

United States Department of the Interior  
National Park Service

NRHP Listed: 11/27/2024

# 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.

## 1. Name of Property

Historic name: Hundley Hall and Hoskins Country StoreOther names/site number: VDHR File No. 028-0019

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: 381-383 Dunnsville RoadCity or town: Dunnsville State: VA County: EssexNot For Publication: ☐ N/AVicinity: ☐ N/A

## 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:

X A      B X C      D

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

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#### 4. National Park Service Certification

I hereby certify that this property is:

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

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Signature of the Keeper

Date of Action

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#### 5. Classification

##### Ownership of Property

(Check as many boxes as apply.)

Private:

☒

Public – Local

☐

Public – State

☐

Public – Federal

☐

##### Category of Property

(Check only **one** box.)

Building(s)

☒

District

☐

Site

☐

Structure

☐

Object

☐

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**Number of Resources within Property**

(Do not include previously listed resources in the count)

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

Number of contributing resources previously listed in the National Register 0

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**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC/single dwelling

COMMERCE/TRADE/department store

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**

(Enter categories from instructions.)

DOMESTIC/single dwelling

VACANT/NOT IN USE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

EARLY REPUBLIC: Federal

MID-19<sup>th</sup> CENTURY: Greek Revival

LATE 19<sup>TH</sup> and EARLY 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS: Commercial Style

OTHER: Vernacular

**Materials:** (enter categories from instructions.)

Principal exterior materials of the property:

Hundley Hall: BRICK (foundation, walls); METAL (roof)

Hoskins Country Store: WOOD (walls), SYNTHETIC: Vinyl (siding); BRICK (foundation); ASPHALT (roof)

Frame outbuilding: CINDERBLOCK (foundation piers); WOOD (walls); METAL (roof)

### 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.)

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#### Summary Paragraph

Hundley Hall and Hoskins Country Store sit on a shared property approximately eight miles southeast of the town of Tappahannock on Dunnsville Road, close to the intersection of Dunnsville Rd. (Route 1101) and Tidewater Trail (U.S. Route 17) in Dunnsville, Essex County. Hundley Hall is a two-story, brick dwelling with two exterior end chimneys at one end and two interior end chimneys at the other, with a hipped roof covered with standing seam metal. The building reflects two periods of late antebellum construction. The earlier house, now the eastern section, is a late Federal style, side-passage, double-pile plan dating to ca. 1840 and associated with the Waring family. The house is characterized by tall 8-over-8 wood sash windows with jack arches and a corbelled cornice. In ca. 1855, the Tribble family added a double-pile wing onto the earlier house's western wall. While mimicking the Federal style of the Waring house on its main facades, the Tribble addition also had Greek Revival stylistic elements, including a decorative, square-columned, vernacular Greek Revival porch. Upon completion, Hundley Hall gained its three-bay symmetrical appearance and central passage plan with engaged brick pilasters flanking the now-central front door. The building received its name while owned by three generations of the Hundley family between 1869 and 1969, who added a rear kitchen wing

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and further transformed the estate into a sizeable working farm. As a contributing resource, the main house exhibits prominent fine architectural features with historic integrity from both the late Federal and Greek Revival design phases. A contributing resource near the house consists of a small frame outbuilding dating to the late 19<sup>th</sup>, early 20<sup>th</sup> century situated on a downward slope to the rear of the main house. Evidence suggests it served as a dwelling for Black domestic servants hired by the Hundley family. A second outbuilding, a non-contributing resource, is a free-standing, frame storage shed recently installed by the current owners to the east of Hundley Hall.

The Hoskins Country Store is the second contributing resource on the property, located in its southwestern corner and fronting Dunnsville Road, adjacent to the derelict Ware's General Store and across the road from Dunnsville's U.S. Post Office. The rectangular, two-story, frame structure rests on brick piers and has a gable roof, currently covered with asphalt shingles. The building's three-bay gable end has a common storefront appearance with a central double door flanked by a window to each side and a front porch. Dating from 1889, the store was owned by the Hundley family, but operated by Willard D. Hoskins, who served as the store's proprietor between 1889 and 1910, working under the business name of W.D. Hoskins and Co. After Hoskins' death in 1910, Maury Hundley took over the store until 1913, when it ceased commercial operation. In 1969, Richard Martin purchased the store and Hundley Hall property, using the store for his antiques business, while adding a frame addition to the west for his furniture refinishing studio around 1970. In 1998, another owner modified the store by encasing it in vinyl siding, adding the asphalt shingle roof, and replacing some windows with vinyl sash and trim. The Hoskins Country Store corresponds to the vernacular commercial style of numerous rural stores in Virginia that dated between the 1870s and the 1940s. It retains sufficient period elements of its construction, materials, and interior plan to have historic physical integrity.

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**Narrative Description**

Landscape and Setting:

Hundley Hall and Hoskins Country Store are located on 26.68 acres of land that includes rolling hills and meadows, with approximately 18 acres as heavily forested. There are several varieties of mature trees on the property, such as pine, fruit trees, and hardwoods. A creek is located in the woods north of the main house and store. The current property retains the open terrain of a historic manor estate and small farm on the edge of town. This area corresponds to the property's historic core acreage that formerly had gardens, an orchard, and several domestic and agricultural outbuildings at varying distances from the main house. Hundley Hall and Hoskins Store had close associations with the nearby Rappahannock River to the east, including the steamboat landing at Ware's Wharf.

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## **Hundley Hall**

### Hundley Hall Exterior:

Hundley Hall is a brick, three bay, two-story dwelling with a hipped roof that is covered in standing seam metal. There are two exterior chimneys on the building's east end wall, while the house's western portion has interior end chimneys. The house's current form largely reflects two phases of construction during the antebellum era, the initial one, ca. 1840, by the Waring family and the second, ca. 1855, by the Tribble family. In this regard, Hundley Hall embodies elements of classical revivalism in its blended characteristics of the Federal and Greek Revival styles. The house began as a side-passage, two-story double-pile house, to which the Tribble's added another, two-story double-pile extension to the west which incorporated a full, raised basement. The overall building measures 44 ft. 6 in. wide (east-west) by 34 feet on its eastern 1840s wall and by about 44 feet on its western 1850s wall. The 1850s house's greater length reflects its one-story projection to the north, which has a shed roof. Although at the grander scale of plantation mansions, comparable stylistic examples in Essex County include Edenetta (NRHP 2016; DHR ID:028-0010), an early Federal style (ca. 1800-05) brick house renovated in the 1850s with Greek Revival style elements; and, Wheatland (NRHP 1990; DHR ID:028-0044), a frame, two-story house along the Rappahannock River that displays the Greek Revival style, such as with its two-story entrance portico.

The current symmetry of the house's (southern) façade is a result of the second construction period. Engaged brick pilasters decorate either side of the now-central door, with the western pilaster covering the seam, or meeting point, between the 1850s house to the west and the 1840s to the east. The doorway is framed by a square-columned, vernacular Greek Revival porch with railed banisters and unique cutwork between the columns. The porch has two square, paneled posts per side and two engaged posts at the façade's brick pilasters. The posts support a full, but plain entablature and is covered by a metal roof. A four-pane transom window sits atop the large front door. Two double-hung, 8-over-8 wood sash windows with jack arches flank the entrance, each measuring over six feet tall and over three feet wide. Based on historic photographs, these windows formerly had louvered wooden shutters, and some shutter dogs, or the holes for such hardware, survive at present. The central door also formerly had exterior shutters. On the second story, above the central doorway, is a former double-door opening, later remodeled into an 8-over-8 sash window.

The southern façade is laid in five course common bond brick, originally set with oyster shell-tempered mortar. More recently, Hundley Hall's exterior brick walls were cleaned mechanically, and the brickwork's joints were repointed with a cement-based mortar. On the brick wall beneath the porch and either side of the central door, evidence of a red exterior paint and penciled mortar joints survive, with the same red paint observed on the 1850s house's western wall. After the Tribble-period addition, the entire house received a final exterior treatment of penciled mortar joints and red paint. At the façade's roofline is a corbelled brick cornice, composed of four stepped courses of headers, that extends around each wall and formed another unifying element of house's late antebellum appearance. The eastern side of the house has no windows, whereas the western side has two main windows on each story.

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### *1840s Waring House*

The Waring block's chimneys are evenly spaced on the east wall and each measure six feet wide. Six vent holes along the wall's base connect to the crawl space below the first story. On the building's rear (north) façade at the first story, the main features are the window opening to the east and the exterior door to the west. Both openings have flat arches mirroring those above the front façade windows, and hardware for the window's exterior shutters survives. The doorway accesses the side passage's southern end. The façade's upper story has, to the east, an 8-over-8 sash window and to the west, a double door-type opening, similar to those seen on the south façade, both with jack arches.

### *1850s Tribble House*

The Tribble's addition to the Waring block mimicked Federal style elements on the main walls, utilizing the same five-course common bond for its external walls, extending the four-course corbelled cornice around the eaves, and inserting the same type and size of 8-over-8 sash windows with jack arches on both stories of its front façade and on the rear elevation's second story. Conversely, the western wall's openings exhibit noticeable differences, pointing to the later house's varied configuration and Greek Revival style influence. For most of its length, spanning two bays, the west wall is two stories high, while its final portion to the north (one bay) is one-story high with a shed roof. First, this wall has three rectangular windows at ground level for the 1850s house's raised basement. Also, there is a covered bulkhead entrance in between southernmost and middle basement window, with this entrance between the two interior end chimneys. Second, and for the two-story portion, each story has two windows, which are not evenly spaced, due to their placement around the chimneys. Each window has 4-over-4 wood sash and plain rectangular lintels, with their ends set slightly out from the frame, displaying a Greek Revival style.

For the two windows in the wall's middle portion, the upper story window has the same details as those to the south, whereas the lower story window had its original sash removed and replaced with modern, prismatic block glass. The third, most northern window within the one-story portion of the wall, has the same details and dimensions of the other windows, which at 2 ft. 6 in. wide, are narrower than the 4 ft. 4 in. width of the windows on the front and rear elevations. The 1850s windows on the west wall formerly had shutters, indicated by the surviving shutter dogs or holes for the hardware.

On the building's northern (rear) elevation, there is a clear, vertical seam 27 feet west from the northeast corner, with this break signaling the division between the house's 1840s (eastern) and 1850s (western) portions. Masons did not handle the brickwork for this meeting point as carefully as on the building's façade. There is a noticeable sag in the corbelled cornice and the jack arch over the western upper story window decreases in height to the west, as it became interrupted by a partial row of soldier brick. The north façade's projecting one-story section has an exterior door at each side of the northeast corner. The eastern wall's doorway has the same rectangular lintel seen for the windows on the 1850s house's western wall.

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*Rear Extensions to Hundley Hall*

The house's northern side has two modern extensions that run perpendicular to one another, both covered with vinyl siding on the walls and standing seam metal on the roofs. The addition to the north is an enclosed former porch, while that near the house's northwest corner is a reworked former detached kitchen and its associated breezeway. The porch's shed roof also incorporates the shed roof of the 1850s house's one-story projection.

Based on more modern-day photographs, an open porch with a shed roof existed on the northern (rear) elevation of Hundley Hall, specifically on the north wall of the 1840s house. Although of uncertain date, the open porch's northern support posts rested on either brick piers or a brick foundation, based on surviving brickwork at the west end. The open porch existed until the early 1970s, but soon thereafter was enclosed, with a mid-1970s aerial photograph showing a white frame structure. In the late 20<sup>th</sup> century, the earlier enclosed porch was removed and replaced with the current version that has a cinderblock foundation. The porch measures 9 ft. 2 in. wide (north-south) and 30 ft. 10 in. long (east-west).

The porch's north wall has nine casement windows, based on three sets of three windows each. An exterior door is on the east end wall. The porch's interior has the same modern, white window trim and beadboard siding as seen for the interior partition wall of the Hoskins Country Store and in the modernized portions of the first story rooms in the 1850s portion of the main house.

The frame breezeway and kitchen additions were established in either the late 19<sup>th</sup> or early 20<sup>th</sup> century. The first and smaller addition, adjacent to the house, was an open breezeway, while the second was a detached kitchen. In the late 20<sup>th</sup> century, both additions were modernized on the interior, with the breezeway becoming enclosed and exterior walls covered with vinyl siding. The additions also were united under one gable roof, which is covered with standing seam sheet metal.

Discussed as a single structure, the additions were set inward 1 ft. 5 in. from the 1850s house's northwest corner and together measure 12 ft. 3 in. wide (east-west) and 26 ft. 5 in. long (north-south). Originally, the additions were set on brick piers composed of handmade bricks. Later, the spaces between the piers were filled with cinderblocks, which were parged with cement. The current structure has three, 6-over-6, vinyl sash windows on its west façade, and two, 6-over-6, vinyl sash windows on its east façade. Builders used circular-sawn lumber for the kitchen's sills and floor joists.

On the interior, the enclosed breezeway space is used as a pantry and storage space, currently divided into two rooms. Overall, the breezeway area measures nearly 9 feet long (north-south) and 11 feet wide (east-west). The presumed kitchen addition, now primarily used as a laundry room, measures 11 feet wide (east-west) and about 15 ft. 2 in. long (north-south). The kitchen had a wood-burning cookstove, as within the building's attic, at one gable end, is a small brick flue that formerly extended through the structure's original roof covering. The roof framing in this area is based on circular-sawn, 2 x 4-inch rafters butted at the roof peak. Wider roofing

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boards atop the rafters do not have protruding nails, so it is likely that the original roof covering was sheet metal nailed at the rafters.

The kitchen's construction materials and methods, and its estimated date, parallel those described for two other frame buildings on the Hundley Hall property. One is the Hoskins Country Store, while the second is the small outbuilding situated northeast of the main house.

#### Hundley Hall Interior:

Considered as a whole, Hundley Hall contains two rooms in the basement within the western, 1850s portion of the house; four rooms on first floor; four chambers on the second floor; and a sizeable attic space beneath the structure's hipped roof. The house's rooms' plastered walls are all painted gray and have white painted molding and white door trim, with this degree of uniformity established around 1998.

#### *1840s Waring House*

The original house, on the east side, featured a side passage, double pile plan on both stories, with either a double parlor or study-and-parlor arrangement on the first floor, and two second-floor bedrooms, with a total of four fireplaces. The building's double-hung windows are deeply set, and the rooms' floors are old-growth heart pine. The walls and ceilings remain plastered and there is decorative trim around the rooms' windows and doors.

