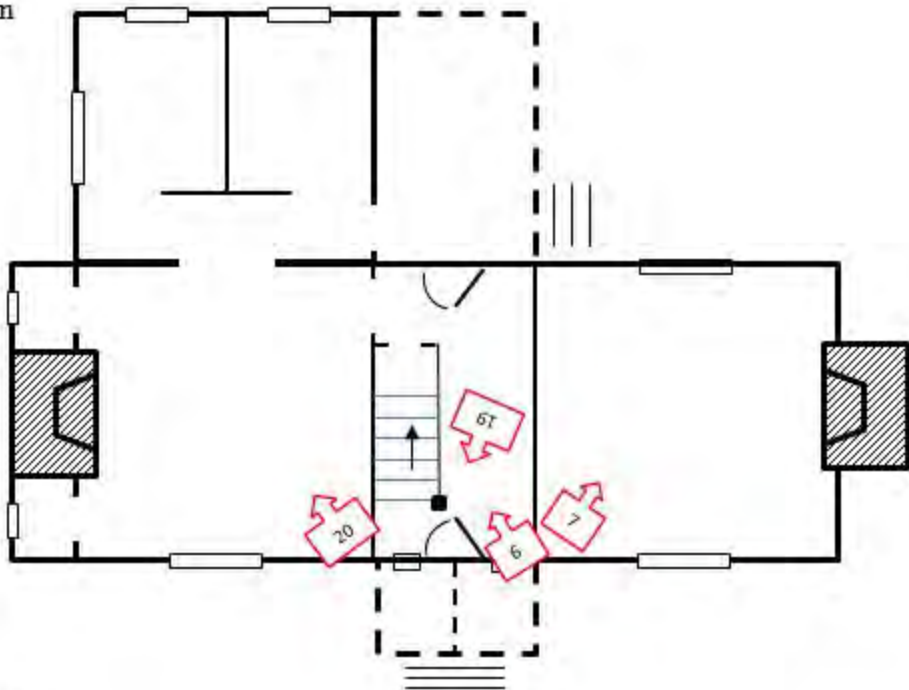
Moss Side (063-0229), Main Dwelling
8501 New Kent Highway
New Kent County, Virginia

