#### **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.

Signature of certifying official/Title:  Virginia Department of Historic Resource State or Federal agency/bureau or Tribal C  In my opinion, the property meets do criteria.  Signature of commenting official:	Government
Signature of certifying official/Title:  Virginia Department of Historic Resource State or Federal agency/bureau or Tribal C  In my opinion, the property meets do	<u>Sovernment</u>
Signature of certifying official/Title:  Virginia Department of Historic Resource	<u>es</u>
Signature of certifying official/Title:	
	Date
ABX_CD	
A R V C D	
national statewide X Applicable National Register Criteria:	_ local
In my opinion, the property _X_ meets does not recommend that this property be considered significance:	cant at the following
the documentation standards for registering proper Places and meets the procedural and professional r	equirements set forth in 36 CFR Part 60.
I hereby certify that this X nomination req	uest for determination of eligibility meets
As the designated authority under the National His	toric Preservation Act. as amended.
3. State/Federal Agency Certification	
2. Location Street & number: 8700 Bethia Road City or town: Chesterfield State: VA Not For Publication: N/A Vicinity: N/A	County: <u>Chesterfield</u>
(Enter "N/A" if property is not part of a multiple property is not part of a multiple property is not part of a multiple property.	roperty listing
N/A	
	orease, raditional Documentation)

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Name of Property Chesterfield County, VA County and State

4. National Park Ser	vice Certification			
I hereby certify that this property is:				
entered in the National Register				
determined eligible for the National Register				
determined not elig	ible for the National Register			
removed from the N	National Register			
other (explain:)				
Signature of the Ke	eper	Date of Action		
5. Classification				
Ownership of Propert	ty			
(Check as many boxes	as apply.)			
Private:	X			
Public – Local				
Public – State				
Public – Federal				
Category of Property				
(Check only <b>one</b> box.)				
Building(s)				
District	X			
Site				
Structure				
Object				

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Number of Resources within P	Pronerty	
(Do not include previously listed		
Contributing	Noncontributing	
	buildings	
	sites	
	structures	
	objects	
	Total	
Number of contributing resource	es previously listed in the National Register1	0
6. Function or Use		
<b>Historic Functions</b>		
/E		
(Enter categories from instruction	ons.)	
<b>DOMESTIC:</b> Single Dwelling	,	
DOMESTIC: Single Dwelling DOMESTIC: Secondary Structu	ure_	
<b>DOMESTIC:</b> Single Dwelling	ure_	
DOMESTIC: Single Dwelling DOMESTIC: Secondary Structu	ure_	
DOMESTIC: Single Dwelling DOMESTIC: Secondary Structu	ure_	
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DOMESTIC: Single Dwelling DOMESTIC: Secondary Structu AGRICULTURE/SUBSISTENC  Current Functions	re CE: Animal Facility	
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7. Description
Architectural Classification
(Enter categories from instructions.)
EARLY REPUBLIC: Federal
Materials: (enter categories from instructions.)
Principal exterior materials of the property: <u>BRICK; WOOD; METAL</u>

## **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**

This updated nomination is submitted in partial fulfillment of the stipulations outlined in the Memorandum of Agreement (MOA) among HHHunt Winterpock, LLC, the Virginia State Historic Preservation Office (Virginia Department of Historic Resources [VDHR]), and the Norfolk District, Corps Of Engineers (Stipulation I, June 2023). The Chesterfield Historical Society of Virginia is a consulting party to the MOA.

The Fuqua Farm (VDHR #020-0337) was listed in the National Register of Historic Places in 2017. The original nomination included a full description of the architectural resources on the farm, a detailed inventory of the historic resources, and their NRHP status. The 2024 Boundary Decrease for the Fuqua Farm is a result of a property conveyance from the originally listed property that reduces the intact acreage associated with the historic dwelling from 23.3 acres to 4.5 acres (see Additional Documentation 1). The land that has been sold is slated for residential development. The 2024 update also includes Additional Documentation pertaining to the Fuqua Cemetery (VDHR #020-6306), which was not included as part of the originally nominated property because the cemetery was located on a separate parcel and was not owned by the same property owner. In 2022, the land on which the cemetery was located was sold and is slated for residential development. After consultation with VDHR, the burials were disinterred and relocated under a permit for the Archaeological Recovery of Human Remains issued by that agency

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(November 2022). The cemetery contained the graves of members of the extended Fuqua family, several of whom lived on the Fuqua Farm, and, for this reason and per the stipulations in the MOA, information linking these two historically related resources is included in this update. The 2024 Boundary Decrease and Additional Documentation do not change the status of any of the previously listed resources, nor does it change the areas of significance or the period of significance; however, the number of resources encompassed within the property's revised boundary will decrease from 12 to 10. The northeast part of the former NRHP-listed property has been sold and was the site of the Spring House (c. 1932), a contributing structure, and the Pump House (c. 2010), a non-contributing structure. Those structures, although still extant and in good condition, are not encompassed by the revised boundary and are removed from the property's resource count. The MOA also stipulated that the description of the property's setting be updated to reflect the changes anticipated from the impending residential development.

### **Narrative Description**

#### **Location and Setting**

The Fuqua Farm is located on the west side of Bethia Road (8700 Bethia Road) as it curves west of Winterpock Road (Route 621) in the Matoaca District of Chesterfield County, Virginia. In recent years the area surrounding the farm has experienced significant changeover from rural farmland, open space, and woodlands to suburban residential and commercial development. The land is generally characterized by low to moderate topographic relief, shallow ravines, creeks, and wetlands, which drain into the Swift Creek Reservoir. Vegetation on the farm and in the general area consists primarily of sub-mature and mature deciduous forest mixed with occasional areas of evergreens and grasslands. Numerous mature shrubs and trees stand in the house yard, including a large elm tree near the southeast corner of the house. The tree is the lone survivor of a pair of trees that formerly stood at either end (east and west) of the house.

The revised property boundaries retain the long (1/3 mile), approximately 12-foot-wide, gravel-surfaced driveway leading from the west side of Bethia Road to the house site. A row of mature cedar trees line part of the north side of the driveway, while other areas extend through stands of woods and open fields. The house, which sits on a slight rise above the driveway faces south. The revised boundaries of the house site encompass 10 of the 12 previously recorded and listed historic architectural resources associated with the dwelling and farm.

Despite the boundary decrease, the immediate area around the historic dwelling will remain intact, including the driveway, house yard, and general area around the associated building complex, residential development will occur on the north and south sides of the listed property. The development will range from 60- to 80-foot-wide single-family dwelling lots and will include an area of multi-family dwellings. An area east of the historic buildings is proposed for an open-space park and an amenity area (possibly a community pool and/or community center). The change in setting will be from a generally rural, undeveloped setting to a suburban residential setting. This alteration in the surrounding setting, however, will not alter the characteristics that qualify the

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Fuqua Farm for listing in the NRHP. Further discussion of the proposed residential development adjacent to the Fuqua Farm is provided below as part of the Integrity analysis.

#### Fuqua Cemetery, 8500 Bethia Road (VDHR #020-6306)

The 2017 NRHP nomination for the Fuqua Farm did not include the nearby Fuqua Cemetery, which stood on a separate parcel owned by a different family member. The cemetery is historically associated with the Fuqua Farm and contains the graves of several family members who occupied the historic dwelling. In 2006, the family heirs subdivided approximately 217 acres formerly owned by Cornelius W. Fuqua (died 1924) into three parcels: Parcel 1 (104.66 acres) lying south of the historic dwelling, Parcel 2 (23.2 acres) encompassing the house site, surrounding acreage, and the driveway; and Parcel 3 (89.9 acres) land located north and east of the historic dwelling and the site of the cemetery (Chesterfield County Deed Book 7914:966; Chesterfield County Plat Book 180:163).

In 2022, the owner of Parcel 3 sold the land to a development company that planned to construct an apartment community on the site. The cemetery contained five graves that were marked with engraved headstones and additional graves that were identified by unengraved granite, fieldstone, or marble head/footstones. In total, field survey determined that there were 18 graves in the cemetery—16 adults and two children under the age of five. Due to the location of the cemetery, and the nature of the development affecting the cemetery's setting, the decision was made to remove the burials and to reinter them in a more suitable location. Upon approval of the VDHR Burial Permit (VDHR File No. 2022-2013) and in consultation with family members, exhumation of the burials was undertaken and the remains were relocated to Roselawn Cemetery in Hanover County, VA (March 2023). Stipulation I of the 2023 MOA requires that a discussion of the cemetery and its disinterment be included with this nomination update due to its historical association with the Fuqua Farm. The former cemetery site remains outside of the nominated property boundaries. The following information is taken from the exhumation report (Browning 2023). Current photographs of the former cemetery site are included with this nomination.