The first-floor passage, measuring 8 ft. 6 in. wide and nearly 24 feet long, has an exterior door at each end. The staircase and railing dominate the passage's northern half, running upward along the west wall, turn in the corner, and rise to the east to reach a second-floor landing. The passage has a high ceiling, plaster walls, a molded cornice, and baseboards. Two doors along the passage's east wall provide access to the two rooms considered parlors. These two doors have the same molded trim as does the later doorway on the passage's west side, inserted in the 1850s, suggesting that either the 1850s builders followed the style of the 1840s doorways, or replaced the latter in the 1850s. Originally, the space beneath the stairs was treated as a closet.

All four rooms have fireplaces centered on their east wall and a single large window on the façade wall. The first story rooms have roughly similar dimensions of about 15 feet wide and 15 ft. 6 in. long (north-south), with ceiling heights of nearly 10 feet. The rooms have a wide, double door arrangement in between, suggesting a double parlor arrangement. The southern room's fireplace has a plain molded surround and simple mantel, painted white, and a brick hearth. The plastered fireplace opening has a later, inserted metal coal grate. This room's cornice and baseboard moldings, and the trim for the window, door, and double doors parallel those in the passage, with shallow pitched, peaked moldings over the openings.

The upper story's layout mirrors that of the first story, with a passageway to the west and two rooms to the east. Within the passage, the stairwell and a landing along the east wall occupy the passage's northern end, while a modern bathroom was added and enclosed at the passage's southern end. In comparison to the first-story cornice and baseboard moldings, those in the

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upstairs passage are simpler, and painted white. The two doorways on the passage's east wall have plain rectangular moldings with squares in the corners and slightly projecting edges on either side of the door opening.

The two chambers have similar dimensions, 15 feet wide and 15 ft. 10 in. long (north-south), with ceiling heights of 8 ft. 9 in., lower than those of the first-story parlors. While these rooms have plastered walls, their finishes further define the upper story's lesser degree of elaboration. The moldings for the cornice and baseboard are narrower and plainer than those on the first floor. Similarly, the fireplaces have simpler mantels and surrounds. The southern bedroom's fireplace has a slate hearth, whereas the north room's fireplace has a brick hearth. Both fireplace openings have been filled in with brick. The north room differs from the southern bedroom and the first-floor rooms by having a wall molding that is about one foot below the ceiling, suggesting it may have been used to hang pictures. The molding placement matches the top height of the window surround.

#### *1850s Tribble House*

The Tribble family's major addition followed the double pile plan of the earlier structure. The new spaces included a chamber or second parlor and a formal dining room on the first floor, and two additional bedrooms on the second floor. In three of the added rooms, tall narrow windows were added and set back behind closet doors. Two chimneys and four fireplaces were added as well. The use of interior end chimneys, compared to the Waring house's exterior chimneys, may reflect the aesthetic or functional choice of a new owner and/or builder. For example, having the chimneys' fireplaces project into the four primary rooms allowed for the provision of closets and other storage spaces. The fireplaces were centered on the rooms' west walls and each room has a large window on the primary walls. The Tribble house also has a raised basement with two rooms.

On the first floor, both rooms have been altered to varying degrees in the modern era, including the insertion of a bathroom and small hallway between the northern and southern rooms. The bathroom area was part of the original, larger size dining room to the north. The southern room retains its fireplace centered on the west wall, but that for the northern room was removed when this room was converted into a modern kitchen.

The southern room, functioning either as a chamber or parlor, measures 14 ft. 9 in. wide and about 15 feet long (north-south), with a ceiling height of 9 ft. 4 in. There are two closets on the room's west wall, on either side of the fireplace, with the southern closet door, when opened, revealing the room's smaller western window. This room's fireplace is smaller than those on the first floor of the 1840s house, but it been filled in with modern brick for a woodstove and has a modern wood surround and mantel, along with a slate hearth.

The southern room's floorboards are narrower, modern replacements and run north-south on top of the east-west orientation of the original floorboards. The room's doors and southern window have the same, shallow peaked moldings as seen in other rooms in the 1840s house, and there is a full cornice molding. The room's walls are plastered above a modern wainscot of beaded,

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horizontal boards, with a molded chair rail at the top. Currently, this room serves as a formal dining room.

The northern first-floor room is the same width as the southern room but over 18 feet long (north-south), with this greater length reflecting, in part, the overall greater north-south dimension of the 1850s portion of Hundley Hall. Also, the room's larger size likely reflected its more public function as a formal dining room. The fireplace on the west wall has been removed, although a portion of the hearth's construction remains visible within the ceiling of the basement room below. At present, this room is used as a kitchen, and few period materials or finishes survive. For example, the lower portions of the room's walls have the same ca. 1998 beadboard wainscoting and chair rail as in the southern room, and the kitchen cabinets dominate the north end of the west wall. This room has the same narrow floorboards as the southern room.

The second story rooms of the Tribble house have nearly equal dimensions, both 15 feet wide (east-west), while the southern room is larger at 16 feet long and the northern room shorter at 15 ft. 9 in. Both rooms have reduced ceiling heights of about 8 ft. 6 in., as compared to the ground level rooms. The rooms retain plaster walls and have white painted door and window trim. The southern bedroom, currently used as an exercise and sewing room, has the same baseboard moldings as in the other upstairs rooms. The room's wall trim is at the window lintel's height, as seen in northern bedroom of the 1840s house, and its door and window have the same surrounding trim, composed of rectangular molding with slightly projecting squares in the upper corners.

The southern bedroom has a closet on the west wall that opens to reveal a window. At the wall's northern end is a built-in wardrobe with shelves. As on the first floor, this room has modern, thinner floorboards (running east-west) on top of earlier, wider floorboards. This room's fireplace has a slate hearth and same type of wooden surround and mantel as the northern room. The northern bedroom retains its original wider floorboards. Its west wall has a closet at the south end and a built-in wardrobe at the northern end. When the wardrobe's drawers are opened, the unfinished brick of the west wall is visible, suggesting that this surface was left untreated and indicating that the wardrobe to be an original feature. The north room has the same interior finishes as that for the southern room, but it does have a cornice molding at the ceiling.

The Tribble house's basement incorporated two brick-lined and whitewashed rooms arranged in double-pile form. Both rooms have exposed ceiling joists that reveal the undersides of the circular-sawn floorboards above, which are whitewashed, and several show the marks of being gauged and undercut. The north basement room is accessed by a stairwell constructed through and beneath the original wooden floor of the closet space beneath the stairs of the 1840s house. A doorway centered on brick medial wall between the two basements connects one to the other. The basement's southern room's primary access was originally through an external bulkhead entrance on the west wall, toward the room's northwest corner. The basement rooms are nearly equal in size, and square, measuring about 15 ft. 2 in. per wall. The northern room's height is 7 ft. 2 in., to the bottom of the ceiling joists, while that for the southern room is 6 ft. 6 in.

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The northern basement room has a modern cement floor that replaced and/or covered an original brick floor. Centered on the room's west wall is a relieving arch for the chimney base, with surviving evidence of the hearth for the dining room's fireplace above. The western wall also has two rectangular windows at the ground level, which have been repaired with metal casement frames. At the base of the room's northern and southern walls is a low brick shelf, one-foot high and 18 inches wide, that begins in the room's western corners and extends partway across each wall to the east. Both shelves, which have been repaired with cement, likely stored perishable foodstuffs, such as dairy products. By using this room's interior stairs to reach the first floor above, occupants had immediate access to and support for the Tribble family's dining room.

Builders established these stairs by cutting through the 1840s house's stair closet's floorboards and constructed a brick stairwell that partly relied on the earlier house's western wall foundation. This construction involved cutting through and beneath the 1840s foundation. The basement rooms' eastern walls stabilized and supported the interrupted foundation. The original wood steps within the stairwell have been replaced, although three whitewashed, vertical supports survive along the stairwell's western wall.

The southern basement room also has a relieving arch for the chimney above, but this feature was later filled in with brick and cement-based mortar. This contains the house's heating furnace. The room's original brick wall to the south has been reinforced with a modern cinderblock wall that supports the rotted and sagging ends of the room's ceiling joists. Near the southern corner of the west wall is the room's single ground level window, which in the modern era, was replaced with a metal frame and repaired with cement.

The southern basement room has a bulkhead entrance in its northwest corner, measuring 3 ft. 4 in. wide and 5 ft. 9 in. high overall. The bulkhead has been heavily repaired with cement, including as the replacement material for the original stairs. Modern, pressure-treated dimensional lumber comprises the bulkhead's slanted covering and exterior doors. The stairway measures 3 ft. 2 in. wide and projects four feet from the 1850s house's west wall. Given that this room's primary access came from outside, via the bulkhead entrance, presumably larger foodstuffs, such as fruit crops and potatoes, were stored in this space. Similarly, the bulkhead likely facilitated the lowering of sizeable containers into this basement room.

The original roof form for the 1840s house remains undetermined at present. When the 1850s portion was added, presumably the earlier roof was removed, and the current hipped roof was installed for the expanded house. The roof's framing is exposed, and contains thick, heavy rafters. The roofing boards measure 14 to 16 inches wide and rest atop the rafters and may be original. Multiple nails protrude through the roofing boards and likely are evidence of the roof's earlier wood shingle covering.

Exactly when the roof gained its current, standing seam sheet metal covering is not known, but photographs from the early 1970s indicate that by at least that date, a metal roof existed. The roof's upper portion contains some sheets of modern plywood sheathing, providing evidence of a recent episode of either repair or replacement for this portion of the roof. The attic is accessed

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from a trap door within the ceiling of the upstairs passage in the 1840s portion of the house. This opening leads to a ladder stair within a framed shaft that leads to a rooftop hatch. The covered hatch provided access to a rectangular balustrade on the roof's central portion, likely constructed during the Tribble ownership. Later, during the Hundley family's tenure, the balustrade was removed, and the area was re-roofed.

### Integrity

Hundley Hall retains all aspects of integrity in its surviving historic exterior and interior materials, physical design characteristics of the Federal and Greek Revival styles, construction practices, and layout of rooms and spaces. It retains its overall form and scale, as well as its original location and setting. It maintains its feeling, association, and appearance of an estate house within a rural crossroads village, set amid open fields and wooded areas. The house remains in its original location and its physical integrity strongly supports its historical significance. The surrounding acreage has high potential for intact archaeological resources due to its history of an active residential landscape near the main house and of domestic and agricultural outbuildings at varying distances from the house. Enslaved, and later free, African Americans lived and worked on the property, and although most of the outbuildings were removed in the modern era, the property has not undergone extensive, ground-disturbing activities.

## **Hundley Hall Outbuildings**

### *Frame outbuilding (contributing resource)*

A small frame outbuilding set on masonry piers sits immediately northeast of Hundley Hall, situated on sloping terrain. The one-story structure has a front gable roof covered with corrugated sheet metal, while its exterior walls consist of lapped horizontal wood boards affixed with wire nails. An external door is centered on the front (south) gable end wall, while each side wall has a centered, 6-over-6, single-hung sash window. A brick chimney stack protrudes from the roof near the rear (north) gable end wall and corresponds to a brick flue within the building's attic space that served a former woodstove in the room below. Measuring approximately square, at 14 feet per side, the outbuilding rests on a series of cinderblock piers that mark replacements for earlier brick piers. The outbuilding has a simple box cornice along the eaves of the east and west walls. The roof's gable ends have plain rake boards and soffits. Like the exterior walls, these elements were painted white.

The outbuilding's construction retains a mixture of earlier traditional timber framing and, later, balloon framing that utilized circular-sawn, dimensional lumber nailed into place, rather than prepared, wooden joints. For example, the building has large, 6x6-inch sills, and large, 4 x 4-inch corner posts. The sills have lapped joints at the corners, but the corner posts are toe-nailed rather than mortised to the sills, as are the wall's 2 x 5-inch studs. A 2 x 4-inch member also served as a down brace at the corner posts. On the interior, the builders nailed wide, circular-sawn floorboards to the joists, but beneath the flooring, they used narrow battens to better seal the joints between the floorboards.

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The building's interior consists of a single room, with its walls and ceiling covered with a type of gypsum board or sheetrock, with the boards' seams covered with thin wooden strips. This covering dates to the early 20<sup>th</sup> century (1920s-30s) and is likely a later wall treatment. On the ceiling toward the room's north gable end wall, a ceramic thimble marks the location where the original woodstove's pipe rose to the ceiling and through the thimble, exhausted smoke into the brick stack in the attic. The room's height is eight feet.

The room's single board-and-batten door has five vertically beaded tongue-and-groove boards and three horizontal battens, which have slightly chamfered edges and are attached with wire nails. The attic's roof framing consists of common rafter pairs butted against a ridge board. The rafters, ridge board, and the roofing boards are all circular-sawn lumber, as are the observed ceiling joists. None of the attic construction elements have any finish treatment, indicating that the space was likely sealed off and not used during the building's occupation. Similarly, the attic portion of the woodstove's brick flue was pointed and parged in a rough manner, signaling that it was not intended to be visible.

The roofing boards contain galvanized wire nails used to attach the corrugated, metal sheet roofing. Such nails came into regular use around 1950 and demonstrate that the current roof is a modern replacement. There are some nail holes in the roofing boards from an earlier roof covering. Given the nail holes' limited number and the wide spacing between the roofing boards, the earlier roof likely was also of sheet metal, rather than wood shingles.

Based on the regular use of dimensional, circular-sawn lumber for the outbuilding's framing, along with the consistent application of wire nails for framing and the exterior siding, this structure's construction likely dates to the 1880s or 1890s. Given the outbuilding's proximity to the main house at Hundley Hall, the qualities of its exterior and interior elements, and the presence of a heat source, the structure likely served a domestic purpose, namely as a residence for Black domestic servants employed by the Hundley family.

While it is feasible that the outbuilding could have functioned as an office or workshop, there are no remnants of work-related shelving, counters, or additional fixtures. The outbuilding currently is used as a garden shed. The interior is in good to fair condition, with the exterior in poor to fair condition, with the wood siding broken and missing in places. Vines formerly made their way under the siding boards, and over time, created damage and loss.

*Frame shed (non-contributing resource)*

A modern, free-standing wood frame storage shed sits east of Hundley Hall and was recently installed by the current owners. The gambrel-roof shed measures about 11 feet wide (north-south) by 19 feet long (east-west) and has double doors on its western end. The roof is covered with painted sheet metal.

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## **Hoskins Country Store**

### Hoskins Country Store Exterior

The Hoskins Store is a frame, two-story with one-story extension, frame building resting on a series of brick piers. The two-story section has a front gable roof covered with asphalt shingles and the one-story wing has a side gable roof with engaged front porch roof. The building measures 21 ft. 8 in. wide (east-west) and 40 ft. 5 in. long (north-south). The building's southern, three-bay façade with three-bay side extension faces Dunnsville Road and has a common storefront appearance with a central double door flanked by a window on each side and a front porch.

