

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 ON:	
VLR	12/13/2012
NRHP	02/05/2013

1. Name of Property

Historic name: Green Hill

Other names/site number: VDHR # 134-0015

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: 1721 Lovetts Pond Lane

City or town: Virginia Beach State: Virginia County: Independent City

Not For Publication: NA Vicinity: NA

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

	<u>12/13/12</u>
Signature of certifying official/Title:	Date
<u>Virginia Department of Historic Resources</u>	
State or Federal agency/bureau or Tribal Government	

In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
Signature of commenting official:	Date
Title :	State or Federal agency/bureau or Tribal Government

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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>1</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 1

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

COLONIAL/Georgian
EARLY REPUBLIC/Federal/Adamsesque

Materials: (enter categories from instructions.)

Principal exterior materials of the property: WOOD (weatherboard), BRICK, STONE
(limestone, slate), CONCRETE

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

Green Hill is a c.1791 double-pile, two-story five-bay Georgian/Federal style house on Lovetts Pond Lane in the City of Virginia Beach, Virginia. The house is located on a 1.33 acre parcel which was part of a much larger plantation when the house was constructed. The two-story, Flemish bond brick central portion of the house is a formal and large example of a typical central hall plan house, with a large parlor and dining room flanking the wide central hall which has doors at either end. The upstairs has a bedroom on either side. The façade and rear of the house have five bays accented with nine-over-nine historic double hung sash windows. The two two-story 1954 wings of the house contain a modern kitchen, library, two additional bathrooms and two additional bedrooms, however the additions differ from the earlier portion of the house in most exterior features, including the beaded wood weatherboard, crawl space, six-over-six windows, and gambrel roof. The additions were designed by notable regional architect Finlay F. Ferguson Jr., who completed many restoration projects in early American homes. There is a basement under the older section of the house and crawl space under the later additions. The roof is a side gable with slate and chimneys at each end. Many historic features remain in the older portion of the house, including wood trim, floors, mantels, and doors. The house has served as a single family dwelling from its construction to the present.

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Narrative Description

Green Hill is a c. 1791 Georgian/Federal style house constructed in the form of a two-story central hall dwelling with two two-story 1954 additions on either end. There are two huge live oak trees in the front yard which clearly date to at least the nineteenth century, and could certainly predate the house. The rest of the front yard and off street side yard are a mixture of grass and mature shrubs. The side facing the street has a circular driveway with a stone sidewalk which runs along the front of the house to the entry porch. The rear yard has a second driveway accessed by a second stone sidewalk which runs to the rear entrance and splits the rear yard into two lawns.

The roof is a side gable with slate shingles and an interior end chimney on each side of the house. A pair of small round windows flanks each historic chimney at the attic level and the cornice is decorated with dentil molding. The five bays of the two story house contain historic nine-over-nine double hung wood sash windows, many of which contain historic panes, including one with the names etched onto the surface. The house is a Flemish bond brick masonry building with a full basement accessed from an exterior covered stair next to the rear entry. The front door is accessed by a stepped brick porch topped in stone and with two side stairs and a black iron railing and flanked by two brass lights. The front door has an exterior four panel wood double-door opening to an historic three panel wood double-door with iron hinges and topped by a two row, six light transom window.

The two 1954 side additions differ from the main house in most aspects, but are compatible with late eighteenth century wing designs. The additions have two stories with beaded weather board siding, six-over-six double hung sash windows with small wooden sills. There are three windows on the first story, featuring faux wood shutters, and two gabled dormers in the second story. The foundation is brick with a crawl space. The roof is gambrel with slate shingles and each has an exterior end chimney.

The interior of the older portion of the house has approximately thirteen foot ceilings on the first floor and original pine flooring, which has been refinished. The six inch baseboards, most doors, window and door trim, mantles, and some other features appear to be historic. All three first floor rooms feature a heavy cornice and a chair rail and plaster walls and ceilings. Despite the high level of finish, the floor plan follows that of a very traditional central hall house. The entry hall is wide enough to serve as a meeting area at the front and holds the stairway at the rear. There are matching three panel front and rear doors. The stairway has two ninety degree turns and a landing at the rear central window. The dining room has deep set windows and an impressive period mantel. An historic door exits to the street side addition on the northern end of the house. The formal parlor to the right of the entry hall features a different period mantel but similar windows and wood molding to the dining room. The paneling over the mantels may date to the 1954 renovation. There is another historic door leading to the southern addition from the parlor. All of the historic doors feature six panels.

