



## DEPARTMENT OF HISTORIC RESOURCES

2801 Kensington Avenue, Richmond, Virginia 23221

Telephone: (804) 367-2323 Fax: (804) 367-2391

### PRELIMINARY INFORMATION FORM

#### INDIVIDUAL PROPERTY

The following constitutes an application for preliminary consideration of eligibility for the nomination potential of a property to the Virginia Landmarks Register and the National Register of Historic Places. This does **not** mean that a property is being nominated to the registers at this time. Rather, it is being evaluated to determine if it qualifies for such listings. Applicants will be notified of the staff's and the State Review Board's recommendations.

Contact the Virginia Department of Historic Resources Archivist to determine if previous survey material for this property is on file, and if the resource has been previously evaluated by DHR. Obtaining previously recorded information could save a significant amount of time in preparing this Preliminary Information Form (PIF). The archivist may be reached by phone at (804) 367-2323, ext. 124, or by email at [Quatro.Hubbard@dhr.virginia.gov](mailto:Quatro.Hubbard@dhr.virginia.gov). The archivist will also give you the address of the regional office to which you should send your completed PIF materials.

Please type this form and, if additional space is needed, use 8½" X 11" paper. If an electronic version of this PIF is available, it would be helpful if it could be submitted on a disc, or via email to the archivist. Note: All submitted materials become the property of the Virginia Department of Historic Resources and will not be returned.

**Photographs:** Please provide at least four (4) black and white (B&W) photographs (generally North, South, East and West elevations) and four (4) B&W photographs of the interior space. Also provide photographs of other buildings on the property and views of the general setting. The inclusion of photographs is essential to the completion of this application. **Without photographs, the application cannot be evaluated.** Photographs should be labeled on the reverse side in soft pencil or china marker (not with adhesive labels), and are not to be mounted or affixed in any way.

**Digital Images:** We cannot accept digital photographs in lieu of 35 mm B&W prints, however we welcome them as supplements, particularly as TIFs or JPEGs that may be incorporated into the DHR database.

**Maps:** Please include two (2) maps showing the location of the property:

- A copy of a USGS Quad map with name of county/city printed on map and with the name of the property indicating its location (USGS Quadrangle maps can be printed free of charge from [www.topozone.com](http://www.topozone.com) or can be bought from many surveying or engineering supply stores), and
- A sketch site plan showing the primary resource, outbuildings, potential and/or known archaeological sites, highways, and main roads (noting street and route numbers), and other features that are important in conveying the significance of the total property. Please include a "North" arrow.

Before submitting this form, please make sure that you have included the following:

- Labeled USGS Quadrangle map
- Sketch site plan map of property
- 4 labeled B&W exterior photos
- 4 labeled B&W interior photos
- General surrounding photos (labeled)
- Completed Resource Information Sheet, including
  - Owner's signature
  - Applicant contact information
  - City or county official's contact information

Thank you for taking the time to submit this Preliminary Information Form. Your interest in Virginia's historic resources is helping to provide better stewardship of our cultural past.

## Virginia Department of Historic Resources PIF Resource Information Sheet

This information sheet is designed to provide the Virginia Department of Historic Resources with the necessary data to be able to evaluate the significance of the property for possible listing in the Virginia Landmarks Register and the National Register of Historic Places. This is not a formal nomination, but a necessary step in determining whether or not the property could be considered eligible for listing. Please take the time to fill in as many fields as possible. A greater number of completed fields will result in a more timely and accurate assessment. Staff assistance is available to answer any questions you have in regards to this form.

<b>General Property Information</b>	For Staff Use Only DHR ID #: 131-0093
Property Name(s): <u>Warden Family Home</u>	
Property Date(s): <u>1800; 1846; 1861</u> <input checked="" type="checkbox"/> Circa <input type="checkbox"/> Pre <input type="checkbox"/> Post                      Open to the Public? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Property Address: <u>2732 Cedarville Road</u> City: <u>Chesapeake</u> Zip: <u>23322</u>	
County or Ind. City: <u>Chesapeake</u> USGS Quad(s): <u>Moyock (VA,NC)</u>	