Presently, the Hoskins Country Store's original wood sheathing is covered by horizontal vinyl siding that was added in 1998. The wood soffits and porch ceiling are also covered by a similar vinyl material. The vinyl siding installation corresponded to a series of other alterations, such as the replacement of the front porch roof material, posts, railings, and decking. At the two-story section, along the store's front wall, the original wood sashes in the three second-story windows were replaced with 6-over-6 vinyl sashes and molding. The original wood 6-over-6 sashes with glass panes on the two first-story windows survive, but the windows now are trimmed in vinyl, as is the front double door. The original front door with transom window remains, though its glass was replaced with plexiglass. The one-story side wing's wood windows were replaced with 6 over 6 vinyl sash windows mirroring those in the two-story block. Composite shutters flank each side of all façade windows.

On the store's east elevation, builders retained the first-floor window opening at the wall's northern end but replaced the window with 6 over 6 vinyl sash and trim. Three 6-over-6 vinyl windows were added at the second story of the east façade and two more on the first, south of the only original window opening. The door at the store's northeast corner was removed and the doorway was covered by vinyl siding.

The north elevation's second story has evolved in a similar manner to the east. The easternmost window opening has a 6-over-6 vinyl sash window, while the westernmost window was covered by vinyl siding. Similarly, on the first story, the eastern window was covered by vinyl siding, while the western window sashes were removed and replaced with vinyl.

The west elevation of the two-story section connects to the first story wing of the store. Neither section has window nor door openings. The west gable-end wall of the one-story section is bisected by a concrete block flue that extends beyond the roofline.

### *Evolution*

The building was originally laid out in a traditional two-room arrangement on the first story with a larger public commercial space in front and a smaller office space in the rear. The upstairs rooms were used for storing produce, locally produced goods, and general merchandise. The Hoskins Country Store, in operation between 1889 and 1913, expresses the vernacular commercial style of rural Virginia stores that date to after the Civil War and up to the mid-20<sup>th</sup>

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century. Comparable general stores within Essex County include a ca. 1910 store at Meade (DHR ID 028-5030-0011), within the Millers Tavern Rural Historic District (NHRP 2017; Reference No. SG100001040) and the Pitts Store (DHR ID 028-0432), dating to ca. 1870, located within the Occupacia-Rappahannock Rural Historic District (NRHP 2020; Reference No. SG100005837).

The Hoskins Country Store retains a series of original elements, such as the wall framing and exterior and interior sheathing, to which either modern materials have been added or modern changes have led to distinct alterations. For example, in 1970 a furniture refinishing studio was added to the store's western side, and in 1998 the building's exterior, wooden weatherboards were covered with vinyl siding, windows have been replaced with vinyl versions, and the front porch was replaced.

The store's original exterior horizontal, lapped weatherboards were attached with machine-cut nails and painted white. 1970s photographs documented several period elements, such as the exterior siding, shallow pitch of the gable roof, and window and door openings of the store's facade, north (rear) gable-end, and east walls. The photographs also recorded the earlier front porch with four round support posts. Earlier, as shown in a 1936 film recording, the posts supported a hipped roof covered with standing seam sheet metal. By the 1970s, the one-story porch had square posts and a shed roof covered with sheet metal. Instead of a raised wooden deck, the porch's roof covered a set of three steps leading to the double door, with this arrangement surviving until the mid-1990s. Into the early 1970s, the first-story windows along the front of the store had wooden shutters. On the second story, the three windows over the porch primarily had 8-over-8 wood sash windows, except the westernmost window, which had 6-over-8 sashes. Five decorative wood rosettes were spaced along the roof's south gable eave.

The gable-front elements helped define the rectangular structure's public orientation and its commercial function. The double door entrance had doors with a 1-over-1 fixed sash in the upper half and a raised and molded panel below. A fixed, four-pane transom tops the door. Originally, the store had a sheet metal roof, which survived until the mid-1990s.

At the store's opposite, northern gable end, the rear wall had four windows, with two on each story. The 1970s photographs indicate that these windows had 6-over-6 wood sashes. The store's east elevation had no windows at the second story and only one window, with 6-over-6 wood sashes, at the first story. The single window had louvered wooden shutters and was located near the building's northeast corner. Between the window and the corner was an elevated door. This doorway led to the store's interior corner stairs and was used to transfer merchandise and produce from wagons through the exterior door and up to storage spaces on the second floor.

The 1970s photographs also show the store's chimney stack located along the roof's central axis and approximately in the building's center. The stack likely functioned as a flue for an interior woodstove. Later, it was removed when the store received its current asphalt shingle roof covering. Modern interior alterations resulted in the removal of the woodstove, its metal exhaust

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pipe, and the probable masonry flue within the store's upper floor. The store's builders relied upon handmade brick for the piers, with L-shaped piers at the structure's corners. Rough-cut, circular-sawn timbers were used for the building's substantial sills and floor joists. Indicating the retention of traditional, heavy timber framing practices, the building's sills have mortise-and-tenon notches at the corners and a summer beam to support the first floor.

### Hoskins Country Store Interior

The store's first story rooms, a larger one to the south and a smaller space to the north, are separated by a modern partition wall with a doorway toward the eastern end. The southern room measures 23 ft. 10 in. long (north-south) and 21 ft. 3 in. wide (east-west) at present, but physical evidence indicates that the room originally extended approximately four feet farther north. This room served as the store's primary public commercial space for the display and sale of merchandise. The northern room functioned as the store's office and receiving room, functions emphasized by the elevated corner door.

The southern room retains several original architectural elements, all painted during the 1998 remodeling of the store's interior. First, the three original walls (south, east, and west) have butted, horizontal siding boards attached with machine-cut nails. The south wall's boards mostly measure 10 to 11 inches wide, while those on the east and west walls are 7 to 8 inches wide. The room's northern partition wall, added in 1998, is composed of pressure-treated lumber covered with reproduction bead board. Second, the southern room has 13 exposed ceiling joists, substantial 2 x 12-inch timbers, the bases of which establish a room height of 9 feet. An extra joist was added between the two joists located halfway along the store's length to lend more support for the store's masonry flue on the second floor and in the attic. This distance parallels the 1973 photographic evidence for the chimney's central location. Third, the southern room's east wall is dominated by a high (7 ft. 6½ in.) set of shelves, painted white. The shelves' lower portion measures 2 ft. 11 in. high and projects 1 ft. 4 in. from the wall. The upper portion is 4 ft. 7½ in. tall and extends 11½ inches from the wall. The shelving units have been rebuilt, incorporating some period, horizontal and vertical boards, while combined with modern trim and moldings. The shelves were rearranged to accommodate the two modern windows inserted on the east wall. The shelving once continued farther north, into what is now the north room, and provide one piece of architectural evidence for the southern room's original size.

The southern room has a double door on the west wall, added later, that leads to the 1970s refinishing studio. An additional 20<sup>th</sup> century alteration to the southern room was the installation of four wooden support posts that run from the floor to the joists. Each post has two braces that extend up to horizontal timbers above, and the posts have lamb's tongue chamfering on the central portions of their edges. The posts show considerable evidence of wear, but when combined with the modern finishes of the braces and horizontal beams, it is evident that the posts were reused from an earlier building or structure. The post-and-beam framework marks a modern effort to support the ceiling joists above, likely because the second floor had sagged over time, deflecting the joists.

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The north room currently measures 15 ft. 1½ in. long by 21 ft. 3 in. wide, but given the newer partition wall to the south, together with additional architectural evidence, the north room originally was smaller at 11 ft. 4 in. long. Support for this interpretation comes first from the previously noted presence of a low shelving unit extending 2 ft. 8 in. into the room along the east wall, with these shelves part of those in the southern public room. Second, a vertical board one foot north of the shelves likely marks the original northeast corner of south room. Immediately past this molded board, the east wall's horizontal siding changes to a narrower board width. Third, the southernmost ceiling joist in the north room measures 2 x 12 inches, like those in the southern room, whereas the next six ceiling joists to the north measure 2 inches by 8½ inches and have rough-cut, circular-sawn surfaces as compared to the smooth appearance of the ceiling joists in the southern room.

Finally, the north room's ceiling, above the joists, varies in accordance with these changes. The ceiling in the western half consists of modern plywood sheathing also in the southern room, while the eastern half relies upon circular-sawn floorboards with battens below. The battens, also circular-sawn, measure 2½ to 3½ inches wide and acted to seal the joints between the boards. The boards and battens are a section of the second story's original flooring. In the north room's southeast corner area, the ceiling consists of wider boards measuring 9½ to 11 inches wide. The floorboards' planed, smoother surfaces contrasts to the rough-cut appearance of the other boards. In sum, the southeast corner area boards probably are a surviving section of the original ceiling for the south room, namely the undersides of the second-story floorboards. Originally, these floorboards would have covered the southern room's full expanse.

The north room contains a modern bathroom on the east half of the north wall, set beneath the stairs in the room's northeast corner, with these stairs replacing the original ones. The stairs rise from east to west. The original door in the north room's northeast corner, leading to the outside, has been filled in and covered over by modern construction. The siding boards on the north room's west wall have greater widths of 10½ to 11 inches as seen in the southern room and form a substantial section of the original wall surface.

The store's first story main room has modern plywood sheathing installed above the ceiling joists. Two pairs of chamfered posts were used in the southern room, while one pair was installed in the northern room with horizontal beams to support the room's ceiling joists. Besides its modern bathroom, the north room received a small utility closet in the southwest corner. The building's interior western wall is exposed within the closet space and consists of horizontal boards measuring 7½ inches wide, with this dimension matching that for the siding boards seen on the eastern wall, and consequently, further establishes the original northern extent of south room.

The interior of the store's upper story was highly altered in the late twentieth century, with modern materials covering the original walls and ceiling. At present, without removing the room's modern surface materials, it is not possible to determine original divisions on the second floor. Hence, a single large room, measuring 21. 4 in. wide (east-west) and 39 ft. 2 in. long (north-south) comprises most of the second floor. The stairwell in the room's northeast corner

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measures 4 ft. 6 in. wide and 14 ft. 9 in. long. In the floor's northeast corner area and set against the stairwell is a modern inserted space, measuring 12 ft. long by 9 ft. 4½ in. wide, used for storage and utilities.

Modern Addition: Judge Deane Hundley was the last Hundley family member to own the Hoskins Store. After his death in 1966, the property containing the store and Hundley Hall was sold in 1969 to Richard L. Martin, who used the store in association with his "Martin's Reproductions" business that combined an antiques shop with a furniture refinishing studio. Mr. Martin added a wing on the store's west side for the studio. This addition's front façade matched that of the store. The frame one-story structure rests on a cinderblock foundation and incorporated two rooms, a larger one to the south and a smaller workshop to the north, all under a gable roof, now covered with asphalt shingles. The larger room measures 40 ft. 4 in. long by 20 ft. 4 in. wide. The smaller room's dimensions are 9 ft. 11 in. wide by 15 ft. 11½ in. long. This building became covered with vinyl siding in 1998 during the ownership of Bret G. Derby and Sherry Booher.

#### Physical Integrity Statement

Hoskins Country Store, while notably altered in the late 20<sup>th</sup> century, retains sufficient period elements of its overall form, scale, construction, materials, interior plan, and stylistic elements to have a basic level of historic physical integrity. Still recognizable as a country store, it remains in its original location amid a long-familiar setting of an adjacent historic store and post office, along the main street of the rural village of Dunnsville. It also retains its historic association with the Hundley Hall property, occupying the same corner of the estate's acreage.

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## 8. Statement of Significance

### Applicable National Register Criteria

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

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

### Criteria Considerations

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

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

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**Areas of Significance**

(Enter categories from instructions.)

ARCHITECTURE

COMMERCE

\_\_\_\_\_

**Period of Significance**

1840 – 1930

1889 – 1913

\_\_\_\_\_

**Significant Dates**

1840

1855

1869

1889

1913

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

\_\_\_\_\_

\_\_\_\_\_

**Cultural Affiliation**

N/A

\_\_\_\_\_

\_\_\_\_\_

**Architect/Builder**

Unknown

\_\_\_\_\_

\_\_\_\_\_

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

Hundley Hall is a brick, two-story domicile with two exterior end chimneys at one end and two interior end chimneys at the other end, with a hipped roof clad in standing seam metal. This building, located in the small crossroads town of Dunnsville in Essex County, is locally significant and eligible for the National Register of Historic Places under Criterion C in the area of Architecture as a notable and well-preserved Federal and Greek Revival style building. The mansion began with a side-passage, double pile plan, built ca. 1840 for Dr. William Lowry Waring, Jr. Its Federal style elements included flat arches over the doors and its tall, 8/8 sash windows, its five-course common bond brickwork, and a corbelled cornice. In 1855, Dr. John S. Tribble had a similar, double pile addition constructed on the earlier house's western side, purposely copying the Federal style features on the two main facades. Greek Revival features on the exterior largely were limited to window treatments, but Tribble added a prominent, vernacular Greek Revival entrance portico to the front façade. Thus, Hundley Hall achieved its three-bay, symmetrical façade with the now central passage emphasized by engaged pilasters to either side, with this design further unified with penciled mortar joints and red paint on the brickwork. After the Civil War, the Hundley family transformed what had been a five-acre manor house estate on the edge of Dunnsville into a working farm of 124 acres with several outbuildings. During the early 1870s John T. T. Hundley also used the house for a private boys' school, also known as Hundley Hall. These three ownerships exhibited a common historical pattern wherein locally prominent families with close social, marital, and financial connections influenced the town's development within a rural landscape dominated by the region's agricultural economy. With its blended stylistic influences, Hundley Hall offers an intriguing case of Virginian, evolved Classical Revival architecture. On both its exterior and interior, the building retains a high degree of period design features, materials, and evidence of workmanship. Together with its original location and setting, Hundley Hall has sufficient physical integrity to qualify as a significant historic resource.

The two-story frame building known as the Hoskins Country Store, which operated between 1889 and 1913 in the crossroads town of Dunnsville in Essex County, is locally significant and eligible for the National Register of Historic Places under Criterion A in the area of Commerce. Reflecting the broad historic pattern for how general stores influenced the development of small crossroads towns during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, Hoskins Store made an important contribution to the economic and social development of the Dunnsville community. As a successful and influential commercial property, the Hoskins Store provided vital goods and financial and marketing services related to the area's agricultural and maritime economy during the Reconstruction and Growth period (1866-1916), wherein general stores proved critical for the economic recovery of rural Virginia communities after the Civil War. The Hoskins County Store also contributes to the property's significance under Criterion C, embodying the vernacular commercial architecture common to general stores in rural villages across Virginia and the South during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Its rectangular form, gable end public facade,

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roadside setting, and interior design reflect elements typical of these commercial structures. While the Hoskins Country Store has undergone alterations during the modern era, it retains its original location and town center setting, and together with the survival of period materials, design features, and construction practices, the property has sufficient physical integrity to qualify as a significant historic resource.

