NPS Form 10-900 OMB No. 1024-0018

United States Department of the Interior
National Park Service

1040

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.

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Nat. Register of Historic Places
National Park Service

1. Name of Property

Historic name: Riverside Farm

Other names/site number: DHR No. 062-0096

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: 6840 Patrick Henry Highway

City or town: Roseland State: VA County: Nelson

Not For Publication: N/A Vicinity: x

3. State/Federal Agency Certification

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

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

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

___**national** ___**statewide** x **local**

Applicable National Register Criteria:

___**A** ___**B** x **C** ___**D**

Julie V. Langan 12/16/15

Signature of certifying official/Title: **Date**

Virginia Department of Historic Resources

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**

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:) _____

Carol Ellison M. Beall 2.2.16

Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private: [x]

Public – Local [ ]

Public – State [ ]

Public – Federal [ ]

Category of Property

(Check only **one** box.)

Building(s) [ ]

District [X]

Site [ ]

Structure [ ]

Object [ ]

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
6	0	buildings
1	0	sites
5	7	structures
0	0	objects
12	7	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use
Historic Functions
(Enter categories from instructions.)
DOMESTIC: Single Dwelling
FUNERARY: Cemetery
AGRICULTURE/SUBSISTENCE: Agricultural Outbuilding
AGRICULTURE/SUBSISTENCE: Animal Facility
AGRICULTURE/SUBSISTENCE: Storage
DOMESTIC: Secondary Structure

Current Functions
(Enter categories from instructions.)
DOMESTIC: Single Dwelling
FUNERARY: Cemetery
AGRICULTURE/SUBSISTENCE: Agricultural Outbuilding
AGRICULTURE/SUBSISTENCE: Animal Facility
AGRICULTURE/SUBSISTENCE: Storage
DOMESTIC: Secondary Structure

7. Description

Architectural Classification
(Enter categories from instructions.)
EARLY REPUBLIC: Federal

Materials: (enter categories from instructions.)
Principal exterior materials of the property: WOOD, BRICK METAL

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

Summary Paragraph
Riverside Farm is an early to mid-nineteenth century dwelling and farm complex on 295.12 acres of rolling topography of fields and some woods, bounded on the northeast by the Tye River and the northwest by the Patrick Henry Highway (Virginia State Route 151). The parcel includes two ponds and two streams that are tributaries of the Tye. The primary dwelling and curtilage stand near the center of the tract with several mature trees in the vicinity. The Federal-style house is a one-and-one-half story, frame, side-gabled house on a raised basement with a rear ell. It has exterior end brick chimneys at each gable end. The facade has a large gabled dormer flanked by smaller gabled dormers. The central entrance via double-leaf doors is sheltered by a flat-roofed porch supported by square posts and pilasters. The domestic complex includes a poultry house, meat house/smokehouse, ice house, and barn (all of which are contributing resources) as well as a swimming pool and hay shed (both noncontributing resources). The nearby agricultural complex includes a bank barn, office/workshop, silo, and family cemetery (all contributing resources) and two sheds and two grain storage structures (noncontributing resources). At the north end of the property, adjacent to the Patrick Henry Highway, is a secondary complex with a tenant house, garage, and shed (all contributing) and one noncontributing shed. Noncontributing resources postdate the property's period of significance, but, except for the swimming pool, reflect the farm's continuing agricultural use to the present day. Overall Riverside Farm

maintains a high level of integrity of location, setting, design, materials, workmanship, feeling, and association.

Narrative Description

Primary Dwelling, Completed 1841, Contributing Building

Exterior
Completed in 1841, the primary dwelling is a one-and-one-half story, frame, Federal-style house on a raised basement. The main massing consists of a side-gabled, single pile house with a cross-gabled ell to the west. Each gable end has an exterior end brick chimney with a single set of shoulders and a corbelled cap. The house is clad in beaded weatherboard and the roof is covered with standing-seam metal.

The east facade has a centered, one-bay porch flanked by a pair of nine-over-nine, wooden double hung windows. The porch is accessed by a set of wooden steps with wood picket rails which lead to a wood deck. The flat porch roof is supported by four square wooden posts (with sections of wood picket railing between) and two square pilasters. The porch roof above has similar, shorter posts and a picket rail at its perimeter. Sheltered by the porch, the centered entrance bay has double-leaf, three-panel doors topped with a four-light transom.

A large gabled dormer is centered on the façade and is flanked by smaller gabled dormers. The smaller dormers are pedimented with six-over-six windows and shiplap siding on the exterior walls. The central dormer, also pedimented and with shiplap siding, has an entry with double-leaf doors that leads from the porch roof into the second floor. The entry is flanked by pilasters and six-light sidelights.

The basement level, laid in five-course American bond, has six-over-six double hung sash windows flanking the porch foundation. The front porch's foundation is continuous brick. On the porch foundation's south side is a single-leaf, three-light door with a wood Chippendale exterior screen door, while a four-light, square wooden casement window is on the north elevation.

The north elevation of the dwelling's side-gabled main block is arranged symmetrically around an exterior end chimney laid in various course American bond until its shoulders, from which point it has been rebuilt and laid in a common bond pattern. The chimney is flanked by various types of sash windows on each floor: four-over-four on the attic level; nine-over-nine on the main level; and six-over-six on the basement level.

The north elevation of the rear ell includes a one-story, basement-level brick addition in the crook of the ell with a hipped, standing-seam-metal roof. It has six-light windows flanking a single-leaf, ten-light door. To the west of the basement addition is a fixed nine-light window. In the framing above the basement addition are two nine-over-six double hung sash wooden windows.

The dwelling's west (rear) elevation has two nine-over-nine windows at the north end with French doors in the basement level below. The rear well spans the south half of the main block. The ell's west elevation is arranged symmetrically around an exterior end chimney laid in various course American bond up to a point at the shoulders where it has been rebuilt and laid in common bond. Four-over-four sash windows flank the chimney on the attic level, while it is flanked by nine-over-six windows on the main floor. At the basement level, the chimney is flanked on its south side by a six-over-six window and on its north side by a single-leaf, three-light door.