The Fuqua Cemetery, formerly a part of the 400-acre farm owned by John Fuqua in 1805, stood in an open field on an upland terrace overlooking a steep decline to the north and to the east. The site, approximately 1,100 feet northeast of the Fuqua Farm dwelling, was distinguished by yucca plants, periwinkle, and mature cedar trees, two of which had intruded into grave sites. The trees were removed as part of the disinterment process. Dense strips of woodland stand east and west of the cemetery site.

The graves in the Fuqua Cemetery were arranged in four linear rows extending north to south with the graves facing east (see Additional Documentation 2). The first row, the westernmost row, contained four graves (identified as Graves 1 through 4); the second row contained four graves (Graves 3 through 8), and the third row contained six graves (Graves 9 through 13). All graves in the first and second rows were marked with simple filed stones or marble headstones/footstones without engraving. Two additional graves (identified as Graves 11 and 12, as discussed further below) also were marked with such blocks. The fifth and easternmost row contained five graves

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(Graves 14 through 18), which also were the most recent burials and were all marked with engraved headstones.

The graves marked with engraved headstones provided names, birth and death dates of the interred. The identities of five additional individuals buried at the cemetery were determined through archival research and the information was confirmed by family history. While not definitive, based on grave size and archival information, tentative identifications were made for three of the graves without headstones. Archival investigation indicated that James Edward Fuqua, a nearly 14 year old male, was buried in Grave 11; that Lily May Fuqua, an infant female, was buried in Grave 12; and that Maud Estelle Fuqua, a 3 year old female, was buried in Grave 13. These graves were near the center of the third row of burials.

Archival research shows that the earliest recorded burial in the Fuqua Cemetery was for Lily May Fuqua, who was born in April 1886 and died in June 1887; the most recent burial, which was marked with a headstone, was for Mary Lucinda Bailey Fuqua, wife of Cornelius Wood Fuqua, who was born in 1860 and died in 1941. Cincinnatus H. Brooks was buried at the Fuqua Cemetery in 1911 and his second wife Eliza T. Brooks (married 1878) was buried there in 1937. Ida Winston Brooks, the daughter of Cincinnatus Brooks by his first wife, Frances E. Clay, was buried adjacent to Eliza in 1921. In what appears to be an extension of the graveyard to the north, Cornelius Wood Fuqua, who regained ownership of the family farm in 1902 and was the son of William G. and Mary Francis Wood Fuqua and the grandson of John and Lucy Clayton Fuqua, was buried in 1924 and his wife Mary Lucinda Bailey Fuqua was buried in 1941.

MARKED BURIALS at FUQUA CEMETERY					
First Name	Last Name	Birth Date	<b>Death Date</b>	Age	Grave #
Cincinnatus H.	Brooks	11/11/1835	10/02/1911	76	14
Eliza T. [Fuqua]	Brooks	9/7/1844	4/22/1937	93	15
Ida Winston	Brooks	11/11/1868	2/7/1921	53	16
	(Dtr of C.H. & F.E. Brooks)				
Cornelius Wood	Fuqua	10/11/1857	4/30/1924	67	17
Mary Lucinda Bailey	Fuqua	2/11/1860	11/21/1941	81	18

RECORDED BURIALS at FUQUA CEMETERY (unmarked)					
First Name	Last Name	Birth Date	Death	Age	Grave #
			Date		
Maude Estelle	Fuqua	3/15/1897	4/30/1900	3	13
James Edward	Fuqua	3/14/1894	2/22/1908	14	11
	[son of Mr. & Mrs. C.W.				
	Fuqua]				
Lily May	Fuqua	6/21/1886	4/21/1887	10	12
	[daughter of Mr. & Mrs.			mos.	
	C.W. Fuqua]				
Samuel W[ashington]	Fuqua	7/10/1846	3/26/1921	75	Not
					determined

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#### **INVENTORY**

The original nomination for the Fuqua Farm identified and fully described seven contributing and five non-contributing resources on the property (Friedburg 2016). Secondary resources are a mix of historic and non-historic structures that stand north, east, and west of the primary resource, a single family dwelling. Those secondary resources constructed in the first half of the twentieth century and within the period of significance are considered contributing resources to the Fuqua Farm property. Those recently constructed, though largely completed in a complementary manner, are non-contributing as they postdate the property's period of significance (c. 1785-1946). Two resources that were listed with the property in 2016 stand in the area of the 2024 Boundary Decrease and have been removed from the resource count for this property. The resources listed below are keyed by number and name to the attached Sketch Map.

- 1. Single dwelling, c. 1785, c. 1805; joined c. 1905; Federal style, Vernacular; Contributing Building
- 2. Well, 1932; No Style; Contributing Structure
- 3. Chicken House, c. 1900; No Style; Contributing Building
- 4. Hen House, c.1900; No Style; Contributing Building
- 5. Garage 1, c. 1945; No Style: Contributing Building
- 6. Shed 1, c. 1945; No Style; Contributing Building
- 7. Shed 2, c.2010; No Style; Non-contributing Building
- 8. Shed 3, c. 2012; No Style; Non-contributing Building
- 9. Garage 2, c. 2012; No Style; Non-contributing Building
- 10. Carriage House, c.2016; No Style; Non-contributing Building

#### REMOVED FROM RESOURCE COUNT DUE TO 2024 BOUNDARY DECREASE

- 11. Spring House, c.1932; No Style
- 12. Pump House, c. 2010; No Style

## Single dwelling (c. 1785; c. 1805; joined c. 1905; Federal style, Vernacular; Contributing **Building**)

2016: The south-facing, one-and-a-half-story, frame building consists of two separate one-room plan houses that were joined together about 1905. The symmetrical massing and fenestration of each house section, the simply framed multi-pane wooden sash windows, and the original brickwork on the western half of the house are indicative of Federal style influences. The juncture of the two buildings is defined on the exterior by different foundation materials, a line in the siding, and different roof lines. The eastern block (c. 1805) is supported by stone piers infilled with concrete blocks. The foundation of the western block (c. 1785) consists of brick laid in an English bond which encloses a full English basement. The exterior walls are clad with beaded weatherboards. A side-gable roof, clad in green standing-seam metal, covers the house. The roofline is slightly lower on the eastern block of the house, once more indicating the two separate original houses. The roof is pierced at three locations, both on the front and back, for gable roof dormers with six-over-six single-hung sash windows. There are a total of four dormers on the western block of the house and two on the eastern. Exterior end brick chimneys are centered on the gable ends of the house. The earlier chimney on the west elevation has a Flemish bond on its

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lower half and features two sets of shoulders. The c. 1905 brick chimney, laid in a stretcher bond, on the east elevation has one set of shoulders and is enclosed on the first floor within the now enclosed porch.

October 2023: The dwelling at the Fuqua Farm retains good overall integrity and is in good condition. As noted in the original nomination, the house retains a significant amount of historic fabric from the original one-room-plan houses, the c.1905 renovation which joined the two houses, and from the 1930s or 1940s renovation which enclosed the porch. Repair and rehabilitation of the house undertaken between 2000 and 2011 was completed in a sensitive manner keeping as much original material intact as possible and using in-kind materials where replacements were necessary wherever possible. No changes have been made to the dwelling since the 2016 nomination.

#### Well (1947; No Style; Contributing Structure)

2016: Located approximately 20 feet east of the dwelling and within the house yard is a bricklined well original to the farm (c. 1785). It is currently capped by a concrete cap and is surrounded by a concrete slab. The slab, as evidenced by incised writing, was set in 1932.

October 2023: The well and its concrete cap remain intact and in good condition. The inscription in the concrete appears to "July 16, 1947," rather than "1932." No changes have been made to this resource since the 2016 nomination.

## Chicken House (c. 1900; No Style; Contributing Building)

2016: At the end of the northern branch of the driveway at the gravel parking pad is a long, one-story frame chicken house clad in wooden boards. The side-facing gable roof is covered with standing seam metal. This resource was constructed in the first half of the twentieth century and was used in a farming operation that provided chickens, turkeys, and eggs to the Richmond market. Much of the original building is intact, although structural repairs and siding replacement have been made as necessary.

October 2023: The chicken house remains standing, but is in poor condition. Part of the rear of the roof has collapsed and much of the building is overgrown with vegetation, although it is still used for storage. No changes have been made to the building since the 2016 nomination.

## Hen House (c.1900; No Style; Contributing Building)

2016: Located west of the chicken house is a one-story frame hen house. Constructed in the first half of the twentieth century, this is a contributing resource to the Fuqua Farm. While still standing, the building is largely obscured by overgrown vegetation, but remains in good condition and will be repaired and restored.

October 2023: The hen house is in poor condition. No repairs or restoration has taken place since the 2016 nomination and the roof has collapsed, possibly due to a tree fall or structural failure. The building, located at the edge of a wooded area, is largely overgrown with vegetation.