<b>Physical Character of General Surroundings</b>	
Acreage: <u>4.233</u> Setting (choose one): <input type="checkbox"/> City <input type="checkbox"/> Urban <input type="checkbox"/> Town <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural <input type="checkbox"/> Transportation Corridor	
Site Description Notes/Notable Landscape Features:	
Single dwelling located on a large open parcel just north of the intersection of Cedarville Road and Sanderson Road. The surrounding area is rural in character.	
Secondary Resource Description (Briefly describe any other structures (or archaeological sites) that may contribute to the significance of the property: large 18 <sup>th</sup> -19 <sup>th</sup> century barn clad in large horizontal wood siding featuring a hayloft; small 20 <sup>th</sup> -century storage barn clad in aluminum siding; 19 <sup>th</sup> -century chicken coop features two openings with ½ doors divided by partition wall; smokehouse with cinderblock cladding covered by a standing seam metal roof features wooden door with fifteen divided lights.	
Ownership Category: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public-Local <input type="checkbox"/> Public-State <input type="checkbox"/> Public-Federal	

<b>Individual Resource Information</b>	
What was the historical use of this resource? Examples include: Dwelling, Grist Mill, Bridge, Store, Tobacco Barn, etc...	
<u>Dwelling</u>	
What is the current use? (if other than the historical use) <u>Vacant</u>	
Architectural style or elements of styles: <u>Vernacular with Georgian and Federal influences</u>	
Architect, builder, or original owner: <u>Unknown</u>	
# of stories <u>2</u> Condition: <input type="checkbox"/> Excellent <input type="checkbox"/> Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/> Poor <input type="checkbox"/> Ruins <input type="checkbox"/> Rebuilt <input type="checkbox"/> Renovated	
Are there any known threats to this property? <u>Deterioration</u>	

### Resource Component Information

Please answer the following questions regarding the individual components of the resource. If the component does not exist, answer "n/a." If you feel uncomfortable in answering the question, please leave the space blank. Photographs of the features can also help our staff identify specific feature components. Usually, priority is given to describing features on the primary (front) facade of the structure.

**Foundation:** Describe the foundation that supports the structure. Examples include piers, continuous brick, poured concrete.

Original brick piers and modern concrete block

**Structure:** Describe the primary structural component of the resource. Include primary material used. Examples include log, frame (sawn lumber), and brick. Also include the treatment, such as a particular brick bond or type of framing, if known.

wood frame; post-and-girt

**Walls:** Describe the exterior wall covering such as beaded weatherboard or asbestos shingles.

clapboard siding clad in vinyl siding

**Windows:** Describe the number, material, and form of the primary windows. This includes the number of panes per sash, what the sashes are made of, and how the sashes operate (are they hinged or do they slide vertically) Have the windows been replaced?

6/6 and 9/9 double hung wood sash; fixed four-light pane w/storms in attic

**Porch:** Briefly describe the primary (front) porch. List the primary material, shape of the porch roof, and other defining details.

small brick entry stoop features a single wooden door with a broken pediment surround in Georgian style

**Roof:** Describe the roof, listing the shape and the covering material.

gabled principle roof with hip-on gable secondary roof

**Chimney(s):** List the number of chimneys and the materials used. Include the brick bond pattern if possible.

a pair of two-story end chimneys featuring seven-course running bond flank the main block; rear ell also features a brick chimney laid in 7-course running bond; the latter has been partially parged

**Architectural Description of Individual Resource:** *(Please describe architectural patterns, types, features, additions, remodelings, or other alterations. A sketch of the current floor plan would be appreciated)*

### Introduction

The single-family dwelling located at 2732 Cedarville Road sits on a large rural parcel and contains four outbuildings. The two-story wood frame dwelling was designed and constructed in the Vernacular style with Georgian and Federal features and a center-hall plan. It is believed that the house was constructed in three phases as evidenced by construction techniques and by bricks marked the years "1846" and "1861" found in two separate sections of the main block. \*See site plan map. The "saltbox-style" ell, which was likely the original main block of the house, stands 1 ½ -stories tall and is 1 ½ units deep. Oral history reports by the current owner of the house date the 1 ½-story ell to the 1720s but the exact construction date of the ell is unknown. Based on architectural details, it was likely constructed around the turn of the 19<sup>th</sup>-century. A full-width, shed-roofed porch covers the south elevation of the ell. The ell features four-over-four and six-over-six wood sash windows on the main level and two windows with four divided panes each at the attic level. A chimney on the gable end laid in seven-course Flemish bond was parged at one point but only half of the stucco remains. The interior of the ell features 1 ½ rooms and a narrow staircase leading to an attic loft. It is connected to the main block through an interior doorway on the first floor.