The ell's southern elevation features a shed-roofed porch on the main level, supported below by a brick arcade. The porch has a picket rail and square posts and pilasters similar to those on the facade porch, but taller and slimmer. The gable fields feature shiplap siding. On the ell's basement level, French doors flanked by ten-light sidelights open onto the arcade. At the ell's main level is an entry with a single-leaf door with a four-light transom and a six-over six window immediately to the entry's east and a nine-over-six window to the west.

The south elevation of the main block's gable end is arranged symmetrically around an exterior end chimney laid in various course American bond up to a point at the shoulders from which it has been rebuilt and laid in common bond. Four-over-four sash windows flank the chimney at the attic level, with nine-over-nine windows on the main floor. At the basement level is a four-light, square, wood casement window and an entry with a single-leaf, three-light door is to the west.

Interior, Primary Dwelling

Basement level

In the side-gabled, single pile main block are two principal rooms with fireplaces. The south room currently serves as a dining room while the north room serves as a family room, with a hallway connecting the two. East of the hall is an enclosed staircase that rises from the north. East of the staircase is a small powder room and a passage down to the laundry room, which is under the front porch. A transverse hall leading west from the passage between the two major rooms connects to a breakfast area at the north and a hall with a rear stair at the south. West of the hall is a large kitchen. Prior to 2005, the kitchen area was attached to the main house only at the northern side; the stair hall, stair, and extension of the exterior wall at the south date to circa 2005.

The laundry room has a plain finish with exposed brick walls and open cabinets above the washer and dryer along the east wall. The west wall has a shower to the north and a closet to the south. Between the shower and closet is a door which opens to a passage with a small powder room at the north with a vertical plank door. At the west side of this passage is a mechanical closet as well as a single-leaf door at the south to the dining room. The dining room has hardwood floors and exposed ceiling joists. The fireplace has a brick hearth with no formal mantel but a simple shelf above supported by brackets. In addition to the radiator, this room has a broad, capped baseboard around its perimeter.

The dining room and laundry room floors are about 6 inches above the passage and family room floors. The family room has horizontal board wainscot with a baseboard and chair rail. The chair rail merges into the stool and apron for the windows in this room. The walls are finished with plaster or drywall and the room is served by radiator heat. The mantel has reeded pilasters intersected by a horizontal element, which features a central reeded raised panel flanked by flat panels and a molded shelf above. In the south wall of this room is a barrel-shaped lazy Susan with two doors on the north and two on the south in the hall; each door has three punched-tin panels. Inside the lazy Susan are three round revolving shelves. Most likely, the southern room was once the kitchen and the northern room a dining room; the lazy Susan allowed food and dishes to be transferred unobtrusively between the two.

The breakfast area, once a hall and mechanical room, has an exposed brick wall (once exterior) to the east. The kitchen has exposed ceiling joists and hardwood floors. It has a large central island with an oven, cooktop and storage cabinets. There are additional ovens, cabinets, and a sink along the room's north wall. The west wall has a large fireplace with a raised brick platform hearth. Very simple flat board trim outlines an area of exposed brick around the fireplace. Similar trim is used for the door and window surrounds in this room.

A winder stair, partially enclosed, rises from the kitchen and turns along the exterior wall of the main portion of the house to climb north to the main level. It was constructed in 2005.

Main level

The main level has two primary rooms in the original, side-gabled core of the house; the southern one is currently used as a living room while the northern one is a master bedroom. The entry hall between them has a winder stair to the west and beyond that a closet that services the living room as well as a bath and closet serving the master bedroom. West of the original core, in the rear ell, is a powder room to the north, stair hall to the south, and an office at the ell's west end.

The front hall's entry has three-panel double doors secured by a box lock and an interior bar. Steep, narrow winder stairs start at the north end of the hall, rising to the west and pivoting ninety degrees to continue to the attic level. The hall has several notable features: a simple capped baseboard; a flat broad chair rail with a molded cap and base; and abundant crown molding.. The stairs have a simple railing with thin, square picket balusters and two turned newel posts. The stairs then turn and continue a short flight to the west to the attic level.

North of the hall is the master bedroom, which features hardwood flooring; a simple baseboard; a chair rail which merges into the stool and apron for the windows; a picture rail; and crown molding. The fireplace mantel is similar to the aforementioned living room mantel in the basement. Pilasters with recessed panels are intersected by a horizontal member with recessed panels flanking a plain raised center panel and a molded shelf above. A door at the west end of

the room's south wall opens to a master bath with commode, dual sinks, and a shower that extends beyond the core of the house into the rear ell.

The living room, located south of the entry hall, has three single leaf doors on its north wall: the easternmost one opens to the hall; the central door leads to the stairs on the basement level; and the west door opens to a closet. The bath extends slightly into the volume of the room at the northwest. On the north side of the west wall is a door to the rear stair hall. The trim and mantel in this room match that of the master bedroom. The floor level of the back hall is slightly lower than the front rooms, although a power room at the north end of this hall is raised to the level of the front rooms. The back hall receives the new 2005 stairs from the kitchen. West of the hall is a room used as an office. It has a mantel similar to the other on this floor but simplified with no recessed panels. The remaining trim in the office matches that in the other primary rooms on the main level. Built-in shelving below the window level along the north wall conceals mechanical works.

Attic Level

The attic level has two rooms in the side-gabled main block: a hall and a bath. These two main rooms are in the gable ends and there is also a bathroom east of the hall, incorporated into the large central dormer. The two primary rooms located within the building core have narrow baseboards and a chair. The fireplaces have flat surrounds with an interior section with trim around the firebox. Rising from the trimmed sections are flat members with a panel between with molding above the rising members and intervening flat section supporting a very narrow shelf. Both these main rooms have built-in closets and cabinets with paneled doors. The southern room has a door to the west with two steps down to the hall that receives the back stairs and proceeds to a room in the ell's attic. Within the cased opening of this rear room there is a bathroom to the south and a closet cased in opposite it to the north under the eaves. A section of the rafter ties are exposed in this room and its fireplace is similar to those in the office and living room.