PHOTO KEY

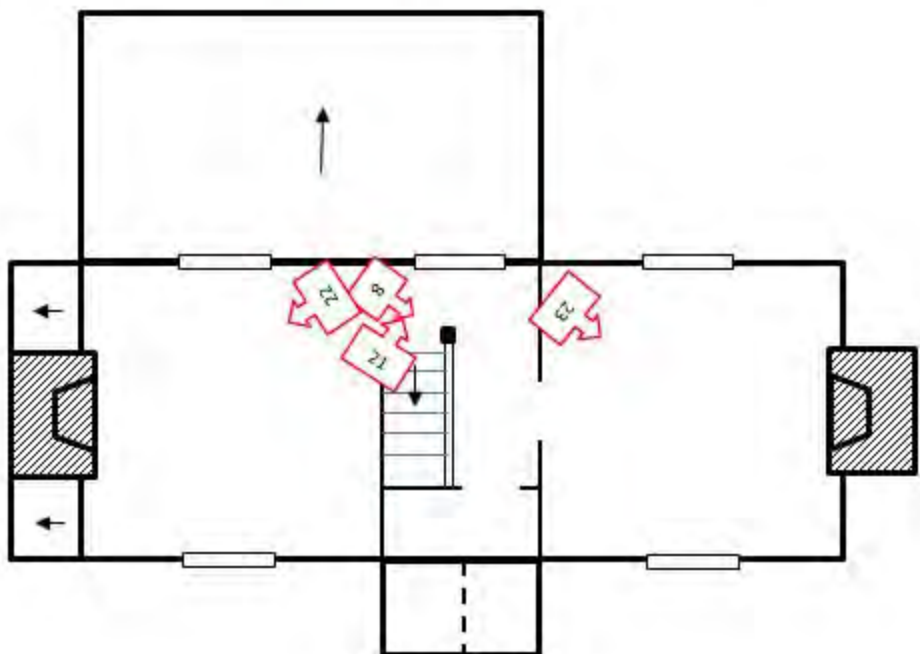


Dovetail CRG, September 2016
Not Drawn to Scale

1st Floor Plan



2nd Floor Plan



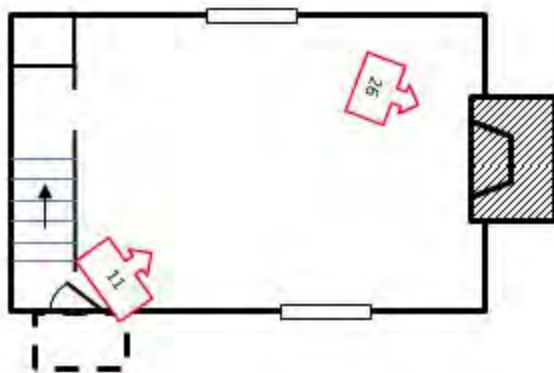
Moss Side (063-0229), Domestic Outbuilding
8501 New Kent Highway
New Kent County, Virginia