The property's period of significance under Criterion C extends from 1840 to 1930, beginning with the date of construction for Hundley Hall and encompassing historic alterations to the house as well as the construction of the Hoskins Country Store and frame outbuilding. The period of significance under Criterion A is 1889 to 1913, the date of operation for the Hoskins Country Store.

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

### **Historical Narrative – Hundley Hall**

The original (eastern) portion of Hundley Hall was built for Dr. William Lowry Waring, Jr., who was gifted 15 acres of the original land in 1840 by his parents, Captain (War of 1812) William Lowry Waring and Mary "Polly" Banks, both of prominent Essex County families. Captain Waring owned a large plantation known as "The River Stretch," northeast of Dunnsville that extended to the Rappahannock River (EC-DB 46:452, Lafollette et al. 2002:15). The Waring family wealth is shown in the Essex County personal property taxes for 1840, William L. Waring, Sr. had 44 enslaved African Americans over the age of 12 years and owned a pleasure coach (EC-PPT 1840). William Waring, Sr. died in 1841, with land parcels gifted to his sons serving as the locations for their homes. Dr. William Waring purchased more parcels of land until his original 15 acres in Dunnsville became 25, but importantly, he retained his inherited portion of his father's River Stretch estate, known as "Tuscarora" (EC DB 50:13, 163; Lafollette et al. 2002:15. Fairview (DHR ID:028-0013), another Waring plantation house in the same area still stands today (Wolf 2011:231). Waring, Jr. split his time and resources between Tuscarora and his new house in Dunnsville, with this lifestyle seen with Hundley Hall's subsequent owners. Dr. James S. Tribble and John Thomas Tribble Hundley, Sr. came from influential families who had existing plantations near Dunnsville, and then combined those estates with the fine brick house in town that later became known as Hundley Hall. All three owners and two later generations of the Hundley family used the house for other purposes, such as doctors' offices, a rental property, and a private school. In addition, the Hundley's established their general store, known as the Hoskins Country Store (ca. 1889-1913), in one corner of the property along the town's main street.

William Waring, Jr.'s ca. 1840 house is a late version of Federal style architecture. The brick walls displayed five-course common bond and jack arches over the doors and the impressive, deep-set windows, which measure over four feet wide and six-and-a-half feet tall, with 8/8 sash. The front door has a four-pane rectangular transom. A corbelled cornice of four header courses further highlighted the building's exterior. Two stories high with two exterior end chimneys on

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the east end wall, the residence featured a side passage, double pile plan of equal sized rooms on both floors. On the first floor, to the east of the wide passage and stairs, the two rooms shared a double door, allowing for a double parlor arrangement when desired, although one room may have served as a study or office on most occasions. Two chambers comprised the second story. All these spaces had plastered walls, as well as molded cornices, baseboards, and door and window surrounds. Each room had a fireplace centered on its east wall, with molded mantels and surrounds.

Based on the Essex County personal property taxes for the years between 1842, when he inherited his father's holdings, and his death in 1853, William L. Waring, Jr. displayed considerable wealth with respect to enslaved laborers, livestock, pleasure vehicles, and such luxury items as clocks and watches. During those years Dr. Waring consistently enslaved between nine and 17 Black people over the age of 12. He regularly owned one or two carriages. He also paid the necessary fees to be a licensed physician within the County (EC-PPT 1842-1853). In the 1850 U.S. Census, "Wm. L. Waring," listed as physician, had \$5,060 in real estate value. His immediate household included his wife Margaret and three children. At this date he enslaved 14 enslaved African Americans, six females and eight males, with this number reflecting the full enslaved population at that date (U.S. Census 1850). How many enslaved people lived and/or worked at Hundley Hall, as compared to Tuscarora, is not known. Nonetheless, enslaved labor would have been essential to running the Waring house and property in Dunnsville.

Waring's substantial and stylish brick house in the small town offered a more public setting for his family's social activities and a base for his professional and business activities. In the latter regard, Dr. Waring also functioned as a merchant, having a partnership in a Dunnsville store with Ross A. Cauthorn, listed in the 1850 U.S. Census with the occupation of merchant (Ibid.). This business existed as "William L. Waring and Co." (EC-CC 1871). From a historical perspective William Waring marked the initial stage of a repeated pattern for the Hundley Hall property, one wherein men from locally prominent families with close social, marital, and financial connections, acted as diversified entrepreneurs. Besides having farms and plantations, and professional occupations, Waring, Tribble, and two generations of Hundley's owned general stores within and/or near Dunnsville. In the 1853 public auction of "the late" Dr. Waring's estate in Dunnsville, the property was described as a "five acre lot" that in addition to the main house, contained "all the necessary out houses." The notice also promoted the property's setting within the town, described as a "most desirable neighborhood," and its commercial potential, since it was "well suited to professional gentlemen and those desirous of engaging in mercantile pursuits." (Daily Dispatch 1853).

The second owners of Hundley Hall were Dr. John S. Tribble and his second wife, Mary Frances Dickie. Dr. Tribble was from an influential family in both Essex County and the Dunnsville community. Mary was the widow of a wealthy landowner, Winter Bray. Money from Mr. Bray's estate was used to purchase Hundley Hall and its property in 1855 (EC-CC 1873). Tribble had a plantation estate, known as Johnville (DHR ID:028-103) and its main house still stands west of Dunnsville. Like Dr. Waring before him, Tribble split his time between his plantation and

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his fine brick home within the town, which also offered a more public setting for his physician-based business and mercantile interests. Based on personal property tax entries between 1850 and 1863, John Tribble displayed a similar level of wealth to Dr. Waring. Tribble also continued the pattern of a significant involvement with institutional slavery. He enslaved nine to 10 African Americans over the age of 16 years in 1850 and 1851, and 16 to 33 Blacks over the age of 12 in the remaining years. When Essex County's tax assessment system applied to all enslaved people in 1862 and 1863, Tribble enslaved 26 Blacks valued at \$10,800 in 1862 and 33 African Americans in the following year, valued at \$11,400 (EC-PPT 1850-1863). Tribble's investment in and commitment to slavery occurred despite two years of warfare in Virginia.

Tribble also owned one to three pleasure carriages in the 1850s and 60s, along with three to seven fine horses and numerous cattle, sheep, and hogs. He had expensive watches and purchased a \$250 piano in 1857 (Ibid.). Beginning in 1852, Virginia counties began including household and kitchen furniture as a taxable category for personal property tax assessments. Tribble's assessed amounts came to \$150 in that year and \$100 in 1853 and 1854. In contrast, the value of Tribble's household and kitchen furniture radically increased to \$1,300 in 1855, the year in which he purchased the Waring house in Dunnsville (Ibid.). This evidence likely points to the added expense of outfitting the brick manor house in town, along with his plantation home at Johnville. He maintained an assessment value of \$1,000 in household and kitchen furniture until 1863, an amount well above most other house owners in the County (Ibid.).

In the 1860 census, Tribble, listed with the occupation of physician, was a widower with six children. His \$9,000 in real estate value reflected one dimension of his high economic standing, while his \$17,200 in personal estate value largely underscored his continued reliance on enslaved labor for his properties. At this date he enslaved 18 African Americans, 10 females and eight males, and Tribble had five "slave houses," with both numbers reflected his elevated rank within Essex County's white community (U.S. Census 1860). As with Dr. Waring, exactly how Dr. Tribble divided these enslaved workers and quarters between his Johnville estate and his five-acre property in Dunnsville remains unknown.

Architecturally, Tribble considerably expanded the main dwelling by adding another brick, two-story, double pile house, but with two interior end chimneys, to the Waring house's west end wall. This expansion incorporated two upstairs chambers, a chamber or parlor on one side of the first floor, and a large formal dining room on the other. Builders also constructed two large rooms within the raised basement, likely devoted to the storage of foodstuffs and other provisions to support the formal dining space above. On the exterior, since Tribble had masons copy the Waring home's Federal style features onto the addition's main facades. Greek Revival style elements, on the one hand, mostly were confined to the narrower, rectangular lintels and sills of the west end wall windows, along with a rear exterior door. In comparison to the earlier jack arches, these white-painted wooden lintels contrasted to the brickwork and their ends extended beyond the framed, more narrow window openings that have 4/4 sash.

On the other hand, Tribble had carpenters construct an elaborate, wooden one-story portico on the house's front façade, marking the entrance to the now central door and passage. Built in a

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vernacular Greek Revival style, the portico had paneled, square columns supporting a relatively plain, but full entablature beneath the porch roof. Railed banisters extended between the posts and the portico had a low-pitched roof. In addition, engaged brick pilasters were constructed on either side of the front door, from ground to cornice, further contributing to the house's newly achieved symmetrical design. The expanded manor house also received a unifying exterior coat of red paint and penciled mortar joints that enhanced the building's new appearance. Although of unknown date at present, but based on surviving framing within the roof, Tribble likely had a rectangular roof balustrade constructed atop the house's hipped roof. A covered hatch allowed access to the roof, via an enclosed shaft with a ladder stair within the attic. On the interior, Greek Revival style elements can be seen on the moldings and surrounds for doors, windows, and fireplaces. These features included low-pitched pointed arches over windows and doors, and lintels with squares in their corners that slightly project past the openings.

The Civil War brought a series of important changes to the Tribble family and its Dunnsville property. Earlier in 1859, Dr. Tribble's wife, Mary Dickie had died, and he remarried about a year and a half later. According to family bible records, Dr. Tribble and his third wife, Elizabeth Susan "Betty" Waring, had twin boys born in Dunnsville in 1861. In 1862, they had another son born at the Tribble family estate, Johnville, with the rest of the Tribble children also listed as being born at this plantation (Tribble Bible). Apparently by this date, Dr. Tribble and his family were no longer living at their Dunnsville house and by 1864, William Jeffries had rented the manor house (EC-CC 1873). In the 1868 estate auction notice for the property, the dwelling was "at present occupied by Dr. William G. Jeffries." In wording paralleling the 1853 auction notice for the Waring house and property, the 1868 announcement described the main house as a "commodious and well-arranged BRICK HOUSE" on a lot of "about FOUR ACRES." The notice provided a basic sense of the property's landscape of functional and formal features, such as "necessary out-buildings, an excellent garden, a fine collection of fruit trees". The estate's in-town location also received emphasis as a "desirable residence for a professional gentleman, merchant, or mechanic" (Daily Dispatch 1868).

Evidence from Dr. Tribble's personal property taxes for the years between 1866 to 1869 further reflected his family's departure from their Dunnsville residence, as well as Virginia's depressed economy immediately after the Civil War. Tribble's assessed values for household and kitchen furniture fell dramatically from the earlier noted \$1,000 level in 1863 to \$400 in 1866, and then in the \$100 to \$200 range between 1867 and 1869 (EC-PPT 1866-69). The 1868 property taxes have "Tribble, Jno. S" listed on two consecutive lines, possibly dividing his holdings between the Johnville plantation and his estate in Dunnsville. Large numbers of livestock, along his pleasure carriage, piano, and \$200 for household/kitchen furniture were associated with one property, with an aggregate tax value of \$1,316, likely the Johnville estate. Oppositely, the other property only had two horses, three cattle, and four hogs in tithable goods, with an aggregate tax value of \$140. This listing may well have corresponded to his diminished investment in the Dunnsville house (Ibid.).

Like Dr. Waring, Dr. Tribble invested in other businesses. He maintained a partial ownership of the Essex Mill, located northwest of Dunnsville on a small tributary stream of Piscataway Creek.

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The still standing mill is along Essex Mill Road, what is today Rte. 609. Tribble, in partnership with Dr. William Jeffries and a Mr. Garnett, had wheat ground at the mill. An 1859 notice in the *Alexandria Gazette* described how the shipment of flour from the Essex Mill, intended for the Baltimore market, arrived in the Alexandria port by way of the steamship "Virginia" (*Alexandria Gazette* 1859). Most likely the mill's flour barrels first went by wagon to the Ware's Wharf landing near Dunnsville, before the *Virginia* carried those down the Rappahannock River, out into the Chesapeake Bay, and up the Potomac River to Alexandria.

In late 1869, Dr. Tribble sold his Dunnsville house and estate to his nephew, John Tribble Thomas Hundley. The sale reflected a complicated family history in that Tribble had purchased the Waring house and land in 1855 with funds from the estate of his first wife, the Mary Dickie Bray, the widow of Winter Bray. Mary died in 1859 and between that date and around 1865, Dr. Tribble served as the guardian for her two sons from her first marriage, Winter and Charles Bray. Technically, when they reached majority age at the end of the Civil War, they inherited the Waring-Tribble house and property, forming another reason for its sale by auction (EC-CC 1873). In addition, Tribble's partial ownership in the Essex Mill conveyed to Hundley as part of the Dunnsville manor house's sale (EC-DB 52:490).

Professionally, John T. T. Hundley (Sr.) was a teacher who started a private school for boys at the Waring-Tribble house, with the school and the residence becoming known as Hundley Hall. Among Mr. Hundley's students was one of his own sons, John Tribble Thomas Hundley, Jr., a preacher who later became the president of Lynchburg College in the early twentieth century (Ryland 1980:1; Warner 1971:131). Hundley had married Sarah "Sallie" Garnett, the daughter of Muscoe Russell Hunter Garnett, who was a lawyer, a delegate in the Virginia House of Representatives, and later a U.S. congressman (Biographical Directory). Hundley ran the school on his property during the early 1870s, and then served as the principal for the Dunnsville Graded School starting in 1874 (Annual Reports 1874:56; Northern Neck News 1888). The Graded School, located at the town's crossroads, continued into the 1920s and reflected Virginia's establishment of public education in the post-Civil War period. Also, for nearly 30 years Mr. Hundley was an elder at the still extant, historic Rappahannock Christian Church on Dunnsville Road.

Like the previous owners for Hundley Hall, John Hundley came from an upper-class family that had existing plantations and other properties in the Dunnsville area by the early antebellum period. John grew up on his father Andrew's plantation, Woodland (DHR ID:028-0046), with the brick, main house there still surviving (Warner 1971:129; Wolf 2011:228-29). During the 1850s and early 1860s, as John reached majority age, his father transferred more and more of his wealth to his only son, including the claim to enslaved African Americans as property (EC-PPT 1858-1863). Between 1860 and 1863 John Hundley became increasingly involved with chattel slavery, only to see that system for labor, social standing, and personal wealth come crashing down with slavery's demise immediately after the Civil War. In 1860, John Hundley gained access to a single enslaved person, a 13-year-old girl, along with two watches and \$100 in gold and silver plate, for a total tax assessment of \$280 (Ibid. 1860). The 1860 U.S. Census listed 28-year-old "Jno. T. T. Hunley [sic]" as a "Teacher" with \$9,000 in real estate value and \$2,000 in

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personal estate value, married to Sallie E. Hundley, and still living within his father's household that included 26 enslaved Blacks and six slave houses (U.S. Census 1860).