Outbuildings

Tenant Complex

At the north end of the property, adjacent to the Patrick Henry Highway and accessed via a circular gravel driveway, is a secondary complex with a mid-nineteenth century tenant house, ca. 1950 garage, ca. 1900 shed (all contributing) and ca. 1920 shed (non-contributing). The somewhat altered, frame tenant house may be contemporaneous with the primary dwelling. Its form is side-gabled, with a small gabled projecting bay an exterior end chimney with a stone base and brick flue. Adjacent to the ell, the engaged front porch has been enclosed with double-leaf screen doors and weatherboard siding. The dwelling has a stone foundation while the enclosed porch rests on brick piers. The tenant house's fenestration includes six-over-six, double-hung windows, except for two windows flanking the ell's chimney, which are replacement, one-over-one sash. The cross-gabled roof is covered with standing-seam metal.

Southwest of the tenant house are two frame, gable-roofed sheds (one of which was moved here from the area near the main house) as well as a front-gabled garage with a shed-roofed addition. The ca. 1900 shed is a small, square, frame building with concrete piers, weatherboard siding, and a front-gabled roof sheathed with standing seam metal. A vertical-board door is centered on the north gable end wall. The moved ca. 1920 shed is a modest, square building with weatherboard siding, asphalt-shingled, front-gabled roof, and an entry centered on the northwest gable end wall. A window with a fixed six-light sash is on one longitudinal wall. The moved shed is noncontributing.

Opposite the circular driveway from the tenant house is the ca. 1950 garage. The front-gabled, frame building has vertical board siding and a front-gabled roof covered with standing-seam metal. A gambrel-shaped opening is centered on the northeast gable end wall and a small square window opening without a sash is at the west end of the southeast wall.

Domestic and Agricultural Complexes

The domestic complex around the primary dwelling includes a frame poultry house and meat house/smokehouse that stand just south of the dwelling. The poultry house is composed of two frame, gabled sections, perpendicular to one another, and has vertical board siding and metal-covered roofs. Beyond these is an in-ground swimming pool, built before 1994 but after the property's period of significance. Northwest of the primary dwelling is an impressive ice house with a gable-roofed, frame building protecting a large, round, subterranean brick structure, at least 15 feet deep and in diameter. The poultry house, meat house/smokehouse, and ice house date to the mid-nineteenth century, roughly contemporaneous with the primary dwelling.

A barn stands southeast of the domestic complex. Built sometime around 1900, the gable-roofed barn was later expanded with a shed-roofed addition along the west (side) wall and a smaller-scale, shed-roofed extension on the north end wall. The main block is sheathed with board-and-batten siding while the two extensions have simpler vertical board siding. All of the roofs are covered with standing-seam metal. The barn currently is used for horses. A hay shed, completed circa 2001, stands a short distance from the barn's southeast corner.

The nearby agricultural complex includes a mid-nineteenth-century bank barn, ca. 1950 office/workshop, early-twentieth-century silo, and a family cemetery (all contributing resources). There also are two ca. 1970 sheds and two grain storage bins (noncontributing resources). Oriented on an east/west axis, the gambrel-roofed bank barn has frame walls sheathed with vertical board siding on the basement level and horizontal siding on the main level. On the north wall, a concrete ramp accesses the main entry, which has two large sliding doors. Standing-seam metal covers the gambrel roof.

North of the barn are the two circular metal grain storage bins, which date to about 1970 and are utilitarian structures with poured concrete pads, corrugated metal siding, and conical roofs covered with metal. East of the bins, a nearby shed, also constructed about 1970, is of frame construction with open sides and a flat roof covered with metal sheathing.

At the north end of the agricultural complex is a ca. 1930 silo with metal siding and a domed roof. The ca. 1950 office/workshop is east of the silo. The concrete-block building has a front-gabled roof. On the north gabled end wall, an oversized opening has two large, sliding wood doors. Immediately adjacent to the east is a rectangular shed, built around 1970, with three sides enclosed with vertical board siding while the north side is open, and standing-seam metal covering the side-gabled roof.

The family cemetery is just a short distance northeast of the agricultural complex, and predates most of the buildings. It is enclosed with a simple metal fence with vertical metal pickets and finials and horizontal metal rails. About a dozen graves are marked with granite and marble tombstones that date to the mid-nineteenth through mid-twentieth century.

Inventory
Primary Dwelling, completed 1841, contributing building
Ice House, ca. 1845, contributing structure
Poultry House, ca. 1845, contributing structure
Meat House/Smokehouse, ca. 1845, contributing structure
Pool, ca. 1990, noncontributing structure
Barn, ca. 1900, contributing building
Hay Shed, ca. 2001, noncontributing structure
Bank Barn, mid-nineteenth century, contributing building
Grain Storage Bin, ca. 1970, noncontributing structure
Grain Storage Bin, ca. 1970, noncontributing structure
Shed, ca. 1970, noncontributing building
Office/workshop, ca. 1950, contributing building
Shed, ca. 1970, noncontributing building
Silo, ca. 1930, contributing structure
Cemetery, mid-nineteenth century, contributing site
Tenant House, mid-nineteenth century, contributing building
Garage, ca. 1950, contributing building
Shed (moved), ca. 1920, noncontributing building
Shed, ca. 1900, contributing building

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.
- [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.

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

Areas of Significance
(Enter categories from instructions.)
ARCHITECTURE

Period of Significance
1841-ca. 1950

Significant Dates
1841
1851

Significant Person
(Complete only if Criterion B is marked above.)
N/A

Cultural Affiliation
N/A

Architect/Builder
Unknown

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.)

Riverside Farm is significant at the local level under Criterion C in the area of Architecture. The primary dwelling is a good example of a modest late Federal-style house, while the domestic, agricultural, and tenant complexes as a whole offer a good example of a working farmstead that retains several early outbuildings while having evolved through time to meet changing agricultural needs and technology. Riverside's main house has sophisticated architectural features seen in earlier, grander houses in Nelson County, but executed on a smaller, wood-frame vernacular scale. The house has architectural pretensions beyond its size and purportedly the original owner's financial capacity. Construction of the original main block was completed in 1841, with a rear expansion in 1851. The period of significance extends from 1841 to ca. 1950, encompasses the primary dwelling's construction through completion of all significant alterations to the dwelling as well as construction of all contributing outbuildings and structures on the property.

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

Historic Context

The first permanent English settlement in what is now Nelson County was a land patent granted to Dr. William Cabell in 1738 for 4,800 acres. He settled an area named Warminster along the James River which later became a center of trade and commerce given its proximity to navigable waters. Scots-Irish settlers came to the Rockfish Valley area and French Huguenots settled in the areas now known as Lovingston and Shipman.