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### Garage 1 (c. 1945; No Style; Contributing Building)

2016: Located approximately 100 feet northwest of the dwelling is a one-bay, one-story frame garage clad in vertical wood boards. The front-gable roof is covered with standing seam metal.

October 2023: The garage remains intact and is in good-to-fair condition. Some sheathing is missing from the north wall and the building appears to be listing to one side. At present, the building is used to store materials and some equipment.

### Shed 1 (c. 1945; No Style; Contributing Building)

2016: At the edge of the clearing west of the house is a one-story frame shed clad in weatherboard and vertical boards. The front-gable roof, covered with standing seam metal, extends out on either side to cover lean-to type additions. This resource was constructed in the first half of the twentieth century and is considered contributing to the Fuqua Farm. It is in poor condition.

October 2023: This shed remains standing, but continues in poor condition. Much of the siding is in deteriorated condition, but the roof appears to be in good condition. The side bays have earthen floors, while the center bay is raised on a stacked stone foundation. The interior was not accessible at the time of survey, due to the poor condition of the structure.

## Shed 2 (c.2010; No Style; Non-contributing Building)

2016: Located approximately 13 feet from the northeast corner of the house is a one-story frame shed clad in board-and-batten siding. The side-gable roof is covered with standing-seam metal and a small shed-roof addition is located on its east elevation. Though constructed at the location of a previous shed and in a manner using historic building materials and techniques, this structure was constructed c. 2010 and is non-contributing to Fuqua Farm.

October 2023: This non-contributing building remains in its located northeast of the house. It is in good condition, is well maintained, and is active use.

#### Shed 3 (c. 2012; No Style; Non-contributing Building)

2016: Located approximately 27 feet from the northwest corner of the house is a one-story frame shed clad in vertical boards. The front-gable roof is covered with standing-seam metal. Though constructed in a sensitive manner using historic building materials and techniques, this structure was constructed c. 2012 and is non-contributing to Fuqua Farm. Adjacent to the northeast corner of the shed is a free-standing wood deck with a metal frame and netting.

October 2023: This non-contributing building is currently being dismantled. The building is in good condition, but will be moved off the property within a few months.

#### Garage 2 (c. 2012; No Style; Non-contributing Building)

2016: Immediately adjacent to the east elevation of the chicken house is a large garage. The gable roof is covered with standing seam metal. This garage was constructed c. 2012 and is noncontributing to the Fuqua Farm.

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October 2023: This non-contributing building remains standing on the east end of the chicken house. It is in good condition, is well maintained, and remains in use.

#### Carriage House (c.2016; No Style; Non-contributing Building)

2016: Located west of the house and the grassy parking area, a one-story frame carriage house replica is under construction. The building is being constructed in a sympathetic manner using post-and beam frame construction with wood pegs and siding of vertical boards with wrought iron head nails. The side-facing gable roof is covered with standing seam metal. Though constructed in a sensitive manner using historic building materials and techniques, this structure, is noncontributing to Fuqua Farm.

October 2023: This non-contributing building remains on the property, but construction was not completed on it. The sides remain mostly unsheathed, but the front-gable roof, which is covered with standing-seam metal, is in good condition.

### Resources no longer within the property boundaries

The 2024 Boundary Decrease includes the wooded area northeast of the historic dwelling, where the historic spring house and non-historic pump house are located and are subtracted from the total NRHP-listed resources on the Fuqua Farm property. The removal of these buildings from the nominated property, however, does not significantly impact the eligibility of the property, nor does it adversely affect the characteristics that qualify the Fuqua Farm for listing in the NRHP.

#### Spring House (c.1932; No Style)

2016: Located at a spring northeast of the dwelling is a low spring house possibly constructed c.1932 when the well was capped off. The water from the spring is pumped to the dwelling. The concrete foundation holds plywood sides, a screened front, and a corrugated metal shed roof. A border of poured concrete is set back from the northeast, southeast, and southwest elevations to protect the foundation from runoff and the buildup of soil. The structure is in good condition.

October 2023: The springhouse remains standing and is in good condition. All elements of the structure are well maintained and the spring was found to be running very strongly.

## Pump House (c. 2010; No Style)

2016: Located at a spring northeast of the dwelling is a low pump house. This structure was used for a short time to pump water to the dwelling and it consists of low concrete block walls with a corrugated shed roof.

October 2023: This non-historic structure remains in good condition. It is in a wooded area northeast of the house and is accessed by an old roadbed/footpath. This structure stands just southwest of the historic spring house.

### **INTEGRITY**

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The 2024 Boundary Decrease results from conveyances of portions of the formerly NRHP-listed property. The property's acreage has decreased from 23.3 acres (2016 nomination) to 4.5 acres. The sections conveyed from the farm are at the edges of the former boundary and encompass wooded areas and open fields around the historic house site and near the driveway entrance at Bethia Road.

The proposed development of single-family and multi-family dwellings on the land adjacent to the Fuqua Farm includes the extension of two roadways (Harper Mill Parkway from the west and Ashlake Parkway from the north) to a new intersection located north of the NRHP-listed property. A study conducted in November 2022 analyzed the potential visual effects of the proposed construction on the Fuqua Farm. The study found there would be no visibility or very limited visibility of the proposed residential development from the historic dwelling at Fuqua Farm and no visibility or very limited visibility of the development from any of the contributing and non-contributing secondary resources on the NRHP-listed property. Existing topography, forested areas, and other vegetation was deemed adequate to screen the core of Fuqua Farm and most of the associated historic landscape from the proposed development if the existing forest screening remains intact. As an additional protection of the property's viewshed and setting, the MOA stipulated (Stipulation II) that a vegetative buffer/screen will be planted along the southern boundary of the development to ensure minimization of any potential adverse visual effects of the development on the Fuqua Farm (see Additional Documentation 3).

The Preservation Committee of the Chesterfield County Board of Supervisors listed Fuqua Farm as a local landmark under the county's Historic Preservation Ordinance. As a designated local landmark, the property is subject to the committee's review for changes to the exterior of the building or the site. Through this process, a measure of protection has been provided for the historic resources at the Fuqua Farm. The development company has agreed to retain the historic contributing resources on the property and to incorporate the historic dwelling into the amenities of the new community. As part of the planning and permitting process, an amendment was added to the Zoning Case for the proposed development around the property. The "Fuqua Farm Amendment" amended the original case (No. 18SN0809) to adjust the number of proffered lot sizes without increasing the overall density of the development. The amendment states:

The reason for this amendment is that the applicant [the development company] has contracted to purchase additional land within the area that was rezoned with this case. This additional land is within the area identified by the label Fuqua Farm on the Concept Plan included in Case No. 18SN0809. The current owner of the property wanted to retain this portion of her property for her residence. Recently, the current owner decided she did not want to maintain the home on the property and put it up for sale. The existing home has historical significance. The applicant will incorporate the structure into the community's amenities. The structure will be owned by the homeowner's association. Residents will be able to use it on terms set by the association. In addition, the structure be offered for lease to the general public to generate additional revenue for the association to assist with maintenance

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of the structure (Chesterfield County, Department of Planning, Zoning Case Record 23SN0028, Amendment added 08/02/2023).

The proposed residential development around the Fuqua Farm will not alter the characteristics that qualify it for listing in the NRHP, that is, for its historic architectural significance. The setting will be altered from a rural agricultural setting to a more suburban residential setting. By agreement, the historic resources on this property will be retained by the development company in perpetuity.

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8. St	tement of Significance
	rable National Register Criteria "x" in one or more boxes for the criteria qualifying the property for National Register )
	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.
X	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.
Crite	ia Considerations
(Mark	"x" in all the boxes that apply.)
	A. Owned by a religious institution or used for religious purposes
X	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

## <u>Fuqua Farm (2024 Boundary Decrease; Additional Documentation)</u> Name of Property

Chesterfield County, VA County and State

Areas of Significance	
(Enter categories from instructions.)	
ARCHITECTURE	
ARCHITECTURE	
David of Simificance	
Period of Significance	
<u>c. 1785-1946</u>	
Significant Dates	
<u>c. 1785</u>	
c 1805	
c. 1805 c. 1905	
<u>C. 1903</u>	
c. 1940	
Significant Person	
(Complete only if Criterion B is marked above.)	
N/A	
Cultural Affiliation	
N/A	
Architect/Builder	
_ N/A	

OMB Control No. 1024-0018

Fuqua Farm (2024 Boundary Decrease; Additional Documentation)
Name of Property

Chesterfield County, VA
County and State

**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.)

The Fuqua Farm, located at 8700 Bethia Road in Chesterfield County, Virginia, is eligible for listing in the National Register of Historic Places at a local level of significance under Criterion C in the area of Architecture. This 2024 Boundary Decrease and Additional Documentation provides information pertaining to a reduction in the acreage of the historic property, a discussion of the associated (but not NRHP listed) Fuqua Cemetery (VDHR #020-6306) and its disinterment, and an update of the description of the property's setting that will result from proposed residential development on land adjacent to the historic property. All resources originally listed in the NRHP remain extant, although the historic Spring House and the non-historic Pump House are no longer included in the property boundaries. Despite the alteration of the property's setting, no changes will occur to the Fuqua Farm's historic resources and no changes are being made to the property's level of significance, area of significance, or the period of significance.