Earlier in 1857, John Hundley had acquired his own 360-acre farm, Clydeside (DHR ID:028-0195), with this property's house still extant along Piscataway Creek (Woman's Club of Essex 1957:54). In 1862 and 1863, Hundley's holdings radically increased, with the enslavement of 18 African Americans, valued at \$4,800 in the latter year, reflecting a deeded transfer from Andrew Hundley. Midway through the Civil War, John Hundley had a pleasure carriage, expensive horses, and livestock contributing to his aggregate tax assessment of nearly \$6,000 (EC-PPT 1862-63). Despite the devastation wrought by the Civil War's climax and the emancipation of his enslaved African Americans, Hundley's existing resources allowed a relatively rapid recovery during Reconstruction, beginning with the purchase of the Hundley Hall property at auction in 1869. In the 1870 census, "School Teacher" John Hundley still had \$5,500 in real estate value, whereas his \$750 in personal estate value underscored his loss of enslaved laborers. Yet, Hundley's household included Milly Lane, a 16-year-old Black "Domestic Servant" (U.S. Census 1870). This change reflected the historical transition from institutional slavery in the late antebellum period to whites hiring African American servants during the eras of Reconstruction and of Jim Crow laws and segregation during the early and mid-20<sup>th</sup> century. Successive Hundley family members continued this employment practice at their Dunnsville estate.

Architecturally, the evidence suggests that the Hundley's did not make major changes to the exterior and interior of the main house at Hundley Hall, such as those of an obvious stylistic design. After John T. T. Hundley, Sr.'s ownership between 1869 and 1890, successive owners included his wife Sarah E., 1892 – 1897; his son John T. T. Hundley, Jr., 1898 – 1908; and a younger son, Deane Hundley, 1908 – 1966. Nonetheless, between 1869 and around 1930, these owners did alter Hundley Hall in ways that contributed to its current format. The elder John Hundley likely replaced the hipped roof's original covering of wooden shingles with standing seam metal. The reworked roof may have included repairs to the balustrade, which later during the Hundley family's ownership, was removed and covered with metal roofing. The Hundley's also repaired the entrance portico, replacing worn elements, adding the ornate curved brackets between the posts, and over time, installing at least two generations of metal roofing. Multiple coats of white paint were applied to the portico during the Hundley family ownership. The house's windows received new and uniformly molded wooden frames and likely acquired the hardware for exterior shutters in this period.

Either his widow or his son John Hundley, Jr. had an open porch with a shed roof added to the rear of the main house. Photographs from the early 1970s show the porch still in place, but the mid-1970s photographs reveal that the porch had become framed in and enclosed. This porch, in addition to the front portico, likely contributed to have the central upstairs windows changed into double door arrangements to allow access onto the porches' roofs. John Hundley, Jr. probably had the detached frame kitchen, resting on brick piers, constructed off the main house's northwest corner in the late 19<sup>th</sup>, early 20<sup>th</sup>-century period to support the formal dining room. At first, an open breezeway connected the kitchen to the house. Later, in 1969, the breezeway

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became enclosed. Around 1930, modern utilities were introduced to the main house, along with the installation of bathrooms, such as the one at the south end of the second-floor passage.

During this turn of the century context, the Hundley's instituted important changes to the property's landscape, particularly the addition of several outbuildings at varying distances from the main house, as they transformed the estate into more of a working farm. What had been a five-acre manor house estate on the town's edge grew to 80 acres in 1873, and then to 105 acres in 1896 (EC-DB 52:639, 58:394). Mid-1970s aerial photographs of the property show between seven and 10 wooden outbuildings. Based on their arrangement, forms, and estimated sizes, these structures included: barns, stables, hog and/or chicken houses, a corn crib with dovecote, farm vehicle sheds, and closer to the house, a smokehouse, dairy, and a detached kitchen. Most buildings appear to have been constructed between the post-Civil War period and around the 1930s or 40s. Only two of these outbuildings survived into the 21<sup>st</sup> century, with one being a small domestic structure near the main house, described below. Another important addition was the Hoskins Country Store (ca. 1889), located along Dunnsville Road at the property's southwest corner. This commercial building underscored the Hundley's mercantile interests, as did their involvement with the Essex Mill and its store outside of Dunnsville.

John T. T. Hundley, Sr. died in 1890 and his wife Sallie passed away in 1896. Hundley Hall's next owner, John Thomas Tribble Hundley, Jr., worked as a minister. In the 1900 census his occupation was listed as "Reverend" and at this date he lived on a rental farm in Hanover County with his wife Sue and son John, Jr. (U.S. Census 1900). John Hundley Jr.'s religious profession led to other ministerial positions away from Dunnsville. Most noticeably, in 1915 Dr. John Hundley, Jr. became the president of Virginia Christian College in Lynchburg, Virginia. The school's origins related to the Christian Church and the Disciples of Christ, the same affiliations associated with the Rappahannock Christian Church in Dunnsville. Hundley served as the College's president until 1936, with the school becoming Lynchburg College in 1919. Census records reveal that Hundley lived in Campbell County, VA in 1920 and in Lynchburg in 1930 (University of Lynchburg 2024). Nonetheless, he retained his household in Dunnsville as well as his mercantile interests in the Hoskins Country Store and the Essex Mill and store. Eventually, Lynchburg College, today the University of Lynchburg, renamed a dormitory "Hundley Hall" in his honor (Ibid.).

In 1908 Deane Hundley, a younger brother of John Hundley, Jr., purchased Hundley Hall. He established a noteworthy legal career. In the 1910 census Deane Hundley had the occupation of "Lawyer" engaged in "general practice," who also owned a farm in Dunnsville (U.S. Census 1910). In the next census the farm was noted as being on "Dunnsville Road" (U.S. Census 1920). Deane Hundley, educated at the University of Richmond, became a local justice as well. Judge Deane Hundley, a Democrat, served as a delegate in the Virginia House of Representatives from 1916 to 1920, representing both Essex and King and Queen counties (Virginia House of Delegates 2024). He lived at Hundley Hall until his death in 1966, at which time his widow, Annie Laurie Dillard, inherited the home and property. After 100 years of being in the Hundley family, Hundley Hall was sold outside the family in 1969 after Annie Dillard's death.

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Hundley Hall had a continuous Black history as well, encompassing an unknown number of enslaved African Americans between 1840 and 1865, and thereafter, a pattern of hired, Black domestic workers. Based on census data, between at least 1870 and 1930 the Hundley family hired local, African American women as domestic servants and cooks. In 1880 for example, John Hundley, Sr. employed Eliza Roane, age 13 and designated a "Mulatto"; and Amanda Baller, age 18 and "Black," as servants (U.S. Census 1880). Deane Hundley hired Pauline Jones, age 16 and Black, as a "private family" servant in 1920, whereas in 1930, he employed Winnie Beasley, who was 47 years old and married, as a "Neg." [negro] servant and cook (U.S. Census 1920, 1930). These and other hired women may have lived within Hundley Hall itself or perhaps in the rear kitchen, but some probably occupied the frame outbuilding, measuring 14 feet on a side, in the yard northeast of the main house. The one room structure rested on brick piers and had two windows, a woodstove for heat and cooking, and a plainly finished interior.

## **Historical Narrative – Hoskins Country Store**

### Background Context for the Town of Dunnsville

Dunnsville took shape in the 1830s and reached its zenith of development in the 1930s. The community encompassed both white and Black families and churches, and prior to 1865, numerous enslaved African Americans lived and worked on the area's farms and plantations, reflecting the primary agricultural focus of the County's economy. Within the town were substantial residences of prominent white families, a blacksmith shop, doctors' offices, and the Rappahannock Christian Church. This congregation formed in 1832, chartered by "Several leading Essex families," while its current structure dates to 1860 (Slaughter 1998:112). During the Civil War, Camp Bryon at Dunnsville served as the Confederate base for the Essex Light Dragoons, Company F of the 9<sup>th</sup> Cavalry. These troops supported the defense of Fort Lowry, an 1861 water battery along the Rappahannock River (Slaughter 1998:167-68; VDHR 1981). In the period of the Hoskins Country Store, Dunnsville included three other stores associated with major families, a tomato cannery, a post office, and a public grade school. Canneries for the Tidewater region's fruit and vegetable crops began after the Civil War, with one established in Dunnsville in 1873. By 1897 the Dunnsville plant employed approximately 100 people in seasonal work for canning peaches and tomatoes (Slaughter 1998:243-44, Tidewater Democrat 1897). In the early 20<sup>th</sup> century, the town supported a baseball team (Slaughter 1998:245), and by the 1920s Dunnsville also had a hotel, the Tidewater Inn, a theater or opera house, and two garages (The Rappahannock Times 1927; Tidewater Democrat 1922).

Dunnsville's commercial development reflected its crossroads location, with key linkages to local and regional transportation routes, on land and water. The town's north-south length parallels the long-term regional highway now known as U.S. Route 17, Tidewater Trail. The main east-west road, is first known as Johnsville Road (Rte. 611) as it heads westward and eventually connects to the main road to Richmond, Route 360. To the east of Dunnsville, the road becomes Ware's Wharf Road (Rte. 616), signaling the town's close associations with the Rappahannock River and the former Chesapeake Bay steamboat system, including the landing at Ware's Wharf (Holly 1991:xv-xix, 274-82; Slaughter 1998:231-33). The river underscored the

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region's maritime orientation for the transportation of agricultural produce and people, and for the seafood industry related to fish, oysters, and crabs (Ibid.:272-73). Many of the goods sold at Dunnsville's stores arrived by steamboat at Ware's Wharf and were transported up to the town on Ware's Wharf Road. These roads traversed a common rural landscape that combined wealthy families' larger agricultural estates and the smaller farms belonging to white and Black citizens. Beyond diversified agriculture and seafood, the area's economy supported an active timbering industry. In 1907 there were four active sawmills in the Dunnsville area (Ibid.:265; Tidewater Democrat 1907).

Between the 1860s and the 1930s, at least four stores served the Dunnsville community. Immediately after the Civil War, William C. Campbell, III partnered with Richard Saunders and Reverend Peter Ainslie to open a store on the Hundley Hall property owned by John T. T. Hundley, with the business firm known as Saunders and Campbell. Campbell had been a member of the Essex Light Dragoons, 9<sup>th</sup> VA Cavalry, Company F, and was wounded at Gettysburg. He later served two terms in the Virginia State Legislature (Campbell 1929; Slaughter 1998:207-208). Little is known of the store's construction and history.

At the town's northern end is the surviving Dunn Store, built in 1889 by William Campbell of the Saunders and Campbell firm. He leased the store to Hockaday Ware Dunn, a druggist, and it largely functioned as an apothecary (Northern Neck News 1889a, b; U.S. Census 1910). Earlier in the 19<sup>th</sup> century, James Dunn had served as the village's namesake. Later, Wilbert Otis Atkins became a partner in the business, resulting in the commercial structure's becoming called the Dunn-Atkins store. After H.W. Dunn's death in 1929, the building at times also was referred to as the Atkins store, which remained in operation until around 1950. Immediately west of the Hoskins Store is the standing, but deteriorated Ware's Store, ca. 1896 to 2000, formerly operated by E. M. Ware, Jr. & Co. The current two-story structure, built of rusticated cinderblock, dates to around 1910 and this building also functioned as the town's U.S. post office during the 20<sup>th</sup> century (The Rappahannock Times 1924). Ware's Store today is overgrown with vegetation, with its roof and windows open to the elements.

Hoskins Country Store

Hoskins Store stood at the town's southern end and forms the southwest corner of the Hundley Hall property. The store was named for Willard Dunbar Hoskins, a local merchant and a member of the notable Hoskins family of King and Queen County. Hoskins married Ella Garnett Hundley, the daughter of John T.T. Hundley, Sr., in late 1888, and began operating the mercantile business on his father-in-law's property. Willard D. Hoskins served as the store's proprietor between 1889 and 1910, using the business name of W.D. Hoskins and Co. In the 1900 U.S. Census for Essex County, Willard Hoskins (age 39) was listed with the occupation of farmer. His property, Hoskins Hall, was located along the highway to the north, just outside of Dunnsville, although the main house no longer survives. He headed a large household that first included his wife Ella and two sons and two daughters. In addition, Hoskins had two female members of the Hundley (sic) family living within his household. Gazelle and Pearle G. Hundley, ages 29 and 19, respectively, were each listed as a "Boarder." The census enumerator noted that

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Pearle Hundley was “at school.” Finally, Ida Courtney, an 18-year-old Black female, worked as a domestic “servant” for Hoskins (U.S. Census 1900). In the 1910 census, Willard Hoskins, then listed as a merchant within a “General Mdse.” [Merchandise] store, still employed a Black servant, 21-year-old Maggie Lomax. Importantly, his household also included a “Salesman” from the store, 21-year-old William J. Derieux (U.S. Census 1910).

Throughout the 24 years of the Hoskins Store’s operation, the building formed part of the Hundley Hall property. In chronological order, the store/property owners consisted of John T.T. Hundley, Sr. (died 1890); his wife Sarah Garnett Hundley (died 1896); and his son John T.T. Hundley, Jr. (died 1945), who sold the store property to his brother, Deane Hundley in 1908. After Hoskins’ death in 1910, Maury Hundley, another son of John T. T. Hundley, Sr., ran the store until 1913, after which it no longer served a commercial function. Further references for the store cease to exist after this date. A newspaper article in a January 1927 issue of the *Rappahannock Times* mentioned only two stores in Dunnsville, Dunn’s and Ware’s, further establishing that the Hoskins Store had ceased operation prior to this date (*The Rappahannock Times* 1927). The store remained in the Hundley family until 1969, when it was sold after the death of Judge Deane Hundley in 1966. Whether the store stood vacant or was used for storage and/or other purposes during this period, remains unknown at present.