The area of Nelson County where Riverside Farm is located was named eponymously for a Scot, Robert Rose, who was granted large tracts of land in 1744 from King George II. The area was known variously as Rose's land and Roseland upon the establishment of a post office in 1836. Rose himself was a prominent clergyman and planter who eventually patented 23,700 acres. He built his house, Bear Garden, near the Tye River, well to the southeast of the current Riverside Farm.[1]

The land that is now Riverside Farm was originally part of Rose's land grant. The land was purchased from Rose by Dr. George Cabell and was sold by his heirs to James Doswell Goodwin in 1831. George Cabell was living in Lynchburg by 1798, practicing medicine; there he and his wife built and occupied Point of Honor. The plat map associated with the sale of the Riverside Farm land from the Cabell heirs to Goodwin does not indicate any buildings or structures were present at the time. The deed does reference the sale of the land "together with all the appurtenances thereunto in any wise belonging" though that is standard language in real estate transactions. [2] Likewise, Nelson County tax records show no assessment for a building during Cabell's ownership.

According to an interview with a Goodwin descendant, Mrs. Jas. A. Pettit (sic), in a 1936 survey of Virginia historic properties conducted by the Works Progress Administration, James Goodwin began work on Riverside Farm between 1831 and 1835. She states Goodwin was unable to give the project close supervision and because construction costs were so much higher than expected he was forced to sell the house at auction in 1843.[3] Nelson County tax records, however, do not show any assessment for buildings at Riverside Farm until 1841, making that year the likely date of the primary dwelling.

Little is known about James D. Goodwin. His father, Thomas Goodwin, served in the American Revolution and moved to what is now Nelson County. According to "The Goodwin Families in America," James D. Goodwin was born in Amherst County, Virginia, in 1798 and married Catherine Watts in 1825. "By occupation he was a farmer and merchant, in politics a Democrat, and in religion a Protestant Episcopalian."[4] In 1845, he moved to Missouri and later to Tennessee. Three of his surviving five children were born in Virginia, one prior to the purchase of the Riverside Farm land and two after. He may be the same James Goodwin who was the first postmaster of Roseland in the year 1836.

Riverside Farm was purchased by James' brother William H. Goodwin (b. 1805), who completed the primary dwelling. Nelson County tax records show an increase in the assessment for buildings in 1851 from $1600 to $2000, which may indicate the construction of the dwelling's rear ell. William H. Goodwin was "by occupation a farmer and stockraiser, in politics a Democrat and in religion a Methodist."[5] William Goodwin had five children by his first wife, Bertha Wood Harris Goodwin (1802-1848) ,by the time they purchased Riverside Farm, which may have prompted the addition.

In 1883, William Goodwin sold to his son-in-law, James C. Pettit, "the tract of land in Nelson County known as 'Riverside,' being the same tract on which the party of the first part [William H. Goodwin] now resides, and has resided for the past thirty odd years."[6] The deed acknowledges that some portions of the land had been parceled off and sold, thereby reducing Riverside Farm from 537 acres to 495. The property passed to James C. Pettit's son, James Alfred Pettit, and subsequently to his son, James Alfred Pettit Jr., remaining in this family until 1971.

Interestingly James C. Pettit had attempted to purchase another house, Oakland, earlier in 1871 but could not satisfy the terms of sale. William Goodwin came to his relief and subsequently sold Oakland to his (William's) son Edwin in 1872.[7]

Dr. James A. Pettit Sr. was a local physician active in local politics. He was murdered by Benjamin Hubbard, who contended that Pettit took liberties with his wife during a medical exam. Pettit built a two-story frame medical office at Riverside Farm, but this building has since been demolished.[8]

Agricultural Context

The Agricultural Census Schedules from 1850-1880 and Slave Census Schedules from 1850 and 1860 provide some insight regarding Riverside Farm's evolution during the nineteenth century. In 1850, the farm had 250 improved acres (or about one half of the total acreage). The farm had horses, milk cows, sheep and swine as well as oxen and other cattle. The farm produced wheat, Indian corn, oats, tobacco and various other market products. The value of the farm was $6,500. There were 638 farms in Nelson County that year with an average value of $2,937. According to the 1850 Slave Census Schedule, year Goodwin owned 21 enslaved African American persons who would have performed most of the labor necessary for the farm to operate and turn a profit.

The 1860 Agricultural Census records show a marked increase in acreage owned by Goodwin, which may indicate he had acquired a second farm. Also by that year, Goodwin owned 36 of the 6238 enslaved African American individuals residing in Nelson County. At this time, there were 554 slaveholders in the county; of those, 370 slave holders had from 1 to 9 African Americans in bondage. Larger, more successful operations had larger enslaved workforces, with 27 slave owners profiting from the labor of between 40 and 200 enslaved African Americans. Goodwin's enslaved population of 36 people contributed directly to the material success he claimed for himself and his family.

The Civil War eliminated legal slavery and resulted in restructuring of the agricultural economy in former slave-holding states such as Virginia. Censuses from 1870 and 1880 show increases in farm wages, along with an increase in the total number of farms as former plantations were subdivided. By 1880, there were 1300 farms in Nelson County and the average size was 180 acres, with almost one-half of the farms totaling 499 acres or less. Goodwin's farm had a diversified product stream with cord wood and apples in addition to oats, wheat, and Indian corn. Notably absent is tobacco, a labor-intensive crop that had always required cheap or enslaved labor in order to be reliably profitable.

During Goodwin's ownership over a thirty-year span, Riverside Farm was larger and more valuable than the average farm in Nelson County, transitioned from slavery-based, labor-intensive operations focused on tobacco cultivation, and diversified its production and sales as an increasingly larger number of farms expanded agricultural production in Nelson County.

Architectural Significance and Integrity

Land tax records and other sources suggest that the primary dwelling at Riverside Farm was originally a side-gabled house built in 1841 and that the rear ell was completed in 1851. Though chronologically late for a Federal-style house, Riverside lacks the characteristic bold exterior trim and door surrounds of the later Greek Revival period.