As the 2016 nomination noted, the Fuqua Farm dwelling consists of two, one-and-a-half-story, one-room-plan houses that were joined together about 1905. The oldest section, on the west end of the present dwelling, dates to the late eighteenth century (c. 1785). The eastern end of the dwelling was built about 1805 at a site south of the present house site. The two buildings were combined by moving the later house and attaching it to the earlier house, thereby creating larger living quarters. The dwelling was again slightly enlarged in the 1930s or early 1940s with the partial enclosure of a wraparound porch. Fuqua Farm is locally significant under Criterion C as an example of late-eighteenth-century/early-nineteenth-century, one-room plan vernacular houses and as an example of early-twentieth-century architectural adaptations to vernacular one-room houses. The resource is significant as a rare example of such early residential construction in Chesterfield County, and exhibits notable form, scale, and character of vernacular dwellings of the time. In 1983, VDHR Architectural Historian Jeffrey M. O'Dell noted that the Fuqua house was "one of the earliest and most substantial one-room-plan dwellings recorded in Chesterfield" (O'Dell 1983:111). Of particular note are the English-bond basement with its intact cooking fireplace, and the fine Flemish bond brickwork and two stepped weatherings of the exterior chimney on the west end of the house. Significant residential and commercial development in the immediate area threatens this resource, and, in fact, is the catalyst for this nomination update. The identified period of significance extends from c.1785, around the earliest known reference to the property in historic records, to 1946, after the end of the last significant construction efforts undertaken by the Fuqua family were completed. The property meets Criteria Consideration B because relocation of the eastern portion of the dwelling occurred c. 1905, during the period of significance.

OMB Control No. 1024-0018

Fuqua Farm (2024 Boundary Decrease; Additional Documentation)
Name of Property

Chesterfield County, VA
County and State

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

The following is taken primarily from the 2016 NRHP nomination for the Fuqua Farm (Friedburg 2016).

Criterion C: Significance as a fine example of evolved early one-room plan vernacular dwellings Fuqua Farm is locally significant under Criterion C in the area of Architecture for its fine, and relatively rare, examples of one-room plan houses. The Fuqua house is unusual in that it provides examples of what may be considered a lower-class one-room plan house (the eastern block of the existing house), as well as a middle-class one-room plan house (the western block of the existing house). Though the building has been altered in the twentieth and twenty-first centuries, it clearly conveys these early house forms as well as typical changes taken to adapt this house type to the southern climate and to accommodate shifts in socio-economic standing and vernacular architecture as a whole.

### Criteria Consideration B: Moved Properties

Because the historic dwelling at the Fuqua Farm includes a moved resource (the eastern section of the present dwelling), it must meet the requirements of Criteria Consideration B, which governs the NRHP eligibility of such resources. The Fuqua Farm dwelling meets the consideration since the resource is significant primarily for its architectural value, retains enough of its historic features to convey those values, and retains good integrity overall. The eastern half of the dwelling was moved c. 1905, which was during the period of significance.

Fuqua Farm (2024 Boundary Decrease; Additional Documentation)
Name of Property

Chesterfield County, VA
County and State

## 9. Major Bibliographical References

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

- Browning, Lyle. Fuqua Cemetery, DHR 20-6306, 8500 Bethia Road, Exhumation Report, Chesterfield, Virginia. Surveyed for Mr. Hans C. Klinger, P.E., H. H. Hunt, Glen Allen, Va. Surveyed by Browning & Associates, Ltd., Hartfield, VA. 2023.
- Chesterfield County, Clerk of the Circuit Court. Various Deeds, Wills, and Plats. Chesterfield County Courthouse, Chesterfield, VA.
- Chesterfield County, Department of Planning, Zoning Case Record 23SN0028 (original case no. 18SN0809), "Modify Master Plan, Residential Types & Rec Uses." Amendment added 08/02/2023. Case information accessed on November 8, 2023, and available on the department's Case Information application at: <a href="https://api.chesterfield.gov/proxy/pln/aca/23SN0028">https://api.chesterfield.gov/proxy/pln/aca/23SN0028</a>
- Friedburg, Dara A. "Fuqua Farm (VDHR #020-0337)," National Register of Historic Places Registration Form. Prepared by Dutton + Associates LLC, Midlothian, VA. October 2016. (Listed in NRHP, June 5, 2017.)
- Memorandum of Agreement Among HHHunt Winterpock, LLC, and the Virginia State Historic Preservation Office and the Norfolk District, Corps of Engineers. June 2023.
- O'Dell, Jeffrey M. *Chesterfield County : Early Architecture and Historic Sites*. [Chesterfield County Planning Dept.], 1983.
- Salgado-Flores, Sebastian. *Phase I Cultural Resources Investigation, Carter Farm APE, Chesterfield County, Virginia*. Prepared for HHHunt Communities, Glen Allen, VA. Prepared by Thunderbird Archeology, a Division of Wetland Studies and Solutions, Inc., Gainesville, VA. DHR File No. 2022-4650. October 2022.
- Sipe, Boyd. *Visual Effects Analysis, Carter Farm APE, Chesterfield County, Virginia*. Prepared for HHHunt Communities, Glen Allen, VA. Prepared by Thunderbird Archeology, a Division of Wetland Studies and Solutions, Inc., Gainesville, VA. DHR File No. 2022-4650. December 2022.

Previous documentation on file (NPS):
preliminary determination of individual listing (36 CFR 67) has been requested
X 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 #

Fuqua Farm (2024 Boundary Decrease; Additional Documentation)
Name of Property

Chesterfield County, VA
County and State

Primary location of additional data: X State Historic Preservation Office Other State agency Federal agency Local government University Other Name of repository: Virginia Department of Historic Resources Historic Resources Survey Number (if assigned): <u>VDHR #020-0337</u> 10. Geographical Data **Acreage of Property** 4.5 acres Acreage previously listed in the National Register 23.3 acres Acreage of boundary decrease 18.8 acres Use either the UTM system or latitude/longitude coordinates Latitude/Longitude Coordinates Datum if other than WGS84: (enter coordinates to 6 decimal places) 1. Latitude: 37.386793 Longitude: -77.6820888 2. Latitude: Longitude: 3. Latitude: Longitude: 4. Latitude: Longitude: Or. **UTM References** Datum (indicated on USGS map): NAD 1927 NAD 1983 1. Zone: Easting: Northing: 2. Zone: Easting: Northing: 3. Zone: Easting: Northing: 4. Zone: Easting: Northing:

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

The Fuqua Farm is located at 8700 Bethia Road in the Matoaca District of western Chesterfield County. The historic boundaries are drawn to coincide with the current tax parcel, recorded by Chesterfield County as GPIN 7206655154 (Tax ID #720665515400000). The true and correct historic boundaries are shown on the attached Location Map and Tax Parcel Map.

Fuqua Farm (2024 Boundary Decrease; Additional Documentation)
Name of Property

Chesterfield County, VA
County and State

### **Boundary Justification** (Explain why the boundaries were selected.)

The property's revised boundary encompasses the 4.5 acres currently associated with the historic dwelling and its associated outbuildings. The boundaries include 10 of the 12 originally listed resources; one contributing structure (Spring House) and one non-historic structure (Pump House) are no longer part of the property. Since the property was listed in the NRHP in 2017, 18.7 acres of the surrounding acreage (open fields and woodlands) have been sold from the original NRHP-listed property. This update seeks to revise the boundaries of the NRHP-listed property to the current property boundaries. This update is being completed in compliance with Stipulation I of the MOA among HHHunt Winterpock, LLC, the Virginia State Historic Preservation Office (Virginia Department of Historic Resources), and the Norfolk District, Corps Of Engineers (June 2023).