### Determining the age of the ell

In order to determine the age of the ell, a thorough inspection of the crawlspace and interior was completed by the consultant. The ell features a post-and-girt structural system with hand hewn beams and pegged joints. Post-and-girt construction was popular during the mid-to-late 18th century in urban areas and during the early-to-mid-19th century in the more rural areas. Post-and-girt construction dominated the English and

French colonies until after the American Revolution and up until the early-19th century when braced frames became increasingly popular and began to replace post-and-girt construction.<sup>1</sup>

The original 1 ½-story ell consisted of two rooms, one on each floor. The kitchen and porch wings were added during the construction of the first addition to the house around 1846. A second addition was appended to the dwelling in the 1860s. A modern restroom addition was appended to the 1860s addition by the current owner within the last 20 years. The current owner replaced part of the brick pier foundation with concrete blocks and insulated the entire ell within the last quarter century. He successfully did so without disturbing the original structural system of the ell and the original brick piers remain. After close inspection of the crawlspace under the ell and the interior of the ell itself, it is determined that the structure was built as a heavy timber frame with hand hewn joints. Thorough photographic documentation was taken at the time of survey. The images that follow this application numbered 0013-0024 illustrate the post-and-girt structural system of the ell. The first photograph (0013) illustrates hand hewn beams and pegged joints at the junction of the northeast corner framing. Other photos illustrate things such as the original brick pier foundation and hand hewn joints. Other characteristics of post-and-girt construction are evident on the interior of the ell. Photograph (0024) illustrates exposed floor joists hanging from the main frame without support from below.

After a thorough inspection of the structural system of the ell at the rear of the Warden Family Home, one can verify that the structure is of post-and-girt construction. Because of the rural nature of the property, it is difficult to put an exact date on the construction of the ell but it was likely erected around the turn of the 19th-century. The upper floor of the ell is supported by heavy cross timbers, heavy corner posts and widely spaced intervening posts, all characteristics typically found in post-and-girt buildings.

#### Second and Third Phases of Construction

The second phase of construction, completed in the 1840s was a two-story side-hall addition to the ell containing a main level parlor and a second level bed chamber. A restroom addition off of the first floor of the 1846 block of the house was added by the current owners in the mid-20<sup>th</sup> century. The third phase of construction, completed in the 1860s included an additional main level parlor and a second level chamber. This main block of the dwelling rests on a concrete block and brick pier foundation. The concrete blocks were added c. 2003 by the current owner to reinforce the historic foundation. The rectangular front block of the dwelling is covered by a side gabled roof clad in standing seam metal. A small entry porch with front gabled roof supported by simple modern columns serves as the main point of entry into the house. A single wooden door with broken pediment surround is reminiscent of Georgian style. The first floor of the main block features nine-over-six and six-over-four wood frame windows while the second floor features six-over-six and four-over-four wood sash windows. There are no windows on the southeast side of the dwelling. Two two-story end chimneys laid in seven-course Flemish bond flank either side of the main block. The second level of the main block contains two bed chambers connected by a narrow hallway. Also on the second floor is a modern bathroom constructed between the two bed chambers during the 20<sup>th</sup> century. Much of the original interior woodwork is still in place as evidenced by baseboards, wide plank floors, and mantles. Wide-plank floors are found throughout the ell on the first floor as well as in the attic loft. The planks of the wood floors in the main block of the house from the second and third phases of construction are not as wide as those in the ell. Other interior detailing includes slightly arched wood window surrounds and wooden lath and triple coat plaster.

The current owner has completed some light rehabilitation work on the interior including some woodwork and plaster repair. As a result of many years of plaster repair, there are several layers of plaster build-up. The many layers of plaster are obvious throughout the house as evidenced by the walls being almost flush with the trim. A lack of rehabilitation is obvious on the building's exterior but the historic materials are still intact underneath the aluminum.

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<sup>1</sup> Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, Inc., 1996), 35.  
11/4/2008

### The Dutch barn

After surveying the property and taking photographic documentation, it is noted that the large barn sited northeast of the dwelling may be a rare example of an extant Dutch barn in Virginia. It has been altered through the years but still retains some key characteristics typical of Dutch barns. An illustration with accompanying photographs can be found at the end of this form.