As centers of commerce, country stores were critical to the Tidewater region’s steamboat economy and the development of riverside and interior villages. By the antebellum period in Virginia and the American South, a set pattern existed as to the role played by general stores in local communities’ economic life first through the provision of household staples, farm necessities, and a wide range of commercial goods. Stores also facilitated the marketing of local agricultural produce, serving both as collecting points for further transportation, such as at Essex County’s steamboat landings, and selling some produce (fruit, vegetables, flour, seafood) on site. A further function consisted of providing financial credit, in that farmers could make purchases at the store on credit and then pay off their debts with proceeds from the sale of their crops at season’s end (Atherton 1949:14, 42, 46, 52; Ownby 1999:86). Stores also accepted farm crops as payment for merchandise and storekeepers made cash advances available to their customers (Atherton 1949:54). In turn, storekeepers could secure a wide range of merchandise from eastern and southern wholesalers on generous credit terms, thereby connecting store customers to regional and national economies and industrial systems of production and distribution (Ibid.:14; Ownby 1999:82). In the late 19<sup>th</sup>, early 20<sup>th</sup>-century context of the Hoskins Country Store, prior to the major influence of automobiles and truck-based transportation, wagons formed the primary means for moving goods to and from the business (Carson 1954:280-81).

General stores offered an impressive array of merchandise, carrying “about every type of dry-good needed on the surrounding farms” (Slaughter 1998:233). Sold items included groceries and food staples (sugar, salt, flour); tools and hardware; farm and horse-related supplies; cloth, clothing, and sewing goods; drugs and patent medicines; tobacco products; candy; and household furnishings and kitchen wares. Reflecting that most of its customers were members of the working and middle classes, rural stores focused on subsistence goods rather than expensive luxuries (Carson 1954:192-93; Ownby 1999:16-17).

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A limited number of period documents exist for the Hoskins Country Store during its period of operation, but surviving store receipts and Hoskins' accounting records indicate that its range of merchandise and activities corresponded to the broad pattern for general stores. For example, in 1892, these records establish that Hoskins' customers regularly purchased goods on credit, while periodically paying off their debts, typically at the year's end or beginning. Items related to either commercial foods or local produce included: salt, sugar, flour, molasses, lard, coffee, bacon, and fish (such as herring). Tools and hardware entries ranged from various types of files to nails, whitewash brushes, an axe, rope, turpentine, and strings for a harness hame. Hoskins' store carried oils of different kinds – machine, lubrication, linseed, castor, and sweet. Other miscellaneous items ranged from a buggy whip and tin plates, to a fife and pairs of shoes. Similarly, a receipt for "J. T. T. Hundley Adm. Acct." listed dates and prices for purchases made by John Hundley, Jr. between May 20, 1896, and January 13, 1897. These items included: lime, nails, bolts, different types of brushes, a bottle of liniment, oil, salt, a bar of soap, pepper, sugar, and a cook spoon (EC-CC 1893).

Storekeepers in towns like Dunnsville tended to be from influential families with sufficient capital for a substantial commercial operation and pre-existing business and institutional connections. In sum, storekeepers could be considered diversified entrepreneurs and acted as community leaders (Atherton 1949:15). General stores, as public spaces, functioned as focal points for the community's social interactions, but also reflected the local society's class structure. Farmers preferred dealing with "local businessmen" rather than outsiders (Ibid.:44). In turn, storekeepers, given their higher social rank and greater financial wherewithal, tended to become involved in local politics and other businesses, often in cooperation with their close neighbors and/or relatives. For example, storekeepers frequently served as local postmasters and essentially, as community bankers. They owned farms, saw and gristmills, and engaged in land speculation (Ibid.:193). Willard Hoskins exhibited a number of these tendencies. He owned a substantial house and farm, and beyond being the merchant for the Hoskins Country Store, he partnered with his brother-in-law, John T. T. Hundley, Jr. in 1903 to own and operate the Essex Mill near Dunnsville (EC-DB 61:325). This enterprise combined corn and wheat milling with a rural store, with a 1906 receipt referring to "Hoskins & Hundley, General Merchandise" (Chamberlin 2024). After Hoskins' death in 1910, the Essex Mill and store fully reverted to the Hundley family, with a 1916 receipt having the letterhead of "The Hundley Company, Dealers in General Merchandise and Country Produce" (Ibid.).

### **Country Stores as Commercial Architecture**

By the 1820s, rural general stores in Virginia and the American South had taken on a patterned appearance and recognizable design that continued throughout the 19<sup>th</sup> century and into the early 20<sup>th</sup> century. Compared to earlier plantation and Scottish factor-based stores, these commercial buildings were larger, two-story rectangular structures with plain exteriors, such as white-painted weatherboards. Most stores utilized frame construction and rested on brick piers or foundations. Particularly indicative of this functional style of commercial architecture was the gable end front, which contained larger display windows flanking a wide, central doorway (Atherton 1949:65-

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66). The store's front faced the town's street or the main roadway, with the ridgeline of the building's gable roof oriented at right angles to the thoroughfare. Further defining the store's public face was a front porch. After the Civil War, most country stores gained tin roofs (Carson 1954:191). These buildings often had no windows along their sides to maximize interior shelf space (Ibid.:14).

Rural stores typically had a two-room plan on the first floor, with the larger display and salesroom to the front and a smaller office and counting/receiving room to the rear. The second story usually served as storage space, accessed by corner stairs within the office, although some stores had domestic arrangements for storekeepers or employees on the upper floor (Ibid.:193-97). Given the store's long narrow format, the building's primary room followed a common design and division of space. Goods were arranged on high shelves on the full lengths of both side walls, with counters fronting the shelves (Ownby 1999:16). Often, dry goods were displayed on the counter and shelves to the right side, while groceries, food staples, candy, coffee, and medicines were found on the left side shelves and counter. Large bins, boxes, and/or barrels supplemented the shelves and counters, storing and presenting goods elsewhere on the salesroom floor (Carson 1954:193-97). Small equipment essential for the store's operation included a cutter for the roll paper used to wrap purchased items, a coffee mill and a coffee roaster, and different types of weighing scales. Across the rear wall was the sales counter with a cash register or money drawer, where the storekeeper or clerk would handle daily transactions and settle accounts. Most stores contained a woodstove, situated towards the rear of the salesroom (Ibid.:205, 211, 217).

As discussed below, the available documentary and architectural evidence establish that the Hoskins Country Store conformed to a common commercial design seen in other stores in Virginia's rural counties and towns during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. In its original configuration, familiar elements of the store included its two-story frame construction, brick piers, and rectangular shape, with the centered front door and balancing windows found on the building's gable end. The front porch further defined the store's public and roadside orientation. Hoskins Store had a plain exterior of white-painted weatherboards, while rosettes on the front, gable end rake boards offered a minimal degree of decoration. The only window on the store's east façade lighted the rear office space. Within the first story, the store had a standard two-room arrangement, with the large front room having shelves for storing and displaying merchandise, a counter for sales, and a woodstove. To the rear, a smaller room served as the store's office and receiving room. This room's raised exterior door facilitated the loading and unloading of goods and produce to and from farmers' wagons, while its corner stairs provided access to the second story's storage spaces.

## **Significance Statements and Evaluations of Physical Integrity**

### Hundley Hall

Hundley Hall is locally significant and eligible for inclusion on the National Register under Criterion C, architecture, as a noteworthy and well-preserved building that blends Federal and

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Greek Revival styles over two campaigns of construction. The 1840, side-passage brick house of Dr. William Waring still displays such Federal elements as the jack arches over its doors and large double sash windows, a corbelled cornice, and its five-course common bond brickwork. The 1855 addition belonging to Dr. John Tribble mimicked these Federal style details on the two main facades, while also utilizing the same two story, double pile plan. At the same time, Tribble's house had Greek Revival style window treatments on the exterior end wall and a prominent, vernacular Greek Revival entrance portico on the front façade. In combination with the earlier house, Tribble's addition achieved the current house's three-bay, central passage, symmetrical façade, with engaged brick pilasters to either side of the central door with its rectangular transom. On the interior, most of the eight major rooms retain their original dimensions, plaster walls and ceilings, and period moldings and trim around fireplaces, windows, and doors.

During most of the Hundley family ownership, between 1869 and 1930, the main house's exterior and interior materials and design features were not altered in critical ways or with new stylistic features. Besides functioning as a private home, the house was used as a private school for boys, with John T. T. Hundley, Sr. as owner/teacher, thereby gaining the name of Hundley Hall. Throughout this period the building also served as a farmhouse. In the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, the Hundleys did add a porch and a detached kitchen with a breezeway to the rear side of the house.

Between the late antebellum period and the mid-20<sup>th</sup> century, Hundley Hall was owned by three locally prominent families in tandem with other, nearby residential estates. They shared relations as neighbors, members of the upper class, and by marriage. Prior to and during the Civil War, the Waring, Tribble, and Hundley families had important ties to institutional slavery. Each family found personal, professional, and economic reasons to have an upscale manor house in the town of Dunnsville. William Waring, John Tribble, and both John T. T. Hundley's, as diversified entrepreneurs, had plantations or farms as well as mercantile interests, even sharing ownerships of stores and a mill. These families played important roles in the town's development for over 85 years.

With respect to physical integrity, Hundley Hall, as noted above, retains its distinctive design features and materials of the Federal and Greek Revival styles. Its exterior walls and period openings remain impressively intact, and most of the house's interior rooms and spaces have period woodwork and moldings, thereby displaying strong evidence of workmanship. While not on an extensive level, there have been alterations, especially during the property's 1998 repair and renovation campaign. On the interior, all the rooms received a coat of grey paint on the original plaster walls and the room's moldings and trim gained another layer of white paint. The two first-floor rooms on the 1850s Tribble side of the house are the most physically altered. Both had imitation beadboard wainscoting added, and the formal dining room was transformed into a modern kitchen, resulting in the loss of period finishes and the former fireplace. Also, part of the dining room became a modern bathroom with new partition walls and a small hallway. On the exterior, the house's brick walls were cleaned with either a sand or plaster fiber pellet-based spray and the mortar joints were poorly repointed with a brown-colored cement-based mortar

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(there is no current evidence of brick spalling or loss). Also, the enclosed rear porch was rebuilt, with its exterior covered with vinyl siding and a new standing seam, sheet metal roof was added. The same vinyl siding was applied to the rear kitchen and breezeway, which became united under a new metal roof.

In the yard northeast of the main house is a contributing outbuilding dated to the late 19<sup>th</sup> century. The small frame structure has deteriorated and needs repair, but retains its original wall and roof framing, door and window openings, and much of its exterior siding. Builders later used cinderblocks to replace the outbuilding's original brick piers. Architectural and documentary evidence indicates that the building's single, heated room served as housing for local African American women hired by the Hundley family to work as domestic servants and cooks between ca. 1870 and 1930. As such, the building references Hundley Hall's long-term Black history.

Hundley Hall retains its original location and setting, with its pastoral landscape indicative of the manor/farmhouse complex that has stood on the edge of town since the antebellum period. It also retains its association with the nearby Hoskins Country Store. Hence, Hundley Hall maintains its setting with respect to the town of Dunnsville and its orientation towards Dunnsville Road and Route 17 slightly farther west. Overall, Hundley Hall offers an easily recognizable mid-19<sup>th</sup>-century, classical revival building that in combination with its landscape, retains its historical associations. The property satisfies multiple aspects of physical integrity, making it eligible to qualify as a significant historic resource.

Hoskins Country Store

The Hoskins Country Store is eligible for consideration for the National Register of Historic Places, first under Criterion A, in the area of Commerce, for its significant contribution to the broad pattern of history with respect to how general stores influenced the economic development of small crossroads towns in Virginia and the American South during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Specifically, the Hoskins Store is locally significant to the history of Dunnsville in Essex County, where it played an essential role for this farming community in relation to the supply of goods essential to daily life, the marketing of agricultural and maritime produce, and the provision of financial credit. In addition, Hoskins Store's history strongly reflects the County's and region's land and river-based transportation systems and the influential role of storekeepers and their social and economic connections within small town communities.

This property also is eligible for inclusion on the National Register under Criterion C, in the area of architecture, in that the Hoskins Country Store adequately displays the vernacular, commercial style architecture for rural general stores during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Its two-story, rectangular form, gable end public front, roadside setting, and interior design reflect elements typical of these commercial structures. While approximately 20 country stores dating to 1930 or earlier are documented in the Virginia Department of Historic Resources architecture database for Essex County, subtracting those deemed not eligible and noted as demolished within the Occupacia-Rappahannock Rural Historic District, reduces this total to 13 stores, all with

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varying degrees of modern alteration. At present, country stores listed as contributing resources include the Meade (or Sisson) store within the Millers Tavern Historic District (028-5030-0011); and the Pitts Store (028-5084-0047), the Clarkes Store (028-5084-0048), and the Supply Store and Post Office (028-5084-0035) within the Occupacia-Rappahannock Rural Historic District. The Supply Store has been converted to a single-family dwelling. The Hoskins Store allows a more rare opportunity to see a store and house pairing from the nineteenth century. The family relationships between owners of Hundley Hall and those who ran the store are well known. Historically, in documentation, and physically, in buildings and a village and rural landscape, we can understand how a local family took every opportunity to access the local economy with farm, mill, store and professional services of medicine and teaching over a sustained period of time.

The Hoskins Country Store has undergone alterations in the modern era, first with the addition of the furniture refinishing studio on its west wall in 1970, and to a greater extent in 1998 when the property owners carried out interior repairs, renovated rooms, and covered the exterior with vinyl siding. At this date the historic front porch was removed and replaced with a porch matching the full south façade of the store and the studio. The original roof covering, likely standing seam sheet metal, was replaced with asphalt shingles. Vinyl materials also were used to refinish the store's door and window trim, and most windows received vinyl sash. On the interior, the original first-floor partition wall separating the sales room and office space was removed and replaced, as were the northeast corner stairs. At some point in the modern era the salesroom's shelves and counters were removed, except for the reworking of the shelves on the east wall. Introduced modern elements included support posts on the first floor; the bathroom and storage closet in the rear office space; the windows on first and second stories of the east wall; and a storage room upstairs.

It is worth noting that these modern alterations also obscured several period elements and openings that survive, such as the exterior weatherboards beneath the vinyl siding. Builders filled in and covered over the office's northeast corner doorway and two windows on the store's rear wall. Modern carpeting covers the first-floor's original floorboards and new materials prevent viewing the second floor's original walls and ceiling. More importantly, the Hoskins Store retains several critical period design features, materials, and evidence of workmanship.

For example, the store's builders drew upon traditional construction practices in an era of changing technology and construction methods. Built in 1889, when machine-made bricks were readily available in urban areas, the store's masons still relied on the local production of handmade bricks (Holley, Jr. 2009; Walters, Jr. 1982:126, 131). Similarly, carpenters used machine-cut nails to frame the store, since the mass availability of wire nails for general construction only had begun in the early 1880s. As expected, the store's carpenters relied upon circular-sawn lumber for the structure's frame, but they still employed notched joints for the sills and joists beneath the first floor. Thus, retained period elements for the Hoskins Store include: its brick piers and wooden frame; the front gable end door and window openings; the interior wall siding and ceiling joists on the first floor; the two-room plan on the first floor; some flooring above the office room; and an exposed section of the west wall's exterior siding above the 1970 furniture refinishing studio.