The central facade dormer was added in the early 20th century and is now considered historic, though not original, fabric that also has significance. The smaller flanking dormers were added between 1970 and 1990. Historic photographs demonstrate that the front porch has been re-worked, as Catherine Seaman's "Families and Houses along the old Thorofare" (2001) show two prior porch configurations. An earlier version, prior to the addition of the flanking front dormers,

has a brick foundation, straight run stairs to grade, and a Chippendale rail between the posts and pilasters. A later remodeling extended the porch with a brick addition and added dual brick stairs. The current porch more closely resembles the earlier configuration, but without the Chippendale rails.[9]

The house contains several architectural elements typical of the linear, flat, restrained Federal style, including the five-course American bond raised basement; beaded weatherboard siding; exterior end chimneys; graduated fenestration (six-over-six windows below and nine-over-nine windows above), double-leaf, three-panel doors and multiple-light transom; eaves with modest trim and end boards; and restrained trim at the window surrounds.

Some notable interior features remain despite bath and kitchen renovations. The plan of the core of the house, with a two-room basement level serving as kitchen and dining area, is a good example of a vernacular form in rural Virginia. The former kitchen retains a large brick fireplace, suitable for preparing food. The shelf mantel supported by brackets above may be later, but is suitably simple for this working space. The opposite room, which would have been a dining room historically, has a smaller fireplace with more sophisticated treatment. The mantel is simple but elegant with flat reeded pilasters on broad bases supporting an entablature with an extension of the vertical reeding and a central, horizontally reeded panel and molded shelf. These details lack the depth and exuberance of earlier Georgian and later Greek Revival surrounds. The house is modest and lacks the more expensive decorative swags and flourishes typical of high-style Federal dwellings.

Fireplace surrounds on the main level are also more geometric and abstract than is typical of most high style Federal mantels, which feature swags and classical scenes. The main level fireplace surrounds have pilasters with recessed panels supporting a five-part entablature with smaller recessed panels above the pilasters and flat panels flanking a central projecting panel with molded surrounds, and a molded shelf above. This arrangement is similar to some at Bon Aire (NRHP 1980; VDHR # 062-0089, ca.1812) and Forkland (VDHR #062-0430, ca. 1800) in Nelson County.

Door and window surrounds are simple throughout the house. Public rooms have wainscoting and a continuous molded cap that serves as stools for the windows. Again the trim is flat and formal, typical of a modest interpretation of Federal-style interiors.

Riverside shares some significant features with a contemporaneous farm further north in the Rockfish Valley of Nelson County, known as Mill Hill (aka High View, VDHR #062-0045 c.1840). Mill Hill is a grander, two-story, three-bay house. However given the construction dates of 1840 (Mill Hill) and 1841 (Riverside) it is highly likely that both were constructed by the same builder, although Riverside is a less opulent building in terms of size, scale and degree of ornament.

Both houses have a built-in “lazy Susan” with pierced tin panels in the basement level. This barrel-shaped appliance set within the wall has two sets of two curved doors, exposed on

opposite sides of the wall, opening into the former kitchen and the former dining room, allowing for dishes to be served and removed unobtrusively.

Both Riverside and Mill Hill also have an unusual front stair configuration, known as a hotel lobby stair. The stair hall is a central room flanked by two principal rooms in the gable ends. The stair rises along a wall separating it from a principal room, then turns ninety degrees and continues to rise along a perpendicular wall. The staircases at both dwellings have thin, square balusters with turned newels at the base of the stair and at the ninety-degree turn. Riverside, however, lacks the spandrel trim and wainscot paneling along the stair wall seen at Mill Hill.

The outbuildings and structures at Riverside Farm contribute to the understanding of the house within its domestic and agricultural contexts. Two especially notable structures are the bank barn and the ice house. The bank barn is thought to have been built in the mid-nineteenth century and is one of only three bank barns documented in Nelson County. The other two are at Mill Hill and Rodes Farm (VDHR# 062-5119-0111 ca. 1850)

The ice house is a gable-roofed, frame building protecting a large, round, subterranean brick structure, at least 15 feet deep and in diameter. Local lore asserts that it was built with slave labor and that upon the completion of the ice house, the enslaved mason was manumitted in recognition of his labors.

9. Major Bibliographical References

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

Brown, Alexander. The Cabells and Their Kin. Harrisonburg, Va: C.J. Carrier and Company, 1978.

"Cabell Family Homes." University of Virginia Special Collections Library http://small.library.virginia.edu/collections/featured/the-cabell-family-papers-2/cabells-times/cabell-family-homes/ accessed August 6, 2015.

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"Historic Resources Identification and Assessment of Nelson County, Virginia." Thomas Jefferson Planning District and Land & Community Associates. 1993.

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Nelson County Historical Society Home Tour Files, Nelson County Historical Society Records, Nelson County library at Lovingston, VA.

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Nelson County survey files, at Virginia Department of Historic Resources, Richmond, Virginia.

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Rippe, Peter M. "The History of the 'Oakland' House and Property." http://www.oakland-museum.org/oakland_history.htm accessed August 5, 2015.

Saunders, Paul. Heartbeats of Nelson. Piney River, Virginia: Saunders Publishing, 2007.

Seaman, Catherine Coleman. "Families and Homes Along the Old Thorofare," 2001.

Seaman, Catherine Coleman. "A History of Upper Tye River Valley and Mountains." 2000.

Seaman, Catherine Coleman. "Tuckahoes and Cohees: The Settlers and Cultures of Amherst and Nelson Counties 1607-1807." 1992.

Thacker, Massie D. "Riverside." Works Progress Administration of Virginia Historical Inventory, May 13, 1936

U. S. Census, Agricultural Schedules, 1850, 1860, 1870, 1880.

U. S. Census, Slave Schedules, 1850, 1860.

Previous documentation on file (NPS):

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

Primary location of additional data:

_x__ State Historic Preservation Office
____ Other State agency
____ Federal agency
____ Local government
____ University
____ Other
Name of repository: Department of Historic Resources, Richmond, VA

Historic Resources Survey Number (if assigned): DHR No. 062-0096

10. Geographical Data

Acreage of Property 295.12

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: 37.753820 Longitude: -78.985970
2. Latitude: 37.749340 Longitude: -78.978670
3. Latitude: 37.743400 Longitude: -78.975710
4. Latitude: 37.739700 Longitude: -78.980820
5. Latitude: 37.749410 Longitude: -78.991980

Or
UTM References
Datum (indicated on USGS map):

☐ NAD 1927 or ☐ 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 historic boundaries of Riverside Farm encompass all of the Nelson County tax parcel recorded as no. 65 A 1. The 295.12-acre parcel includes all of the land historically and currently associated with Riverside Farm. The true and correct historic boundaries are shown on the attached Location Map and Tax Parcel Map.