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The stairway ends at a shallow landing at the second story as the rear portion of the landing, which abuts the central second story window, has been enclosed to form two closets which serve the two bedrooms. The closets were created in 2004 from a non-historic alcove which had been created during the 1954 renovation. There is an historic door at each end of the landing, each of which accesses a bedroom. The two bedrooms in the earlier portion of the house feature matching mantels with a stacked cornice and large panel front, which are far simpler than the public mantels below, as well as chair rails. Both bedrooms features two doorways added in to the formerly exterior walls which are now shared with the additions. In the northern bedroom one of these accesses the modern bathroom while the other accesses a small hallway which leads to the second story of the addition and to an elevator leading down to the kitchen area. The two doors in the southern older bedroom lead to a closet and a bathroom. The floors in both bedrooms are historic pine and the recessed windows match those in the formal rooms below, though the ceilings are lower. The attic in the original portion of the house contains the HVAC equipment and storage in one half, while the other half has been turned into a den.

The two additions house rooms in keeping with a modern house, which allowed fewer changes to the older portion of the house during the 1954 renovation. The northern street side wing has an elevator and a kitchen with a bedroom and bathroom upstairs. There is also a second bathroom which serves the northern bedroom of the older house. The opposite wing features a first floor library, half bath, and study. The upstairs again features a bedroom and bathroom, as well as an additional bathroom to serve the other early bedroom. The interior features of the two added wings are different but compatible with the earlier house. The windows are not recessed but the baseboards are the same size. The kitchen has tile flooring, but the remainder of the two additions features pine flooring to match the rest of the house. The kitchen features a brick mantel while the library has pine paneling walls and a pine mantel. The doors in the additions are a mixture of four and six panel doors, some of which appear to be of older wood and may have been salvaged and reused at Green Hill. The bathrooms and kitchen in the two additions feature c2004 features and finishes from an extensive renovation. The walls and ceilings of the addition are finished plaster board.

The overall condition of the house is excellent, having undergone an extensive renovation in the last decade. All of the mechanical, electrical, and heating and cooling systems have been updated, while the integrity of the historic spaces has been maintained.

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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

1791-1954

Significant Dates

1791
1954

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Lovett, John
Ferguson, Finlay Forbes, Jr. (1954 addition)

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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.)

Constructed c. 1791, Green Hill is a relatively rare surviving example of an eighteenth century Georgian/Federal style home in Virginia Beach, Virginia, and former Princess Anne County. It is a good example of the evolution of the once ubiquitous early American hall-and-parlor house in this region. The house retains most of its historic interior and exterior features and is one of the larger and more prominent of the few comparable examples in the city. The house was constructed by the Lovetts, one of the prominent founding families of early Princess Anne County. The 1954 expansion and renovation of the house was carried out by Finlay Ferguson, Jr., a leading regional architect, and demonstrates the continuing importance of the home as it evolved. The period of significance is from its construction in 1791 until the date of its last addition in 1954, representing its uninterrupted role as one of the most important dwellings in Virginia Beach. It is eligible under Criterion C for architecture at the local level of significance.

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

The title summary of Green Hill Farm lists the first grant of land associated with the property in 1636 to Henry Southell (Southall/Southern) totaling 700 acres on the Chesapeake shore in the Lynnhaven territory. The Southern family, along with the well known early Princess Anne families of Thorowgood, Keeling, and Capps, were all established in Elizabeth City, VA, on the Back River by 1621 and had all expanded into this area of Lynnhaven in then Lower Norfolk County within a few years of each other. The then much larger Green Hill property passed through several families during the seventeenth century before ending with Robert Bond in 1698-99 and his share being reduced to a mere 95 acres. In 1714 John Lovett, son of Lancaster Lovett, lived on the western side of the Cypress Swamp on a 100 acre parcel called Turkey Knole, which he inherited from his father. John Lovett traded parcels with Robert Bond in 1714 and thus the Lovetts moved to the eastern side of the swamp and onto the land currently holds Green Hill. John Lovett eventually accumulated 250 acres and this land, sometimes called Stratton Island, eventually passed to his grandson, also John Lovett, who built the Green Hill house in 1791. The Lovett family retained ownership of the property until 1831 when the property passed to the Keeling family. The estate passed through several more families before being acquired by Margaret Hanes Old (of the Hanes clothing company) and her husband W.T. Old. The Olds oversaw the addition of the two wings to the house in 1954 along with a complete restoration.¹

The 1954 restoration and expansion of Green Hill by the Olds was designed and overseen by prominent regional architect Finlay Forbes Ferguson, Jr. Ferguson studied architecture at the University of Virginia, graduating in 1931. He worked in his father's firm, Peebles & Ferguson in 1927 and again from 1933-1936. He was part of Colonial Williamsburg's restoration from 1931-33 and from 1938-43. He opened his own firm in 1949 with restorations being his specialty, but also served as lead architect on several new projects. He was involved with the