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With respect to physical integrity, the Hoskins Country Store does retain period materials and evidence of workmanship, as well as its overall form and scale. The store's period design features include its front, gable end two leaf central door and flanking windows, and on the interior, its two-room plan for a larger salesroom to the front and an office/receiving room space to the rear. The store occurs in its original location, including with respect to the Hundley Hall property and the town of Dunnsville. The store also retains its period setting, namely its proximity to Dunnsville Road and to the Ware Store. While the store's vinyl siding and new porch lessen the feeling of a late 19<sup>th</sup>, early 20<sup>th</sup>-century general store, its overall form and design are recognizable, and in tandem with nearby Hundley Hall and Dunnsville's other historic buildings to the north, these associations readily convey the structure's original commercial scale and function. Overall, the Hoskins Country Store satisfies multiple aspects of physical integrity, making it sufficient to qualify as a significant historic resource.

### **Archaeological Potential**

The acreage surrounding Hundley Hall has a high archaeological potential, first given the property's rich history for gardens, an orchard, work yards, and between 1840 and the 1970s, a variety of domestic and agricultural outbuildings at varying distances from the main house, such as detached kitchens, smokehouse, dairy, corn house/dovecote, and barns. Both enslaved and free Blacks lived within and worked around these structures. Second, this landscape remains open and with the exception of modern utilities, has not endured extensive, ground-disturbing activities.

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**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other
- Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** VDHR ID 028-0019

---

**10. Geographical Data**

**Acreage of Property** 26.68

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_

Proceeding in clockwise fashion: Point 1 corresponds to the property's NW corner, with the boundary extending eastward through a wooded area of adjacent property owners to Point 2, the property's NE corner. From there, the boundary runs southward through the woods and along a fence line for an adjacent property owner to Point 3. Points 3, 4, and 5 comprise the corners (NE, NW, SW) of an adjacent property owner, with Point 5 corresponding the nominated property's SE corner at Rte. 17. The property's boundary runs northward along Rte. 17 to Point 6, the intersection between Dunnsville Road and Rte. 17. From Point 6, the

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boundary runs to the northwest along Dunnsville Rd., reaching Point 7, the nominated property's SW corner, which corresponds to a power pole near the shop addition to the Hoskins Country Store.

- |                        |                       |
|------------------------|-----------------------|
| 1. Latitude: 37.859754 | Longitude: -76.819649 |
| 2. Latitude: 37.858258 | Longitude: -76.815018 |
| 3. Latitude: 37.856268 | Longitude: -76.816090 |
| 4. Latitude: 37.856549 | Longitude: -76.817105 |
| 5. Latitude: 37.856239 | Longitude: -76.817295 |
| 6. Latitude: 37.857795 | Longitude: -76.820421 |
| 7. Latitude: 37.858491 | Longitude: -76.820848 |

**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 boundary follows the tax parcel containing Hundley Hall, the outbuilding, and the Hoskins Country Store. The parcel sits along Dunnsville Road and is accessed by a paved driveway leading to the store and house. The parcel contains a wooded buffer along the northwest side. See the submitted tax parcel map, Essex County 46-93, obtained from the Essex County GIS Portal: <https://essex-county-virginia-gis-portal-essex-virginia.hub.arcgis.com/apps/7df57207953741a1896c8c4629469d76/explore>

Map obtained April 15, 2024.

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

The property's selected boundaries correspond to those shown on the submitted tax parcel map and, the property's historic setting and all known associated historic resources have been included within the nominated area's boundary. The nominated area has been associated with Hundley Hall since its construction in the 1840s. The land has provided a rural setting and currently includes numerous sites of former outbuildings, agricultural and domestic use, including possible sites of enslaved worker housing.

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**11. Form Prepared By**

name/title: Dr. Douglas W. Sanford, Co-Director  
organization: Virginia Slave Housing Project  
street & number: P.O. Box 1067; 525 Shellfield Road  
city or town: Dunnsville state: VA zip code: 22454  
e-mail: dsanford@umw.edu  
telephone: 540-604-3034  
date: April 15, 2024

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**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.

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## Photo Log

Name of Property: Hundley Hall/Hoskins Country Store (DHR: 028-0019)

City or Vicinity: Dunnsville

County: Essex

State: Virginia

Photographer: Douglas W. Sanford

Date Photographed: see individual photographs

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

Photo 1 of 29: VA\_EssexCounty\_HundleyHallandHoskinsCountryStore\_0001

View: Hundley Hall, south façade.

Date: November 11, 2023

Photo 2 of 29: VA\_EssexCounty\_HundleyHallandHoskinsCountryStore\_0002

View: Hundley Hall, camera facing northwest.

Date: November 11, 2023

Photo 3 of 29: VA\_EssexCounty\_HundleyHallandHoskinsCountryStore\_0003

View: Hundley Hall, east wall. Hoskins Country Store to far left, rear additions to right, camera facing west.

Date: November 11, 2023

Photo 4 of 29: VA\_EssexCounty\_HundleyHallandHoskinsCountryStore\_0004

View: Hundley Hall, rear kitchen addition to far left, camera facing northeast.

Date: November 11, 2023

Photo 5 of 29: VA\_EssexCounty\_HundleyHallandHoskinsCountryStore\_0005

View: Hundley Hall, 1<sup>st</sup> floor passage, camera facing north.

Date: November 29, 2023

Photo 6 of 29: VA\_EssexCounty\_HundleyHallandHoskinsCountryStore\_0006

View: Hundley Hall, 1840 portion, 1<sup>st</sup> floor, doorway between southern and northern parlors, camera facing north.

Date: November 29, 2023

Photo 7 of 29: VA\_EssexCounty\_HundleyHallandHoskinsCountryStore\_0007

View: Hundley Hall, 1840 portion, 1<sup>st</sup> floor, fireplace in north parlor, camera facing east.

Date: November 29, 2023

Photo 8 of 29: VA\_EssexCounty\_HundleyHallandHoskinsCountryStore\_0008

View: Hundley Hall, 1840 portion, 2<sup>nd</sup> floor, south chamber, camera facing southeast.

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Date: November 29, 2023

Photo 9 of 29: VA\_EssexCounty\_HundleyHallandHoskinsCountryStore\_0009

View: Hundley Hall, 1840 portion, 2<sup>nd</sup> floor, north chamber fireplace, camera facing southeast.

Date: November 29, 2023

Photo 10 of 29: VA\_EssexCounty\_HundleyHallandHoskinsCountryStore\_0010

View: Hundley Hall, 2<sup>nd</sup> floor passage, camera facing south.

Date: November 29, 2023

Photo 11 of 29: VA\_EssexCounty\_HundleyHallandHoskinsCountryStore\_0011

View: Hundley Hall, 1855 portion, 1<sup>st</sup> floor, south chamber (modern dining room), camera facing west.

Date: November 29, 2023

Photo 12 of 29: VA\_EssexCounty\_HundleyHallandHoskinsCountryStore\_0012

View: Hundley Hall, 1855 portion, 1<sup>st</sup> floor, dining room (modern kitchen), camera facing northwest.

Date: November 29, 2023

Photo 13 of 29: VA\_EssexCounty\_HundleyHallandHoskinsCountryStore\_0013

View: Hundley Hall, 1855 portion, 2<sup>nd</sup> floor, south chamber, camera facing west.

Date: November 29, 2023

Photo 14 of 29: VA\_EssexCounty\_HundleyHallandHoskinsCountryStore\_0014

View: Hundley Hall, 1855 portion, 2<sup>nd</sup> floor, north chamber, camera facing west.

Date: November 29, 2023

Photo 15 of 29: VA\_EssexCounty\_HundleyHallandHoskinsCountryStore\_0015

View: Hundley Hall, 1855 portion, basement stairwell and entrance to north basement room, camera facing east.

Date: November 29, 2023

Photo 16 of 29: VA\_EssexCounty\_HundleyHallandHoskinsCountryStore\_0016

View: Hundley Hall, 1855 portion, support arch for chimney base, north basement room, camera facing west.

Date: November 29, 2023

Photo 17 of 29: VA\_EssexCounty\_HundleyHallandHoskinsCountryStore\_0017

View: Hundley Hall, 1855 portion, south wall of north basement room with doorway to south basement room, camera facing south.

Date: November 29, 2023

Hundley Hall and Hoskins Country Store

Name of Property

Essex County, Virginia

County and State

Photo 18 of 29: VA\_EssexCounty\_HundleyHallandHoskinsCountryStore\_0018

View: Hundley Hall, 1855 portion, bulkhead entrance in west wall of south basement room, camera facing west.

Date: November 29, 2023

Photo 19 of 29: VA\_EssexCounty\_HundleyHallandHoskinsCountryStore\_0019

View: Hundley Hall, frame outbuilding, camera facing northeast.

Date: May 18, 2023

Photo 20 of 29: VA\_EssexCounty\_HundleyHallandHoskinsCountryStore\_0020

View: Hoskins Country Store, modern addition to left, 2-story store to right, camera facing northeast.

Date: November 1, 2023

Photo 21 of 29: VA\_EssexCounty\_HundleyHallandHoskinsCountryStore\_0021

View: Hoskins Country Store, south gable end.

Date: November 1, 2023

Photo 22 of 29: VA\_EssexCounty\_HundleyHallandHoskinsCountryStore\_0022

View: Hoskins Country Store, east wall, camera facing west.

Date: November 1, 2023

Photo 23 of 29: VA\_EssexCounty\_HundleyHallandHoskinsCountryStore\_0023

View: Hoskins Country Store, north gable end, note modern addition to right, camera facing southwest.

Date: November 1, 2023

Photo 24 of 29: VA\_EssexCounty\_HundleyHallandHoskinsCountryStore\_0024

View: Hoskins Country Store, south room (display and sales), camera facing south.

Date: November 1, 2023

Photo 25 of 29: VA\_EssexCounty\_HundleyHallandHoskinsCountryStore\_0025

View: Hoskins Country Store, south room (display and sales), camera facing west.

Date: November 1, 2023

Photo 26 of 29: VA\_EssexCounty\_HundleyHallandHoskinsCountryStore\_0026

View: Hoskins Country Store, north room (office), camera facing northwest.

Date: November 1, 2023

Photo 27 of 29: VA\_EssexCounty\_HundleyHallandHoskinsCountryStore\_0027

View: Hoskins Country Store, north room (office), note original wall boards, camera facing west.

Date: November 1, 2023

Hundley Hall and Hoskins Country Store

Name of Property

Essex County, Virginia

County and State

Photo 28 of 29: VA\_EssexCounty\_HundleyHallandHoskinsCountryStore\_0028

View: Hoskins Country Store, north room (office), replacement stairs in northeast corner, camera facing north.

Date: November 1, 2023.

Photo 29 of 29: VA\_EssexCounty\_HundleyHallandHoskinsCountryStore\_0029

View: Hoskins Country Store (to left) and Hundley Hall (to far right), as viewed from Dunnsville Road. Camera facing northeast.

Date: April 11, 2024.

**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 request is 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

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 SLR Page       

Hundley Hall and Hoskins Country Store

Name of Property

Essex County, Virginia

County and State

Name of multiple property listing (if applicable)

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 100011137

Property Name: Hundley Hall and Hoskins General Store

County: Essex

State: VA

Multiple Name: N/A

-----  
This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

James Gabbert  
Signature of the Keeper

11/27/2024

Date of Action

=====  
Amended Items in Nomination:

Section 5: Classification

The classification of the property is hereby changed to **District**.

There are three resources associated with this property; the house and its outbuilding are related to the country store only by historic ownership. The significance of the two primary resources is different and have independent periods of significance.

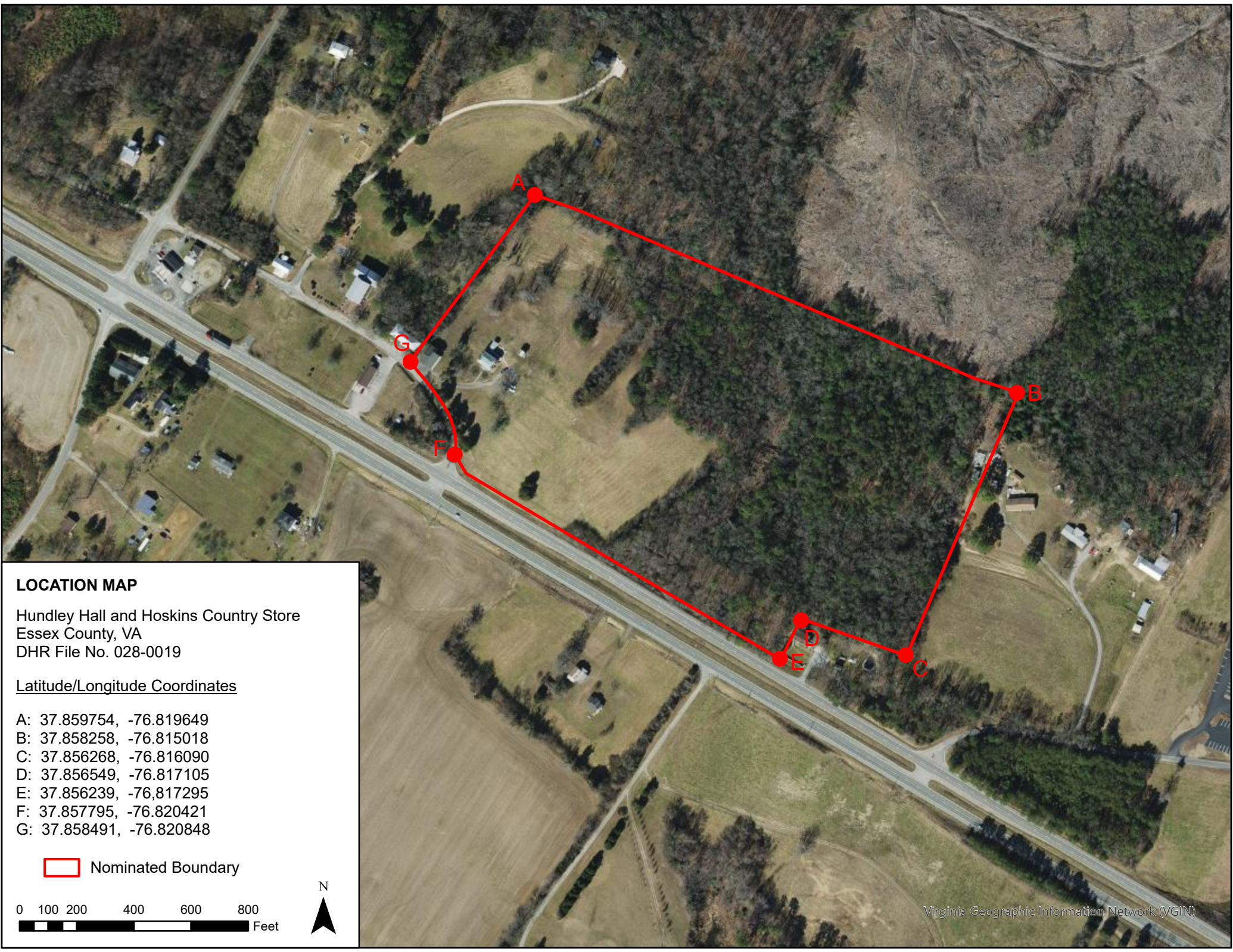
To clarify the significance and period of significance of the property, the Criterion A significance in Commerce applies to the Hoskins Country Store with a period of significance of 1889-1913. Criterion C applies only to Hundley Hall, with a period of significance ranging from 1840 to 1930, encompassing important alterations to the house. Criterion C does not apply to the Hoskins County Store. Alterations to the building, including a large, single story addition and vinyl siding, have diminished the architectural qualities that identify it as a commercial building.