Dutch barns are characterized primarily by their structural make-up. Typically, Dutch barns feature a series of braced H-frames consisting of two large vertical beams connected by a much larger horizontal cross beam. The large cross beam is not present in all Dutch barns. The H-frames are connected at their tops with beams called purlins. The purlins then support the roof rafters.<sup>2</sup> The barn located behind the Cedarville Road dwelling features a structural system much like that of a typical Dutch barn which includes the anchor beam posts. The anchor beam brace is not as easy to identify due to the many alterations and additions done to the barn. Other features congruent with those of typical Dutch barns found in the aforementioned barn include the diagonal braces between the inside of the post and under the anchor beam, and a notched purlin plate connecting the H-frames and acting as a support system for the rafters. Other features include a threshing floor and non-supporting outer curtain walls.<sup>3</sup>

The most distinguishing characteristic of a Dutch barn is that the core structural is typically flanked by aisles on either side. This is the case with the large barn at the Warden Family Home. It features an aisle on either side of its core space. One of side was used as stables for horses and other livestock and the other was used for storage.

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<sup>2</sup> Vincent J. Schaefer, "Dutch Barn Research Miscellany" *Dutch Barn Preservation Society* Vol 1. No. 2 (1988).

<sup>3</sup> Vincent J. Schaefer

**Significance Statement:** Briefly note any significant events, personages, and/or families associated with the property. (Detailed family genealogies are not necessary.) Please list all sources of information. It is not necessary to attach lengthy articles or genealogies to this form. Normally, only information contained on this form is forwarded to the State Review Board.

The dwelling at 2732 Cedarville Road is a rare example of 18<sup>th</sup>- and 19<sup>th</sup>- century Vernacular architecture situated in rural section of south Chesapeake. The house features detailing reminiscent of the Georgian and Federal style. Characteristic features of the house in Georgian and Adam-style include the paneled front door, windows with double-hung sashes having six-to-nine panes each aligned horizontally and vertically in symmetrical rows, the simple box shape, and its few exterior elaborations. Other details including the large Flemish bond end chimneys, wide-plank wood floors and heavy timbers with hewn joints, and scale and massing of the main block and ell place the house as one of the earliest surviving dwellings in the area. It was once a part of a 17<sup>th</sup>-century plantation consisting of 2,500-acres of land. Oral history reports have indicated that the house and land originally belonged to the James Family. The James family deeded the parcel and the extant buildings to William Warden in the late 17<sup>th</sup> -century. The Warden Family arrived in the early-18<sup>th</sup>-century from Warwick, County, England and became farmers in Lower Norfolk County. Some sources have stated that the William Warden I was the richest man in the county during part of the 1700s. William Warden and his heirs occupied the property well into the 19<sup>th</sup> century. The dwelling was deeded in 1867 by heirs of William Warden I to Elizabeth Tabb.<sup>4</sup> It is rumored that the dwelling was later occupied by a local physician named Tabb during the mid-19<sup>th</sup> century. The current owner of the house claims that Dr. Tabb operated the dwelling a hospital during the civil war. The area surrounding the house today is still rural in nature and there are few examples of historic architecture still surviving. Much of the land in the surrounding parcels has been divided into three-to-five-acre farms containing modern dwellings and agricultural land for cultivation.

Southern Chesapeake has been rural in character and location since Colonial settlement first occurred. Prior to the arrival of colonists, the area was occupied by the Chesapeian Indian tribe, which existed outside the powerful Powhatan confederacy.

Originally, the City of Chesapeake was a part of Elizabeth City County. In 1636, New Norfolk County was created from Elizabeth City County. A year later, New Norfolk County was divided into Lower and Upper Norfolk Counties. Lower Norfolk County consisted of the area that includes modern day Norfolk, Portsmouth, and Chesapeake.<sup>5</sup> Historically, the soils of Lower Norfolk County were not suited for growing Virginia's cash crop, tobacco but were well suited for the cultivation of corn and wheat and for raising livestock. In addition to farms, the swamps and wooded areas with oak, juniper, cypress, and pine trees yielded wood shingles, planks, pine tar, and pitch for local consumption and trade. Lower Norfolk County traded its goods with Northern Colonies, Europe, and the West Indies. Imports consisted of rum, sugar, and other manufactures.<sup>6</sup>

As the area continued to expand, Lower Norfolk County was divided further into Princess Anne and Norfolk Counties in 1691. Norfolk County encompassed the area that is now Chesapeake. Due to the swampy character of much of inland Chesapeake, settlement occurred gradually. Most of the 18<sup>th</sup> century resources were located along major river routes. During the 1800s, agriculture was the main economic base and large farms were divided into plantations. By the mid-1800s, farms consisting of 100-acres or less were located throughout the county.