#### 11. Form Prepared By

name/title: <u>Debra A. McClane, A</u>	rchitectu	ral Historia	an	
organization:Debra A. McClane	, Archite	ctural Histo	orian	
street & number: 4711 Devonshir	e Road			
city or town: Richmond	state:	VA	_zip code:_	23225
e-mail: dmcclane1@verizon.net	_			
telephone: 804/233-3890				
date: November 10, 2023				
<del>_</del>				

#### **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**

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

Name of Property: Fuqua Farm

City or Vicinity: Winterpock Vicinity, Chesterfield County

## <u>Fuqua Farm (2024 Boundary Decrease; Additional Documentation)</u>

Name of Property

Photo 17 of 30:

Chesterfield County, VA
County and State

County: Chesterfield State: VA Photographer: Debra A. McClane Date Photographed: October 30, 2023

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

camera:	
Photo 1 of 30:	VA ChesterfieldCounty FuquaFarm 0001
	Dwelling, south (front) elevation, view to northeast
Photo 2 of 30:	VA ChesterfieldCounty FuquaFarm 0002
	Dwelling, north elevation, view to southwest. Shed 2 to left.
Photo 3 of 30:	VA ChesterfieldCounty FuquaFarm 0003
	Dwelling, north end elevation, view to east. Entrance to kitchen at left, Flemish
	bond chimney at center, entrance to basement at right.
Photo 4 of 30:	VA_ChesterfieldCounty_FuquaFarm_0004
	Dwelling south elevation, view north. Note elm tree to right.
Photo 5 of 30:	VA_ChesterfieldCounty_FuquaFarm_0005
	Dwelling, east end elevation, view to west
Photo 6 of 30:	VA_ChesterfieldCounty_FuquaFarm_0006
	Dwelling, basement, view to southwest showing cooking fireplace, concrete
	steps, and rebuilt English bond foundation wall.
Photo 7 of 30:	VA_ChesterfieldCounty_FuquaFarm_0007
	Dwelling, basement, view to east-northeast
Photo 8 of 30:	VA_ChesterfieldCounty_FuquaFarm_0008
	Dwelling, first floor, family room in eastern section of house, view to east.
Photo 9 of 30:	VA_ChesterfieldCounty_FuquaFarm_0009
	Dwelling, first floor, family room in eastern section of house, door to front porch,
D1 . 10 000	view to south
Photo 10 of 30:	VA_ChesterfieldCounty_FuquaFarm_0010
	Dwelling, first floor, family room in eastern section of house, corner stairs likely
DI . 11 C20	rebuilt when this section was moved (c. 1905), view to southwest.
Photo 11 of 30:	VA_ChesterfieldCounty_FuquaFarm_0011
Dl 4 . 12 . £20.	Dwelling, first floor, dining room in western section of house, view to west
Photo 12 of 30:	VA_ChesterfieldCounty_FuquaFarm_0012
	Dwelling, first floor, dining room in western section of house, door to front
Photo 13 of 30:	porch, view to south
P11010 13 01 30:	VA_ChesterfieldCounty_FuquaFarm_0013 Dwelling, first floor, dining room in western section of house, enclosed winder
	stair, view to southeast
Photo 14 of 30:	VA ChesterfieldCounty FuquaFarm 0014
1 11010 14 01 30.	Dwelling, first floor, kitchen, view to east
Photo 15 of 30:	VA ChesterfieldCounty FuquaFarm 0015
1 11010 15 01 50.	Dwelling, half-story, looking west from east bedroom
Photo 16 of 30:	VA ChesterfieldCounty FuquaFarm 0016
1 11010 10 01 50.	The life of the second of the

Dwelling, half-story, east bedroom, view to east

VA\_ChesterfieldCounty\_FuquaFarm\_0017 Dwelling, half-story, west bedroom, view to west

## <u>Fuqua Farm (2024 Boundary Decrease; Additional Documentation)</u>

Name of Property

Chesterfield County, VA
County and State

Photo 18 of 30:	VA_ChesterfieldCounty_FuquaFarm_0018
	Well, view to west showing inscription in concrete
Photo 19 of 30:	VA ChesterfieldCounty FuquaFarm 0019
	Chicken house and Garage 2, view northeast
Photo 20 of 30:	VA_ChesterfieldCounty_FuquaFarm_0020
	Hen house, view to northwest
Photo 21 of 30:	VA_ChesterfieldCounty_FuquaFarm_0021
	Garage 1, view to north-northwest
Photo 22 of 30:	VA_ChesterfieldCounty_FuquaFarm_0022
	Shed 1, view to west
Photo 23 of 30:	VA_ChesterfieldCounty_FuquaFarm_0023
	Shed 2, view to northeast
Photo 24 of 30:	VA_ChesterfieldCounty_FuquaFarm_0024
	Shed 3, view to northeast. Shed is being dismantled.
Photo 25 of 30:	VA_ChesterfieldCounty_FuquaFarm_0025
	Carriage house, view to northwest
Photo 26 of 30:	VA_ChesterfieldCounty_FuquaFarm_0026
	Former site of Fuqua Cemetery (VDHR #020-6306), view to west
Photo 27 of 30:	VA_ChesterfieldCounty_FuquaFarm_0027
	Former site of Fuqua Cemetery (VDHR #020-6306), view to east-southeast
Photo 28 of 30:	VA_ChesterfieldCounty_FuquaFarm_0028
	Former site of Fuqua Cemetery (VDHR #020-6306), view to southeast
Photo 29 of 30:	VA_ChesterfieldCounty_FuquaFarm_0029
	Unpaved driveway with row of cedar trees on the north (right) side,
	view to east
Photo 30 of 30:	VA_ChesterfieldCounty_FuquaFarm_0030
	View from east edge of house yard towards Bethia Road, view to east

#### Additional Documentation

- 1. Aerial View of Fuqua Farm Showing Former NRHP Property Boundaries and Revised Boundaries
- 2. Field Tested Limits of Fuqua Cemetery Depicting Grave Layout
- 3. Aerial View of Fuqua Farm Showing Revised NRHP Property Boundaries and Proposed Vegetative Screening Plan
- 4. Chesterfield County Plat (Book 180, Page 63) Showing 2007 Division of Fuqua Farm
- 5. Chesterfield County Plat (Book 304, Page 31) Showing 2023 Parcel Line Modification for Fuqua Farm Property (Parcel B)
- 6. Chesterfield County Plat (Book 304, Page 31) Showing Detail of 2023 Parcel Line Modification for Fuqua Farm Property

Paperwork Reduction Act Statement: This information is being collected for nominations 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 required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

**Estimated Burden Statement**: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 - 60-100 hours

Tier 2 – 120 hours

Tier 3 - 230 hours

Tier 4 - 280 hours

OMB Control No. 1024-0018

<u>Fuqua Farm (2024 Boundary Decrease; Additional Documentation)</u>
Name of Property

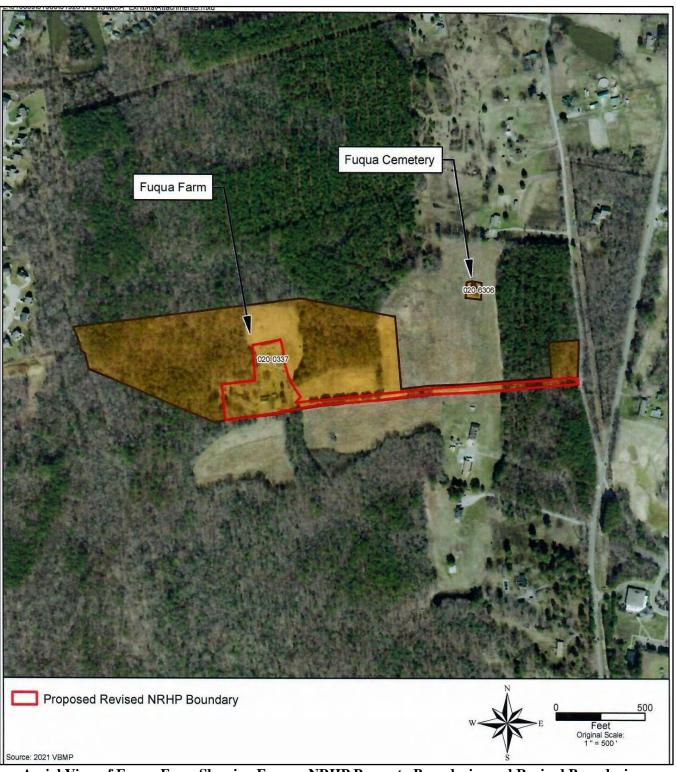
Chesterfield County, VA
County and State