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The VA State Historic Preservation Office was notified of this amendment.

**DISTRIBUTION:**

National Register property file

Nominating Authority (without nomination attachment)



**LOCATION MAP**

Hundley Hall and Hoskins Country Store  
Essex County, VA  
DHR File No. 028-0019

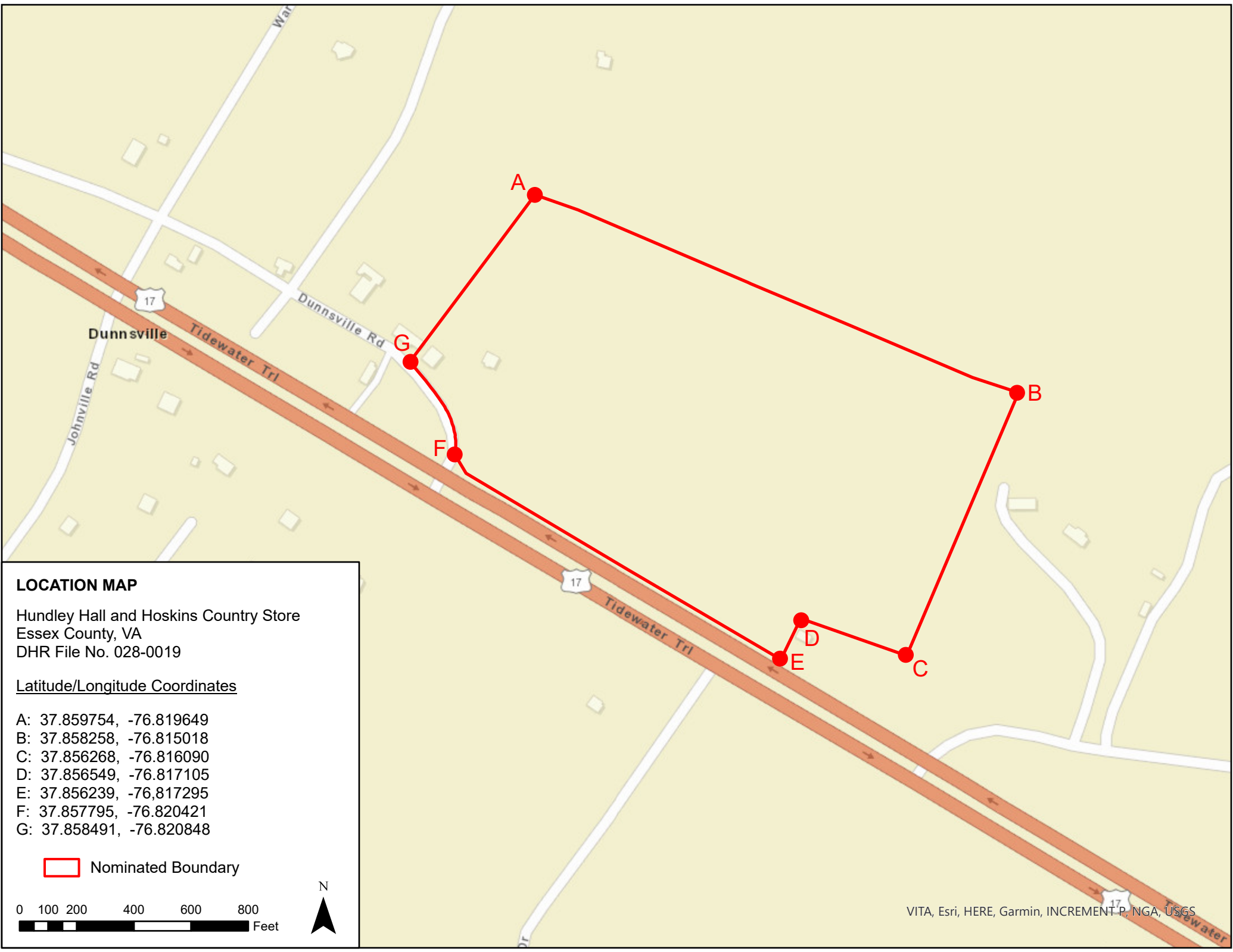
Latitude/Longitude Coordinates

- A: 37.859754, -76.819649
- B: 37.858258, -76.815018
- C: 37.856268, -76.816090
- D: 37.856549, -76.817105
- E: 37.856239, -76.817295
- F: 37.857795, -76.820421
- G: 37.858491, -76.820848

 Nominated Boundary

0 100 200 400 600 800 Feet





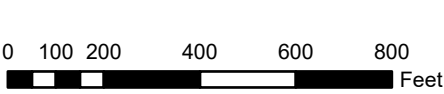
**LOCATION MAP**

Hundley Hall and Hoskins Country Store  
Essex County, VA  
DHR File No. 028-0019

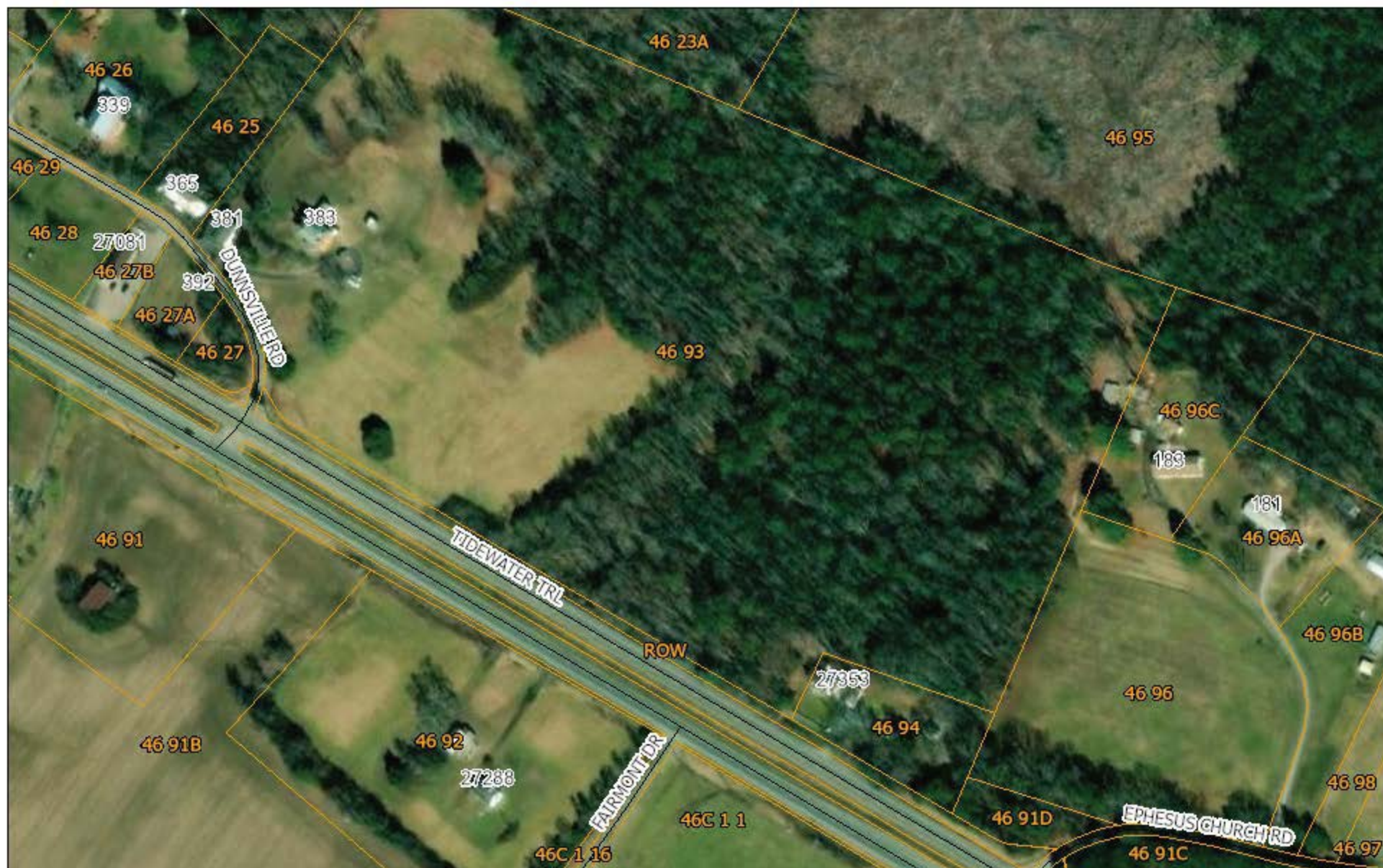
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- B: 37.858258, -76.815018
- C: 37.856268, -76.816090
- D: 37.856549, -76.817105
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- F: 37.857795, -76.820421
- G: 37.858491, -76.820848

 Nominated Boundary

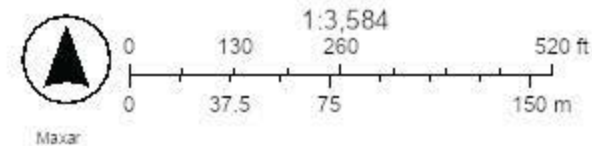


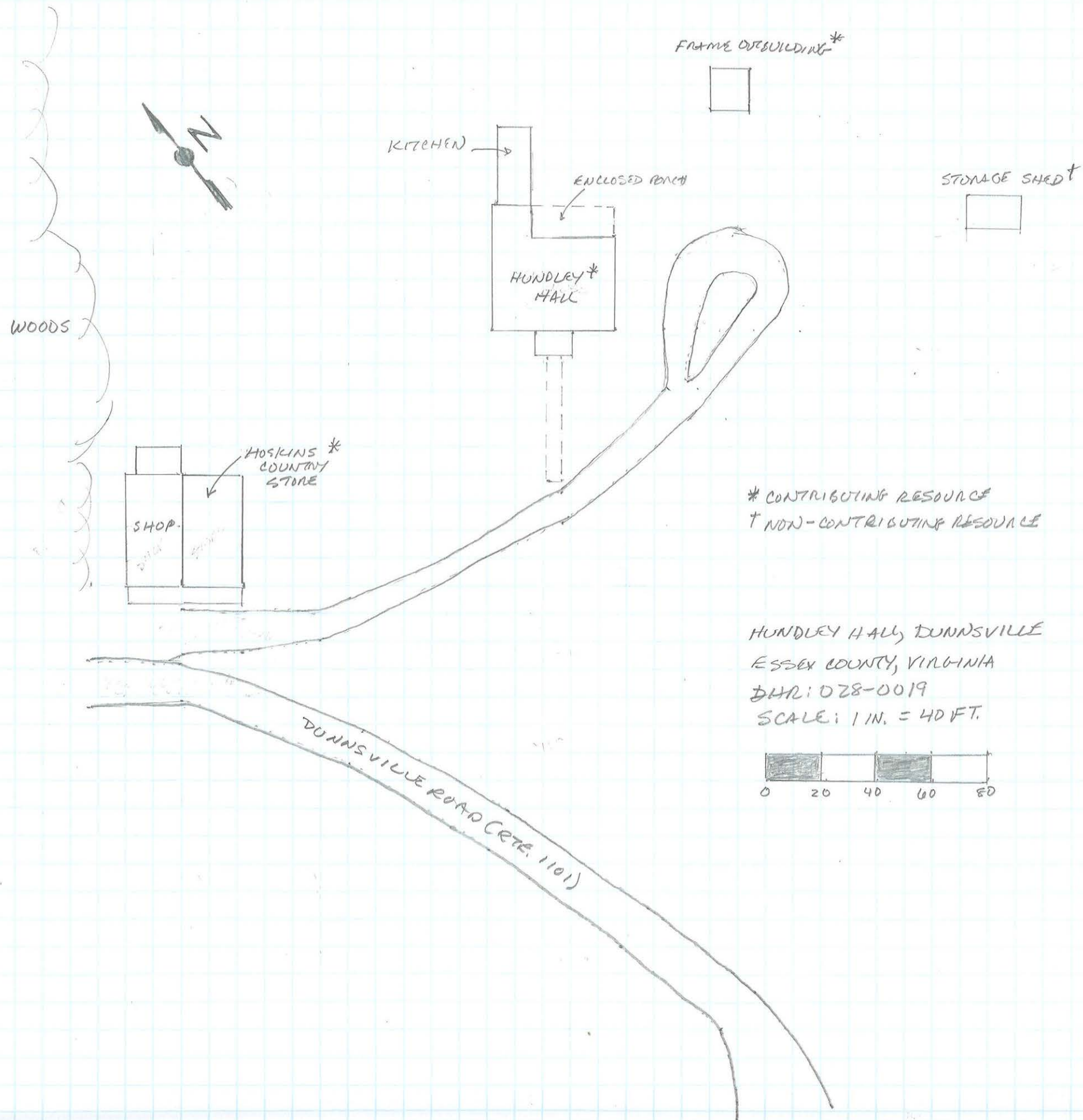
# Essex County Tax Parcel 46-93



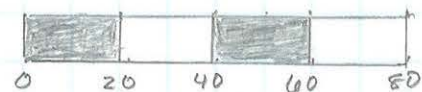
4/15/2024, 3:59:08 PM

Essex County Boundary Tax Parcels  
Roads





HUNDLEY HALL, DUNNSVILLE  
ESSEX COUNTY, VIRGINIA  
DHR: 028-0019  
SCALE: 1 IN. = 40 FT.





**PHOTO KEY**

Hundley Hall and Hoskins Country Store  
Essex County, VA  
DHR File No. 028-0019

1 ► Photo No. and Location

 Nominated Boundary

0 50 100 150 Feet

 N