Chesapeake became an independent city during the mid-20<sup>th</sup> century as a result of annexation suits filed in the 1950s by neighboring cities which combined the areas of Norfolk County and South Norfolk. Citizens of the communities voted on a name for the new city and decided on "Chesapeake" in 1962. In January of 1963, the annexation was complete and the City of Chesapeake was officially independent. Today, the City is a

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<sup>4</sup> Warden Family Home Deed Research conducted by previous owner of house. No specific reference given.

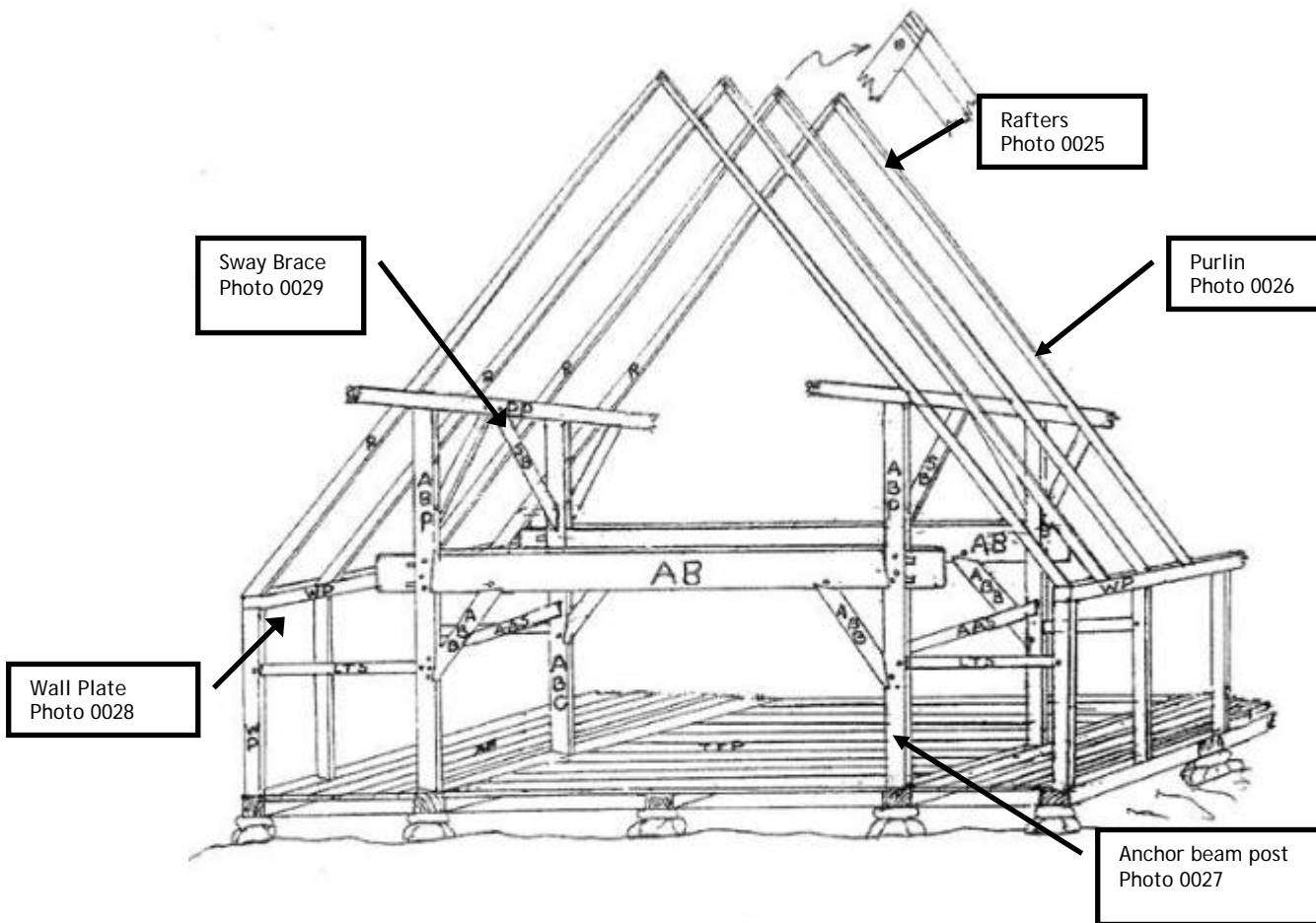
<sup>5</sup> City of Chesapeake "History of Chesapeake" City of Chesapeake, <http://www.chesapeake.va.us/communtiy/about/history.shtml> (accessed July 2008).