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

## **United States Department of the Interior** National Park Service

# **National Register of Historic Places Continuation Sheet**

Section number <u>Additional Documentation</u> Page <u>1</u>

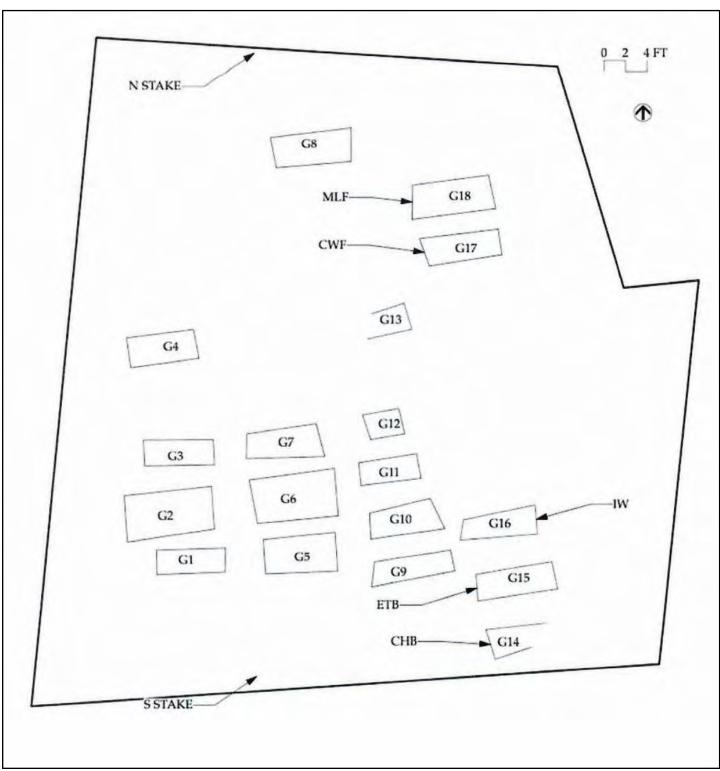


Aerial View of Fuqua Farm Showing Former NRHP Property Boundaries and Revised Boundaries . Former Site of Fuqua Cemetery (VDHR #020-6306) also Depicted.

National Park Service

# **National Register of Historic Places Continuation Sheet**

Section number <u>Additional Documentation</u> Page <u>2</u>

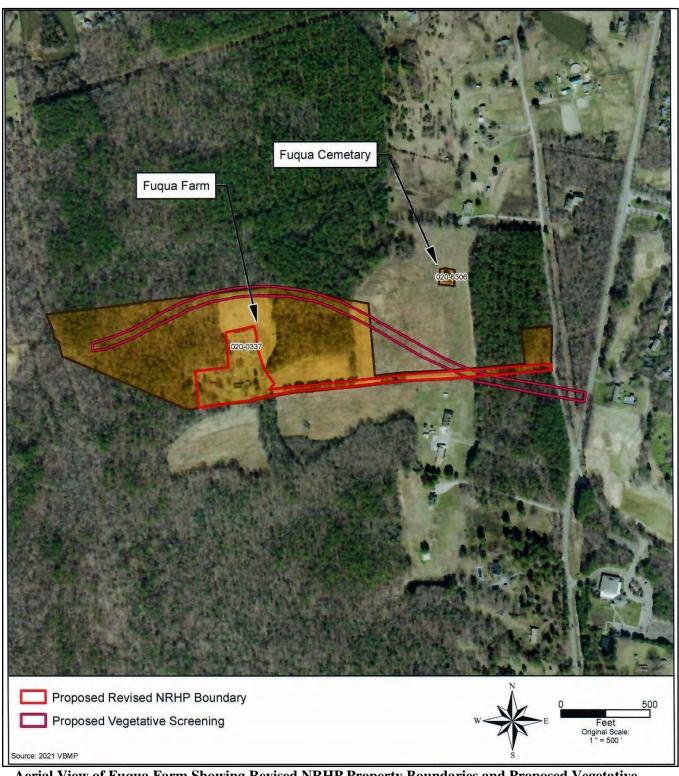


Map Showing Filed Tested Limits of the Fuqua Cemetery (VDHR #020-6306) and Layout of Graves Source: Browning 2023

## **United States Department of the Interior**National Park Service

# **National Register of Historic Places Continuation Sheet**

Section number <u>Additional Documentation</u> Page <u>3</u>

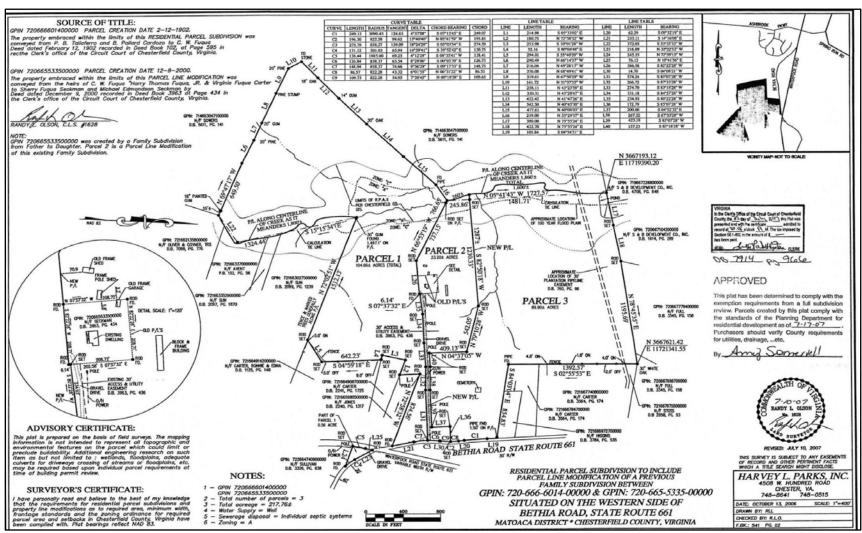


Aerial View of Fuqua Farm Showing Revised NRHP Property Boundaries and Proposed Vegetative Screening Plan

National Park Service

## National Register of Historic Places Continuation Sheet

Section number <u>Additional Documentation</u> Page <u>4</u>

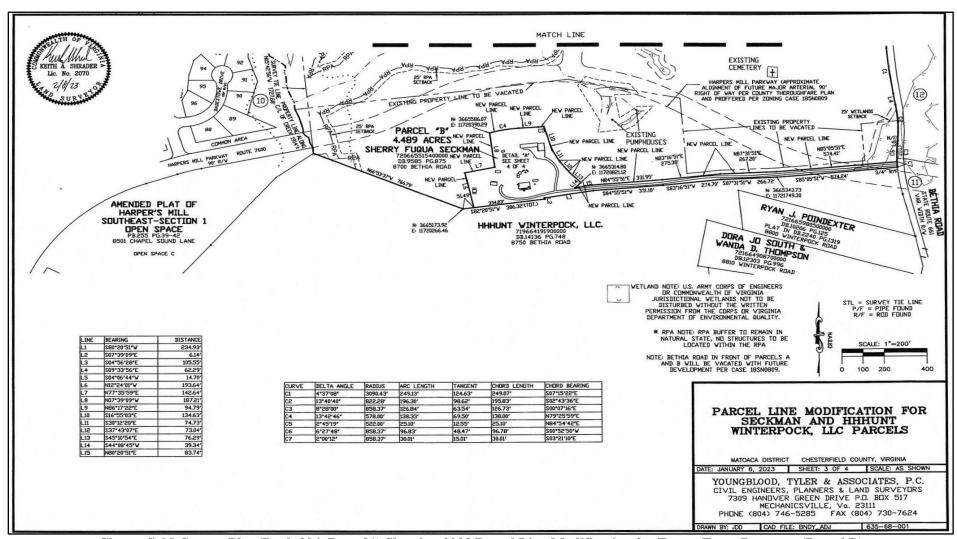


Chesterfield County Plat (Book 180, Page 63) Showing 2007 Division of Fuqua Farm. Note Parcel 2 is historic house site and NRHP-listed Property.

National Park Service

# **National Register of Historic Places Continuation Sheet**

Section number <u>Additional Documentation</u> Page <u>5</u>

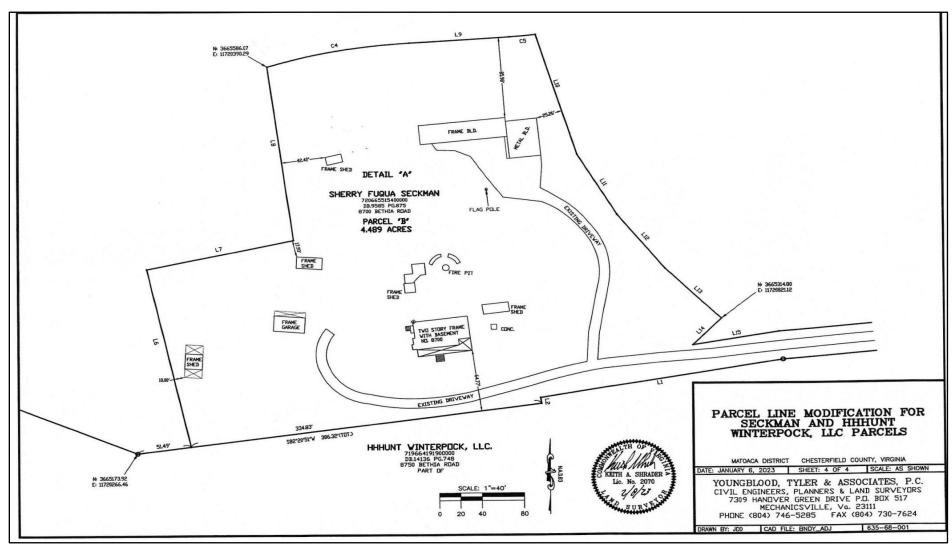


Chesterfield County Plat (Book 304, Page 31) Showing 2023 Parcel Line Modification for Fuqua Farm Property (Parcel B)