Boundary Justification (Explain why the boundaries were selected.)
The historic boundary has been drawn to include the primary dwelling, domestic and agricultural complex, tenant complex, and fields and forest that have historically been part of Riverside Farm as well as the property's historic setting.

---

11. Form Prepared By

name/title: Mary Ruffin Hanbury
organization: Hanbury Preservation Consulting
street & number: P.O. Box 6049
city or town: Raleigh state: NC zip code: 27628
e-mail: maryruffin@hanburypreservation.com
telephone: 919 828 1905
date: 4 September 2015

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: Riverside Farm

City or Vicinity: Roseland

County: Nelson State: Virginia

Photographer: Mary Ruffin Hanbury

Date Photographed: February 4, 2015

Photo 1 of 30: VA_NelsonCounty_RiversideFarm_0001
View: Facade of house, east elevation (camera pointed to northwest)

Photo 2 of 30: VA_NelsonCounty_RiversideFarm_0002
View: Exterior, west elevation (camera pointed east)

Photo 3 of 30: VA_NelsonCounty_RiversideFarm_0003
View: Exterior, south elevation (camera pointed north)

Photo 4 of 30: VA_NelsonCounty_RiversideFarm_0004
View: Exterior, north elevation (camera pointed south)

Photo 5 of 30: VA_NelsonCounty_RiversideFarm_0005
View: Facade of house, east elevation (camera pointed to west)

Photo 6 of 30: VA_NelsonCounty_RiversideFarm_0006
View: Exterior, north elevation (camera pointed southwest)

Photo 7 of 30: VA_NelsonCounty_RiversideFarm_0007
View: Interior basement level, south side of house (camera pointed east)

Photo 8 of 30: VA_NelsonCounty_RiversideFarm_0008
View: Interior basement level, north side of house (camera pointed south)

Photo 9 of 30: VA_NelsonCounty_RiversideFarm_0009
View: Interior basement level, north side of house (camera pointed north)

Photo 10 of 30: VA_NelsonCounty_RiversideFarm_0010
View: Interior main level, south side of house (camera pointed southeast)

Photo 11 of 30: VA_NelsonCounty_RiversideFarm_0011
View: Interior main level, north side of house (camera pointed northwest)

Photo 12 of 30: VA_NelsonCounty_RiversideFarm_0012
View: Interior main level, center of house (camera pointed north)

Photo 13 of 30: VA_NelsonCounty_RiversideFarm_00013
View: Interior main level, south side of house (camera pointed northwest)

Photo 14 of 30: VA_NelsonCounty_RiversideFarm_0014
View: Interior main level, center of house (camera pointed northeast)

Photo 15 of 30: VA_NelsonCounty_RiversideFarm_0015
View: Interior main level, ell of house (camera pointed west)

Photo 16 of 30: VA_NelsonCounty_RiversideFarm_0016
View: Exterior, poultry house (camera pointed southwest)

Photo 17 of 30: VA_NelsonCounty_RiversideFarm_0017
View: Exterior, pool (camera pointed south)

Photo 18 of 30: VA_NelsonCounty_RiversideFarm_0018
View: Exterior, meat house/smokehouse (camera pointed south)

Photo 19 of 30: VA_NelsonCounty_RiversideFarm_0019
View: Exterior, ice house (camera pointed northeast)

Photo 20 of 30: VA_NelsonCounty_RiversideFarm_0020
View: Interior, ice house (camera pointed northwest)

Photo 21 of 30: VA_NelsonCounty_RiversideFarm_0021
View: Exterior, barn (camera pointed southeast)

Photo 22 of 30: VA_NelsonCounty_RiversideFarm_0022
View: Exterior, bank barn (camera pointed southwest)

Photo 23 of 30: VA_Nelson County_RiversideFarm_0023
View: Exterior, grain storage bins (camera pointed northwest)

Photo 24 of 30: VA_Nelson County_RiversideFarm_0024
View: Exterior, shed (camera pointed west)

Photo 25 of 30: VA_Nelson County_RiversideFarm_0025
View: Exterior, office and shed (camera pointed north)

Photo 26 of 30: VA_Nelson County_RiversideFarm_0026
View: Exterior, cemetery (camera pointed east)

Photo 27 of 30: VA_Nelson County_RiversideFarm_0027
View: Exterior, tenant house, southwest elevation (camera pointed northeast)

Photo 28 of 30: VA_Nelson County_RiversideFarm_0028
View: Exterior, shed (camera pointed northeast)

Photo 29 of 30: VA_Nelson County_RiversideFarm_0029
View: Exterior, shed (camera pointed northwest)

Photo 30 of 30: VA_Nelson County_RiversideFarm_0030
View: Exterior, garage (camera pointed northwest)

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.

ENDNOTES

[1] Home Demonstration Clubs, "History of Nelson County," not paginated
[2] Nelson County Deed Book 7, page 192
[3] Mrs. James A Pettit as reported in "Riverside" 1936 WPA survey.
[4] Goodwin, John S. "Goodwin Family in American" website.
[5] Ibid.
[6] Nelson County Deed Book 22, page 265.
[7] Peter M. Rippe, "The History of the 'Oakland' House and Property" website.
[8] Pettit file, Nelson County Historical Society.
[9] Seaman, Catherine C. "Families and Homes Along the Old Thorofare," p. 32

Virginia Dept. of Historic Resources

V-CRIS

Virginia Cultural Resource Information System

LOCATION MAP
Riverside Farm
Nelson County, Virginia
DHR No. 062-0096
Latitude/Longitude Coordinates

1. Latitude: 37.753820
Longitude: -78.985970
2. Latitude: 37.749340
Longitude: -78.978670
3. Latitude: 37.743400
Longitude: -78.975710
4. Latitude: 37.739700
Longitude: -78.980820
5. Latitude: 37.749410
Longitude: -78.991980