<sup>6</sup> Wikipedia "Norfolk County, Virginia" Wikipedia, [http://en.wikipedia.org/wiki/Norfolk\\_County,\\_Virginia](http://en.wikipedia.org/wiki/Norfolk_County,_Virginia) (accessed June 2008).

mixture of uses. The southern portion retains much of the original rural character extant during the growth of the county into a city. Other portions of the City of Chesapeake are very densely populated with modern development making the rarity of the 2732 Cedarville Road property even more prevalent.

The dwelling located at 2732 Cedarville Road is eligible for listing on the National Register of Historic Places on the local level of significance under Criterion C for ARCHITECTURE for the period 1800-1900. The property is principally significant for its representation of both Vernacular Georgian and Vernacular Federal architectural styles and for its gradual development as a dwelling. While the building has been renovated, notable stylistic details are still intact including end chimneys laid in Flemish bond, symmetrical window and door arrangements, the paneled front door, and the Georgian-inspired pedimented door surround. The rarity of these resource and its outbuildings is evident. A search in the state database turned up no houses of this type, location, and age in rural Chesapeake, VA.

Figure 1 Sketch of Typical Dutch barn



- AB Anchor Beam
- PP Purlin Plate
- ABB Anchor Beam Brace
- ABP Anchor Beam Post
- WP Wall Plate
- TFP Threshing Floor Planking
- AF Aisle Floor
- SB Sway Braces
- LTS Lower Transverse Struts
- WP Wall Post
- R Rafters
- AAS Animal Aisle Struts

*A pair of interior "bents."*

Three or four bents joined together make up a two- or three-bay Dutch barn. The anchor beams at the gable ends often do not have braces. The central core "H-frame" (the anchor beams, anchor beam posts, and purlin plate) supports the roof. The outer walls are non-supporting "curtain walls." Sections outside the H-frame are called aisles. It is this core structure, flanked by aisles, that distinguishes the Dutch barn from all others.

From *Dutch Barns of New York*, Vincent J. Schaefer (1994)  
 Purple Mountains Press, Fleischmanns, New York

**Legal Owner(s) of the Property** (For more than one owner, please use a separate sheet.)

Mr.  Mrs.   
 Ms.  Miss  Gregory K. Pugh  
(Name)

1401 Drum Point Road Virginia Beach VA 23457  
(Address) (City) (State) (Zip Code)

n/a 757-422-5795  
(Email Address) (Daytime telephone including area code)

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
**•• Signature required for processing all applications. ••**

In the event of corporate ownership you must provide the name and title of the appropriate contact person.

Contact person: See above

Daytime Telephone: (      )

**Applicant Information** (Individual completing form if other than legal owner of property)

Mr.  Mrs.   
 Ms.  Miss  Sarah C. McPhail Commonwealth Preservation Group, LLC  
(Name) (Firm)

139 N. Main Street Suffolk VA 23434  
(Address) (City) (State) (Zip Code)

sarah@commonwealthpreservationgroup.com (757) 923.9991  
(Email Address) (Daytime telephone including area code)

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Notification**

In some circumstances, it may be necessary for the department to confer with or notify local officials of proposed listings of properties within their jurisdiction. In the following space, please provide the contact information for the local County Administrator or City Manager.

Mr.  Mrs.  Dr.   
 Miss  Ms.  Hon.  William E. Harrell City Manager  
(Name) (Position)

City of Chesapeake PO Box 15225  
(Locality) (Address)

Chesapeake VA 23328 (757) 382-6166  
(City) (State) (Zip Code) (Daytime telephone including area code)

Please use the following space to explain why you are seeking an evaluation of this property.

To pursue listing on the National Register of Historic Places and to become eligible for the state tax credit program.

Would you be interested in the State and/or the Federal Rehabilitation Tax Credits? Yes  No   
 Would you be interested in the easement program? Yes  No