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following projects in addition to his continued work with Colonial Williamsburg: the Adam Thoroughgood House, the Moses Myers House, the MacArthur Memorial, and the original Norfolk Academy building as well as the design of the 1953 New Eastern Shore Chapel. He also worked on St. Paul's Church in Edenton, NC, and the Philipse Manor House in Tarrytown, NY. He lived from 1908-1973 and died in Norfolk, VA, on November 30.²

In 1971 the 144 acre Green Hill estate was broken up into what eventually became the current Green Hills Farms, Chelsea, and Green Hill By The Bay developments, with the Green Hill house residing in Green Hill By The Bay today. The parcel next to Green Hill holds a small brick cottage, now covered in stucco, with two rooms and a loft. The cottage was constructed c. 1661 by the original owners of the entire Green Hill tract, the Southern family. The small house and a nineteenth century smoke house were once part of the same property as Green Hill before the late twentieth century neighborhood development.³ While now lost, the wills of the Lovett and other families also mention outbuildings of various types indicating that property was a working plantation both before and after the construction of Green Hill and well into the nineteenth century.

The Lovetts remained part of the elite land owning class during their ownership of Green Hill. Various member of the Lovett family married into the Kemp(e), Keeling, Pallet, and Thorowgood families and lived amongst all of the early families who helped establish Princess Anne County. The men of the Lovett family were generally active in the leadership of the local community. John Lovett was appointed to superintend the election of Overseer of the Poor in the Lower Eastern Shore on March 10, 1786, and was a candidate for senator for the district of Nansemond, Norfolk & Princess Anne counties on April 9, 1789.⁴ The grandson and great, great grandson (also both named John Lovett) of the builder of Green Hill were appointed as processioners (tax assessments for the poor) in 1744, 1764, and 1771.⁵

History and Context

Prior to the first English landing in 1607, the Chesapeake tribe made up the predominant native population in the Lynnhaven area and their primary village of Chesepioc was located at Great Neck Point, only a short distance from the current Green Hill site. In the 1630s Thomas Keeling and Adam Thorowgood, a former indentured servant, accumulated several thousand acres which was laid out as Lynnhaven Parish in 1639. The same boundaries for the parish were used for Princess Anne County when it was established in 1691. A majority of the labor during the seventeenth century was provided by indentured servants, like Thorowgood, rather than African slaves who arrived in larger numbers during the eighteenth century. Tobacco was the dominant crop in Princess Anne during the seventeenth century. The eighteenth century saw significant expansion for Princess Anne County with the population expanding from roughly 2,000 to at least 8,800 by 1800. The expansion of the agricultural economy led to a significant increase in the number of African slaves during the eighteenth century, which in turn led to the emergence of the planter class and the architecture and plantations associated with that economic system. From the late eighteenth century until the time of the Civil War, slaves represented over forty percent of the county population and by the nineteenth century roughly two thirds of white

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households in the county owned at least one slave. Most slave holders owned a small number of slaves. There were also a few hundred freed slaves living in the county during much of the first half of the nineteenth century.⁶

Architectural Context

Only a few citizens of early Princess Anne County could afford to build their own home, and fewer still on the level of a large plantation house such as Green Hill. Between 1779 and 1793 there were at most ten new houses built in Princess Anne County and most are still standing in the county, though most have also undergone noticeable deterioration or alteration.⁷ The brick houses represent far better comparisons to Green Hill in regards to both style and stature, though there is still debate on the date of construction for many of these homes and which homes now existing match those mentioned in colonial era records. Pembroke Manor (# 134-0026) is a Georgian style house which features a hipped roof and has substantial interior changes since its initial construction. The Thomas Murray House (# 134-0022) was constructed in the same year as Green Hill and retains much of its historic integrity, but its notable Dutch Colonial Revival Style is more comparable to Green Hills' two wing additions rather than the primary dwelling. Finally, the best comparison is probably Pleasant Hall (# 134-0027) which is a late mid-to-late eighteenth century Georgian style house, though sources list the date of construction as anywhere from 1769 to the early 1790s. This house shares many features in common with Green Hill including its interior end chimneys, shallow side gable roof, nine-over-nine windows, and overall double-pile, five-bay central hall design.

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9. Major Bibliographical References

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

The Beach, A History of Virginia Beach, Virginia. Virginia Beach, VA: The Virginia Beach Public Library, 2006.

Creecy, John Harvie, edit. Virginia Antiquary, Volume 1, Princess Anne County Loose Papers, 1700-1789. Richmond, VA: The Dietz Press, Inc., 1954.

Jordan, James M. IV and Frederick S. Jordan. Virginia Beach: A Pictorial History Richmond, VA: Hale Publishing, 1975.

Kellam, Sadie Scott and V. Hope. Old Houses in Princess Anne Virginia. Portsmouth, VA: Printcraft Press, Inc., 1958

Kellam, Sadie Scott and V. Hope. Title of Green Hill Farm, Princess Anne County, Virginia. Richmond, VA: 1932.