N

Feet

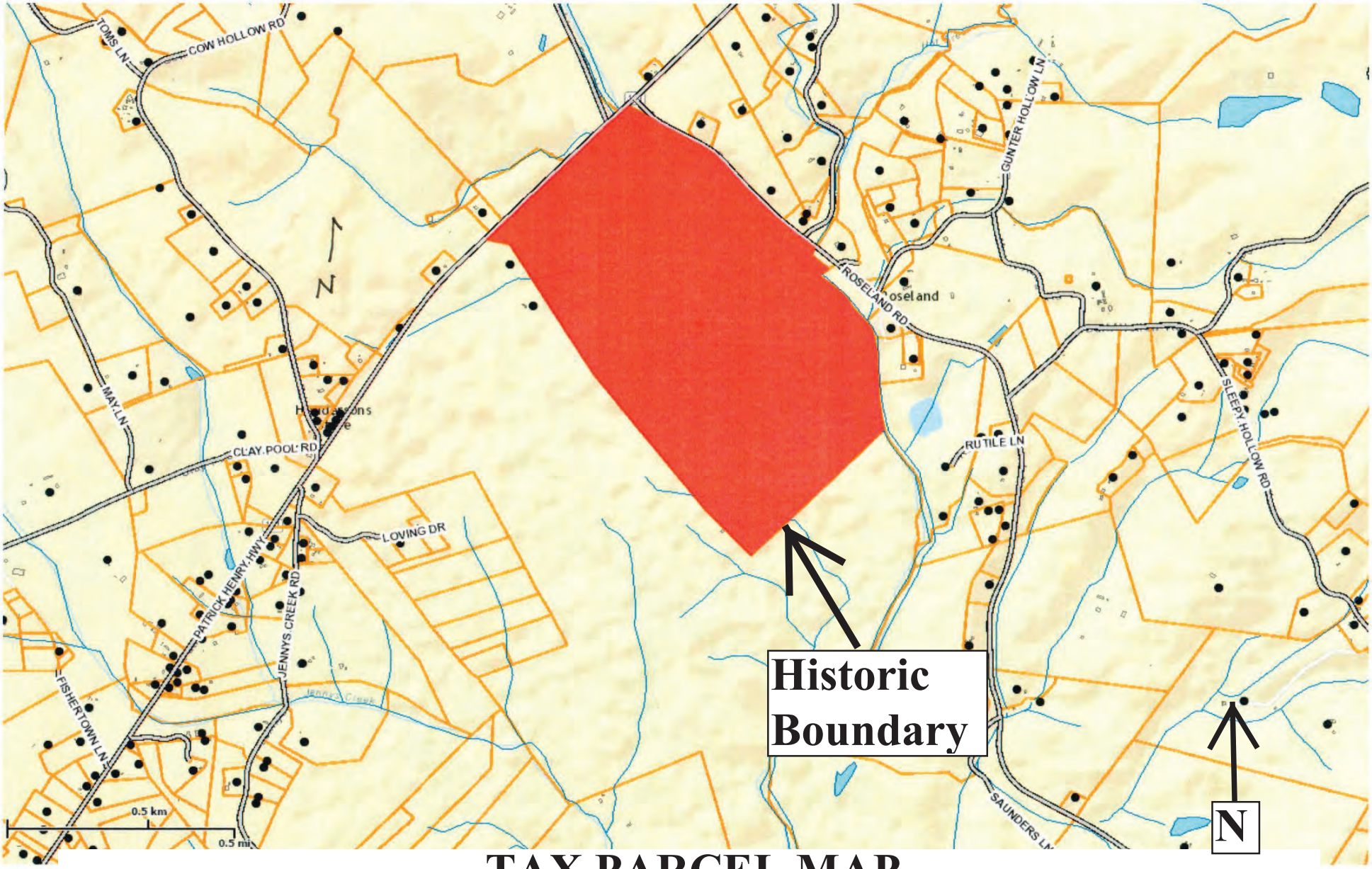
0 500 1000 1500 2000

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

Title: Riverside Farm, Nelson County 062-0096 **Date: 9/4/2015**

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.