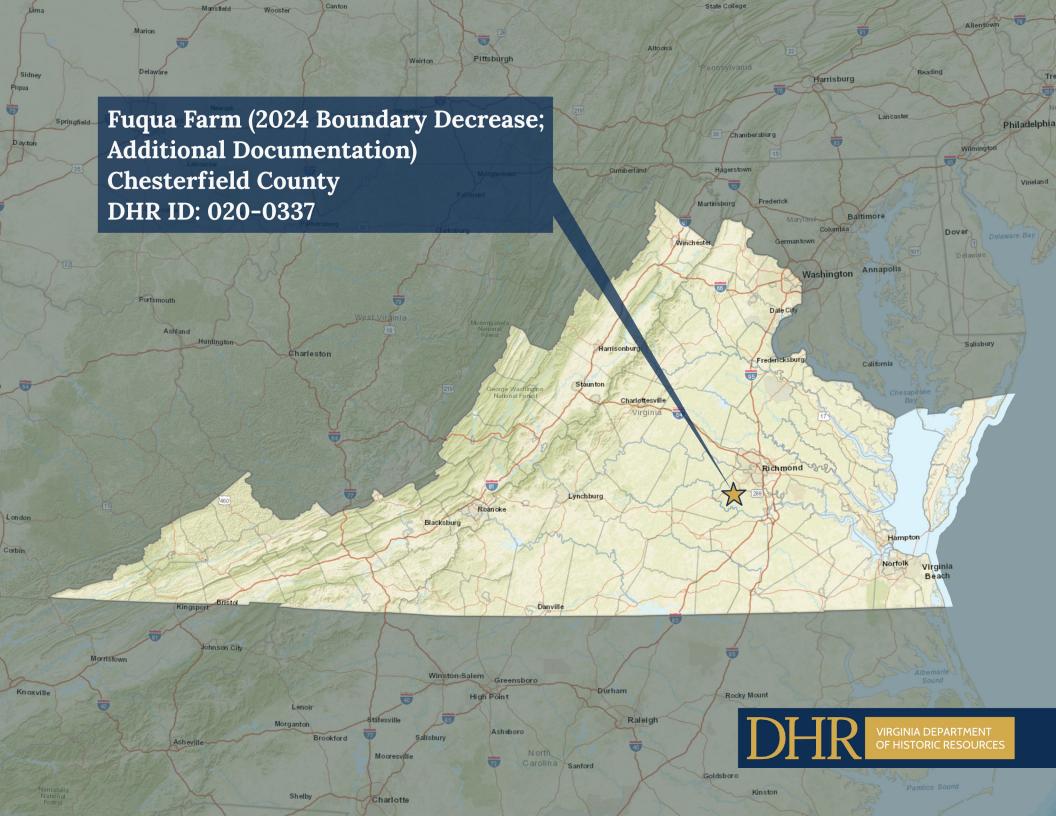
National Park Service

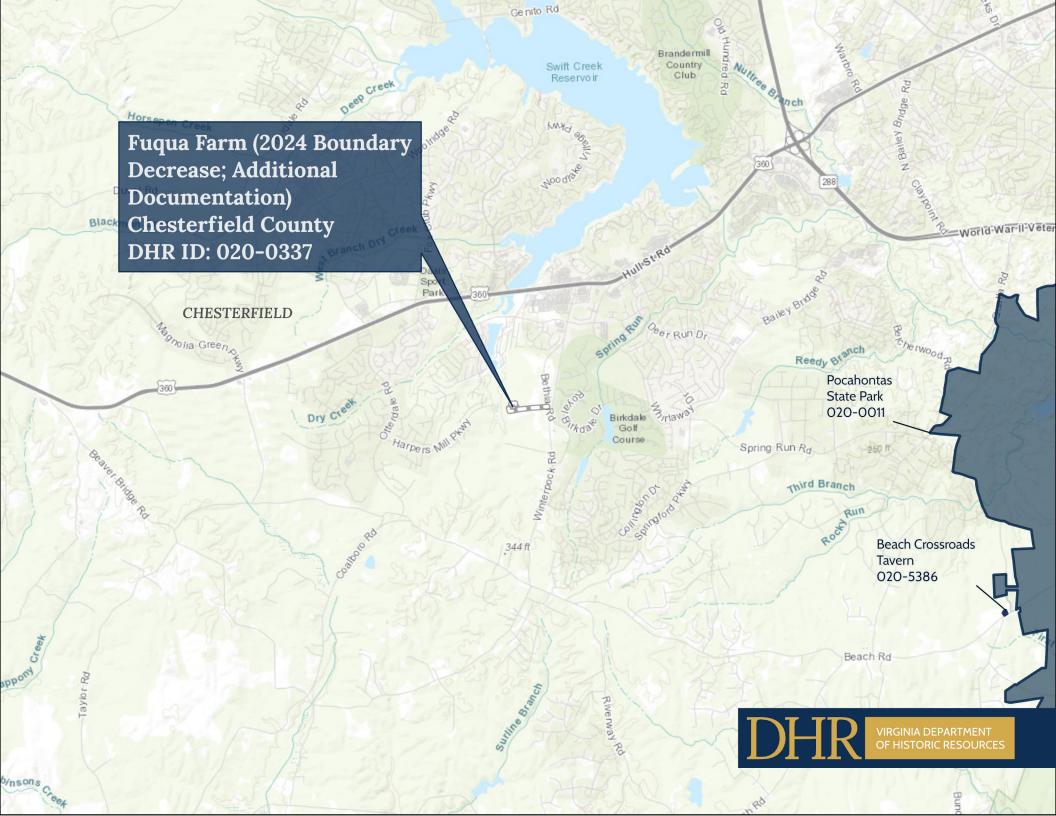
# **National Register of Historic Places Continuation Sheet**

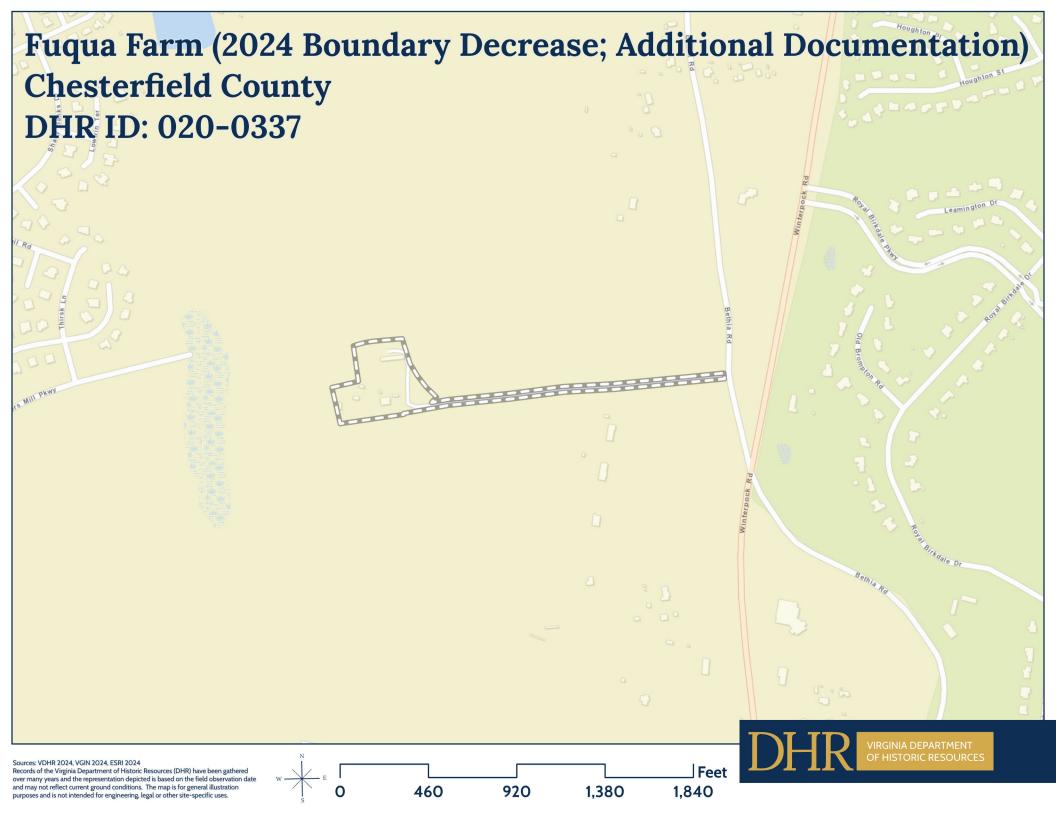
Section number <u>Additional Documentation</u> Page <u>6</u>