PHOTO KEY

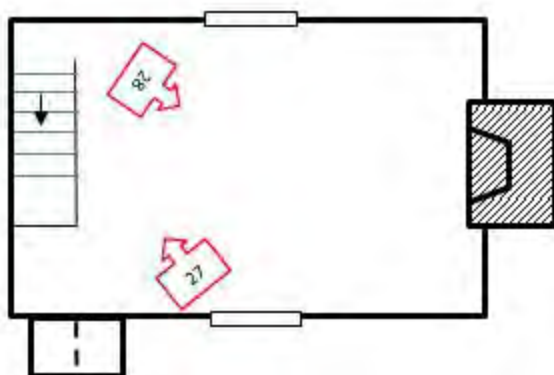


Dovetail CRG, September 2016
Not Drawn to Scale

1st Floor Plan



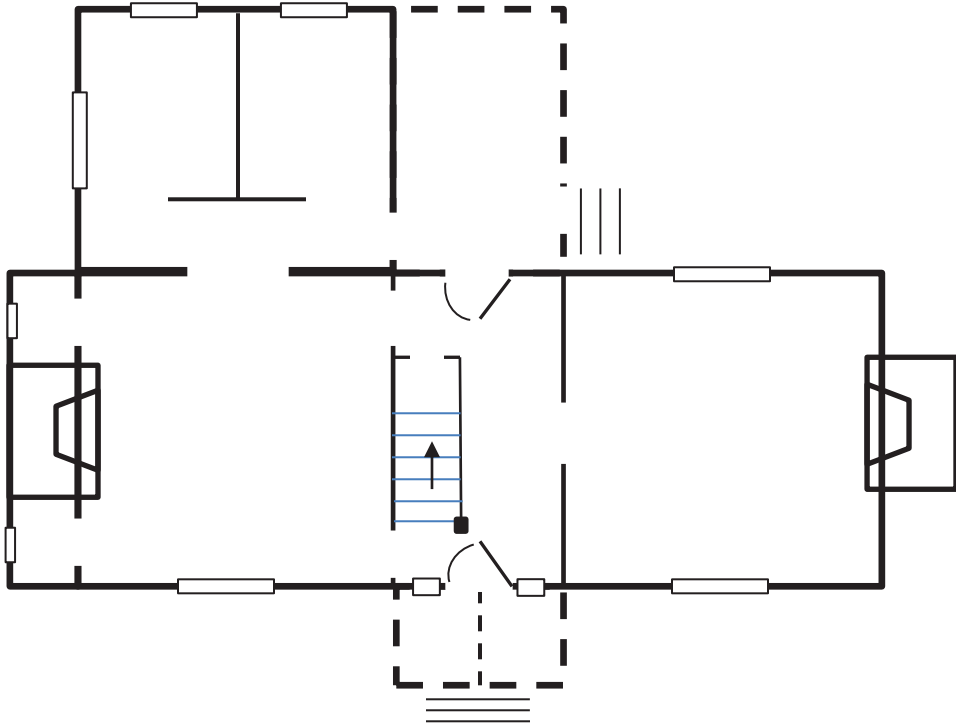
2nd Floor Plan



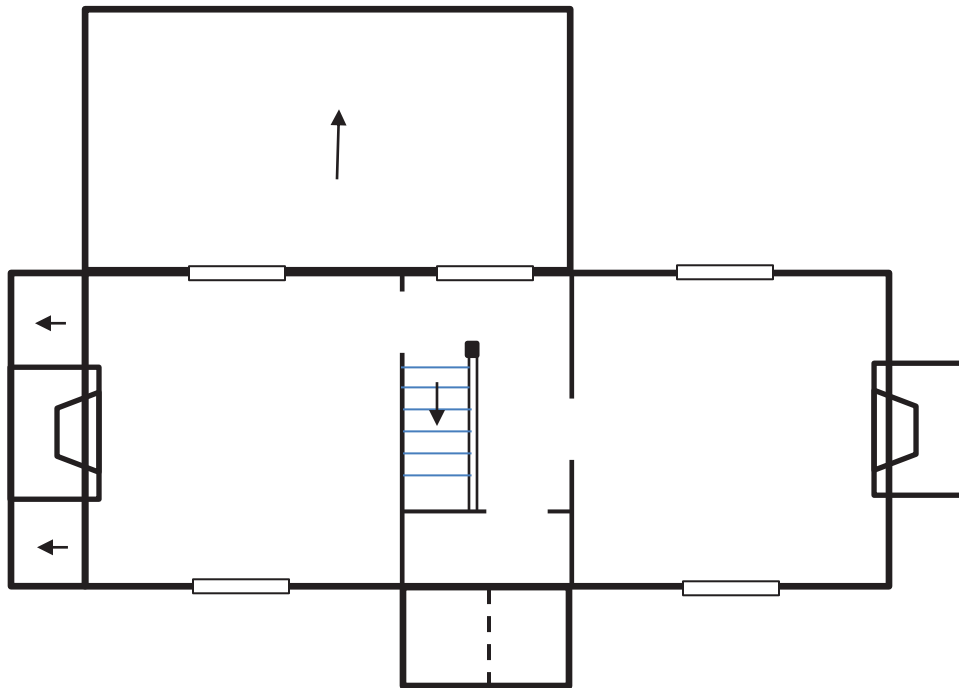
Moss Side (063-0229) - Main Dwelling

1st Floor

FLOOR PLAN
Moss Side
New Kent County, VA
DHR No. 063-0229



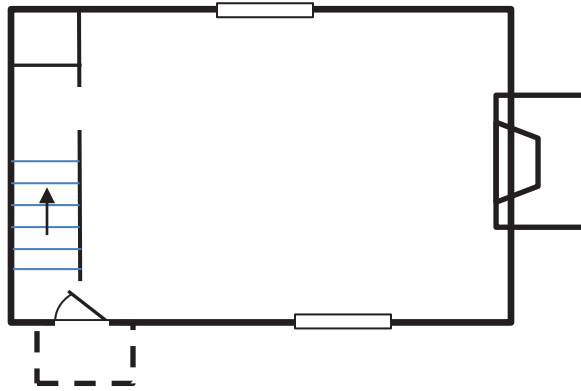
2nd Floor



Moss Side (063-0229) – Domestic Outbuilding

1st Floor

FLOOR PLAN
Moss Side
New Kent County, VA
DHR No. 063-0229



2nd Floor