Mansfield, Stephen S. Princess Anne County and Virginia Beach, a Pictorial History. Virginia Beach, VA: The Donning Company Publishers, 2006.

Mason, George Carrington, edit. The Colonial Vestry Book of Lynnhaven Parish, Princess Anne County, Virginia, 1723-1786. Newport News, VA: George C. Mason, 1949.

Miles, Mary Ellen, "A home steeped in history," *The Virginian-Pilot (Real Estate Weekly)*, May 24, 1997, p.1, 3, 8.

Turner, Florence Kimberly. Gateway to the New World, A History of Princess Anne County, Virginia 1607-1824. Easley, SC: Southern Historical Press, Inc., 1985.

Wells, John E. and Dalton, Robert E. The Virginia Architects: 1835-1955. Richmond, VA: New South Architectural Press, 1997.

Yarsinske, Amy Waters. Virginia Beach, A History of Virginia's Golden Shore. Charleston, SC: Arcadia Publishing, 2002.

Previous documentation on file (NPS):

___ preliminary determination of individual listing (36 CFR 67) has been requested
___ previously listed in the National Register

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- 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: Virginia Department of Historic Resources, Richmond, VA

Historic Resources Survey Number (if assigned): DHR #134-0015

10. Geographical Data

Acreage of Property 1.333 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: N/A

(enter coordinates to 6 decimal places)

- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|---------------|-----------------|-------------------|
| 1. Zone: 18 S | Easting: 406041 | Northing: 4084213 |
| 2. Zone: | Easting: | Northing: |

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3. Zone: Easting: Northing:

4. Zone: Easting : Northing:

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

The historic boundaries coincide with the lot lines associated with tax parcel #14997671070000 (please see accompanying base map).

Boundary Justification (Explain why the boundaries were selected.)

The boundary represents all of the land currently associated with the property identified by tax parcel # 14997671070000, and all of which was historically associated with the property.

11. Form Prepared By

name/title: Marcus R. Pollard
organization: Commonwealth Preservation Group
street & number: PO Box 11083
city or town: Norfolk state: Virginia zip code: 23517
e-mail marcus@commonwealthpreservationgroup.com
telephone: 757-651-0494
date: 7/24/2012

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.)

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Photographs

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: Green Hill

City or Vicinity: Virginia Beach

County: N/A

State: Virginia

Photographer: Marcus Pollard

Date Photographed: November 2011

Description of Photograph(s) and number, include description of view indicating direction of camera:

1. Façade, facing NE
2. Rear elevation, facing SW
3. Rear of addition, SW
4. Site in front of façade, facing NW
5. Entry hall and front door, facing SW
6. Entry hall, main stairway, rear door, facing NE
7. Dining room, facing NW
8. Dining room, facing SE
9. Parlor, facing E
10. Parlor, facing N
11. Bedroom, facing NW
12. Bedroom, facing N
13. Library in addition, facing E

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.

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Endnotes

¹ Sadie Scott and V. Hope Kellam, Old Houses of Princess Anne Virginia, Printcraft Press, Inc., Portsmouth, VA: 1958, p.203-210; Sadie Scott and V. Hope Kellam, Title of Green Hill Farm, Princess Anne County, Virginia, Richmond, VA: 1932.

² John E. Wells and Robert E. Dalton, The Virginia Architects, 1835-1955, New South Architectural Press, Richmond, VA: 1997, p.143.

³ Mary Ellen Miles, "A home steeped in history," *The Virginian-Pilot (Real Estate Weekly)*, May 24, 1997, p.1,3,8.

⁴ John Harvie Creecy, edit., Virginia Antiquary, Volume 1, Princess Anne County Loose Papers, 1700-1789, The Dietz Press, Richmond, VA: 1954, p.146, 169.

⁵ George Carrington Mason, edit., The Colonial Vestry Book of Lynnhaven Parish, Princess Anne County, Virginia, 1723-1786, George C. Mason, Newport News, VA: 1949, p.34, 72, 88.

⁶ Stephen S. Mansfield, Princess Anne County and Virginia Beach, a Pictorial History, The Donning Company Publishers, Virginia Beach, VA: 2006, p.11-48; Amy Waters Yarsinkske, Virginia Beach, A History of Virginia's Golden Shore, Arcadia Publishing, Charleston, SC: 2002, p.21-91; The Beach, A History of Virginia Beach, Virginia, The Virginia Beach Public Library, Virginia Beach, VA: 2006, p.7-26.

⁷ Florence Kimberly Turner, Gateway to the New World, A History of Princess Anne County, Virginia, 1607-1824, Southern Historical Press, Inc., Easley, SC: 1985, p.242-43.

Green Hill
 Virginia Beach, VA
 # 134-0015
 195: 406041 E
 4084213 N
 CAPE HENRY TOPO
 NAD 27