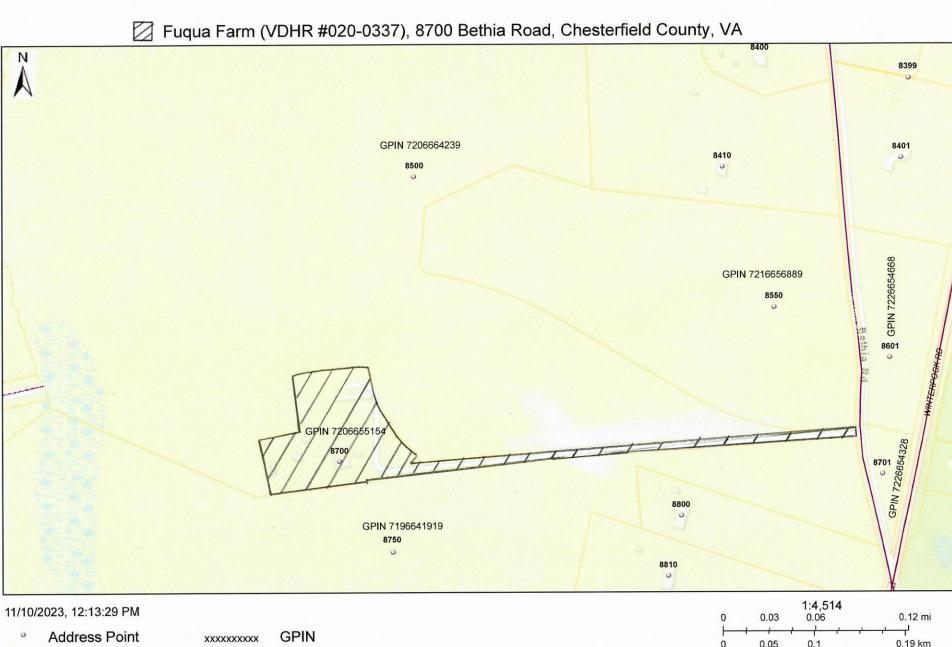


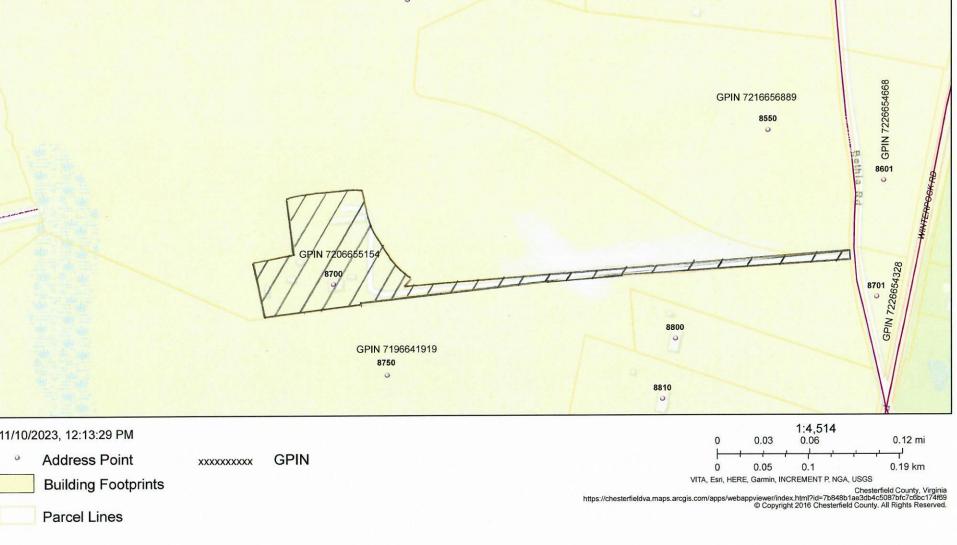
Chesterfield County Plat (Book 304, Page 31) Showing Detail of 2023 Parcel Line Modification for Fuqua Farm Property













Virginia Cultural Resource Information System

## **Legend**

County Boundaries

STREET MAP Fuqua Farm 2024 Boundary Decrease Chesterfield County, VA DHR No. 020-0337





Feet
0 200 400 600 800
1:9,028 / 1"=752 Feet

Highgate Hill Dr

Title: Date: 1/21/2024

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.

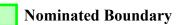


Virginia Cultural Resource Information System

## **Legend**

County Boundaries

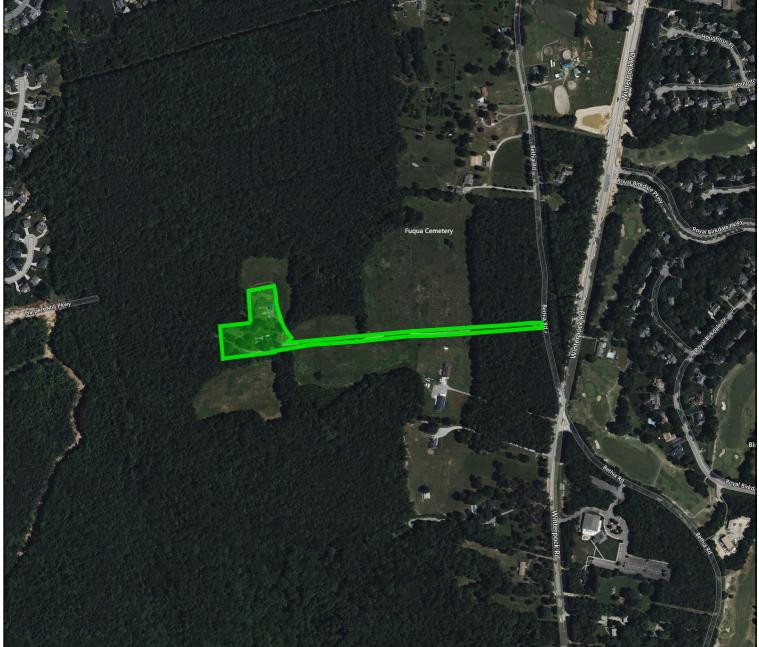
AERIAL VIEW - VICINITY Fuqua Farm 2024 Boundary Decrease Chesterfield County, VA DHR No. 020-0337





Feet

0 200 400 600 800 1:9,028 / 1"=752 Feet



Title: Date: 1/21/2024

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.

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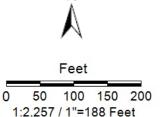
Virginia Cultural Resource Information System

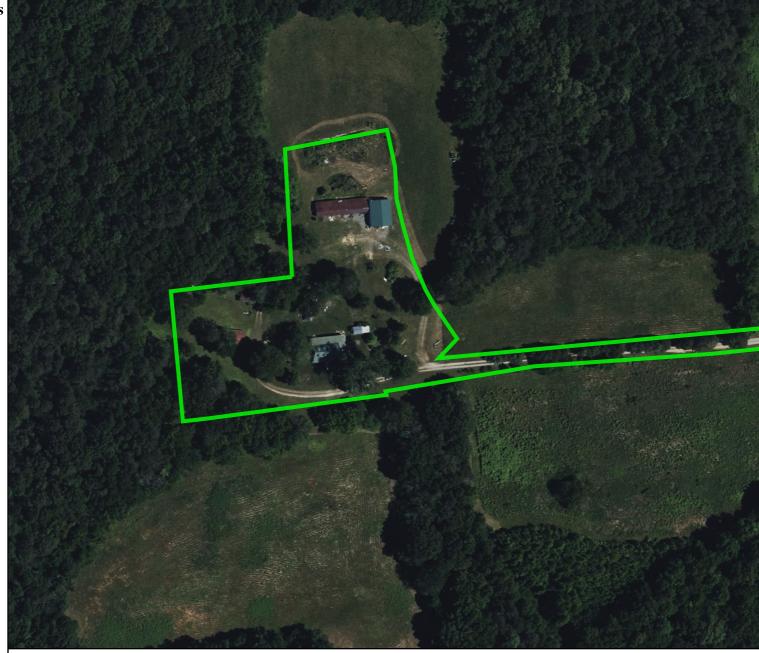
## **Legend**

County Boundaries

AERIAL VIEW DETAIL Fuqua Farm 2024 Boundary Decrease Chesterfield County, VA DHR No. 020-0337







Title: Date: 1/21/2024

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.

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