TAX PARCEL MAP
Riverside Farm
Nelson County, Virginia
DHR No. 062-0096

SKETCH MAP
Riverside Farm
Nelson County, Virginia
DHR No. 062-0096

C - contributing
NC - noncontributing

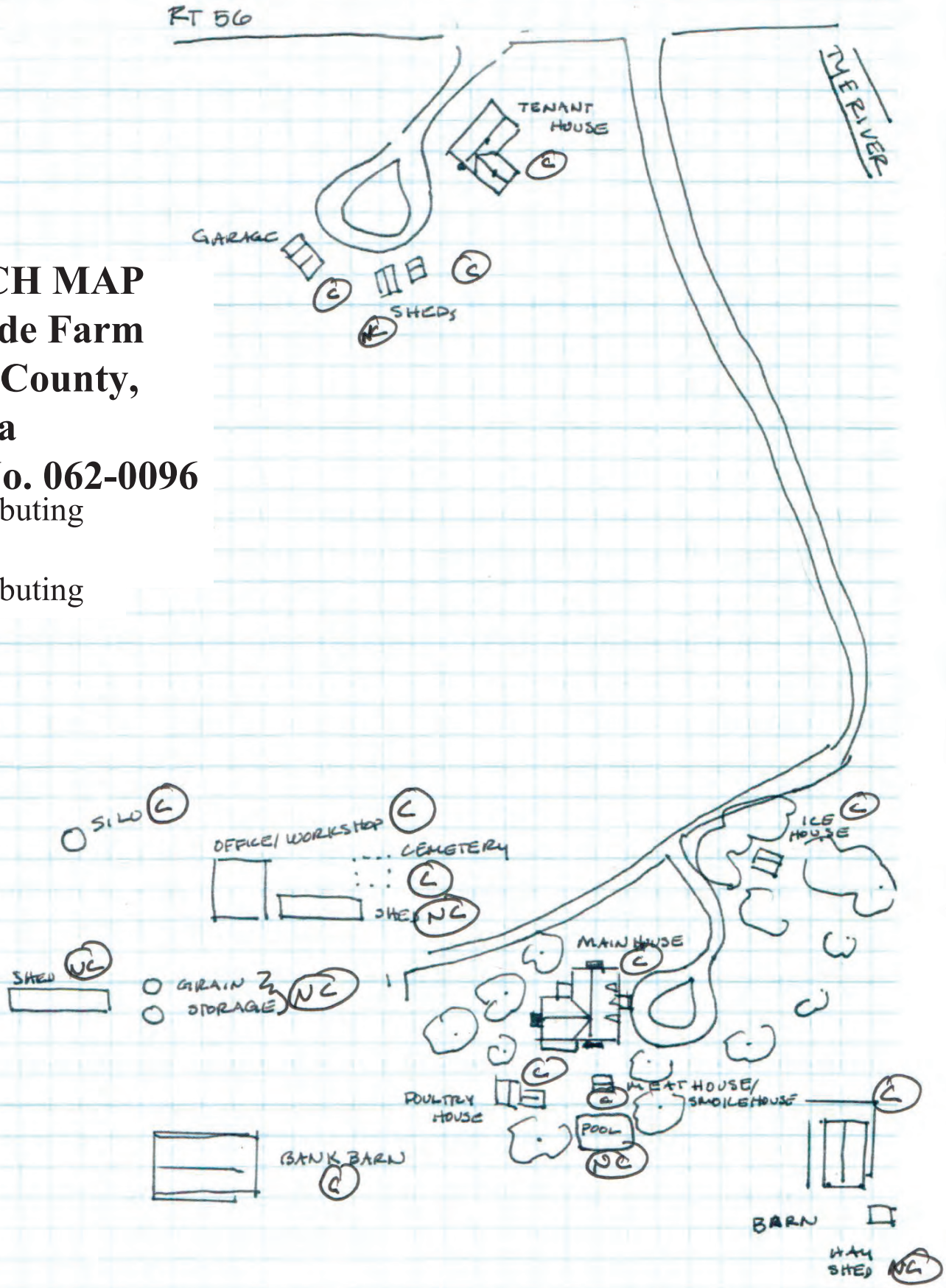
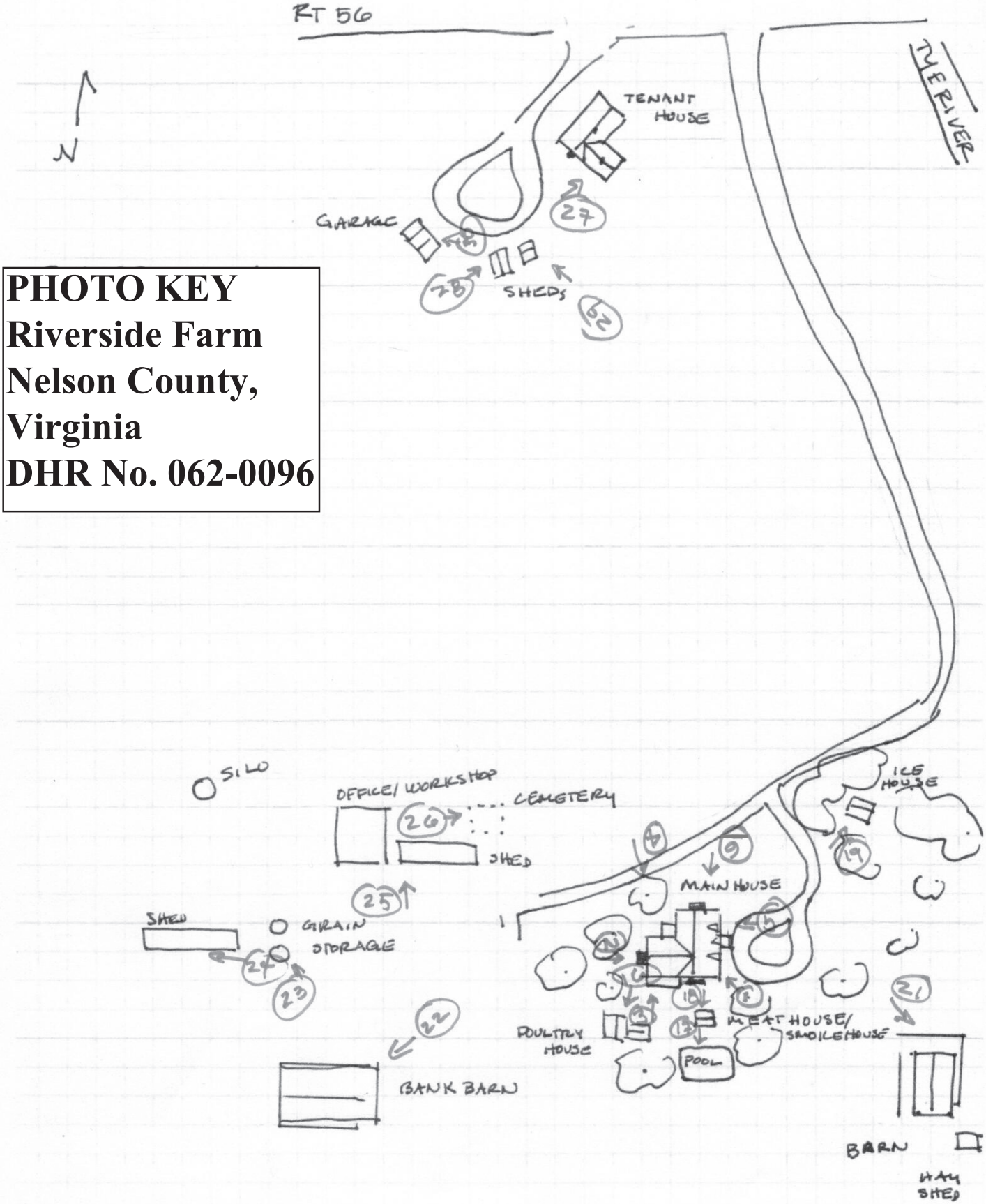


PHOTO KEY
Riverside Farm
Nelson County, Virginia
DHR No. 062-0096



I WAS CHOSEN
I WAS WANTED
I WAS CHERISHED
I GREW IN
THEIR HEARTS
I WAS
THE MOST
I WAS LOVED
I WAS ADOPTED

PEACE

18

UNICO