.n No. 10-30 9/77)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC
City Point Historic District

AND/OR COMMON

2 LOCATION

STREET & NUMBER
Roughly bounded by the Appomattox River on the W, the James River on the E, the confluence of the two rivers on the N, and an irregular line on the S extending from the Appomattox to the James River E of the intersection of Water and Church streets.

__NOT FOR PUBLICATION

CITY, TOWN
Hopewell

__ VICINITY OF

CONGRESSIONAL DISTRICT
Fourth (Robert W. Daniel)

STATE
Virginia

CODE
51

COUNTY
(in City)

CODE
670

3 CLASSIFICATION

CATEGORY
X DISTRICT
__BUILDING(S)
__STRUCTURE
__SITE
__OBJECT

OWNERSHIP
__PUBLIC
X PRIVATE
__BOTH

PUBLIC ACQUISITION
__IN PROCESS
__BEING CONSIDERED

STATUS
X OCCUPIED
__UNOCCUPIED
__WORK IN PROGRESS

ACCESSIBLE
__YES: RESTRICTED
X YES: UNRESTRICTED
__NO

PRESENT USE
__AGRICULTURE
__COMMERCIAL
__EDUCATIONAL
__ENTERTAINMENT
__GOVERNMENT
__INDUSTRIAL
__MILITARY
__MUSEUM
__PARK
X PRIVATE RESIDENCE
__RELIGIOUS
__SCIENTIFIC
__TRANSPORTATION
__OTHER:

4 OWNER OF PROPERTY

NAME
Multiple Ownership - See Continuation Sheets 15-25

STREET & NUMBER

CITY, TOWN

STATE

__ VICINITY OF

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Hopewell City Hall

STREET & NUMBER

CITY, TOWN
Hopewell

STATE
Virginia 23860

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
Virginia Historic Landmarks Commission Survey

DATE
1975, 1978

__FEDERAL X STATE __COUNTY __LOCAL

DEPOSITORY FOR SURVEY RECORDS
Virginia Historic Landmarks Commission - 221 Governor Street

CITY, TOWN
Richmond

STATE
Virginia 23219

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	__UNALTERED	X ORIGINAL SITE
__GOOD	__RUINS	X ALTERED	__MOVED DATE_____
X FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The City Point Historic District in Hopewell, Virginia, is located at the tip of a small peninsula at the confluence of the Appomattox and James rivers. The district is defined to the south by an irregular line extending from the intersection of Francis Street and Cedar Lane to a point approximately 75' north of the intersection of Church and Water streets. Portions of this border follow a steep, wooded ravine. This south border marks the division between the historic district and rows of early 20th-century bungalows, evidence of intense land development around 1914-1915. The remaining boundaries are established by the Appomattox River to the north and west and the James River to the east.

The district encompasses roughly seven blocks in area (39 acres) and is cut by an irregular grid of minor residential streets. With the exception of lower Pecan Avenue, which still shows large granite spalls dating from 1864, all streets are asphalt paved.

The district is sparsely populated and is characterized by low-density building and occasional stretches of vacant land. The area is enhanced by dense trees located east of Water Street and west of Cedar Lane, the original private farm road leading to Appomattox Manor. These trees, the ravine west and south of Pelham Street, and the large open fields of Appomattox Manor north of Pecan Avenue combine to create a greenbelt virtually surrounding the district.

Current land use is residential development. With the exception of a neighborhood grocery store, no commercial land use occurs. The minor industrial development located near the southeast boundary between Water Street and the James River breaks from the historic theme currently established within the district. With its location along the river front, this development interrupts scenic river views from residential areas.

Most residences were erected as detached, one- and two-story, wood-frame, single-family dwellings. Multiple-family units are concentrated along Maplewood Avenue and Bank Street and are two-story, brick row houses and apartments. The Bank Street apartments are located in converted commercial structures.

Though late 18th- and early to mid-20th-century structures are found within the district's boundaries, most buildings date from the 19th century. Federal, Greek Revival, Gothic Revival, and vernacular buildings mix equally with examples of Colonial and Georgian Revival. Turn-of-the-century builder/speculative housing is noted throughout the historic district with concentrations on Pecan Avenue. Mid-20th-century period revival houses are found along Cedar Lane.

Many buildings in City Point display minor exterior alterations including asbestos and aluminum siding additions. Other structures (most notably along Pecan and Maplewood), having been converted from single-family residences to duplexes and apartments, reveal more extensive alterations including the addition of doors and windows to facades, wing additions, and changes to the interior structure. These later alterations detract from the district's historic period appearance.

Architecturally significant buildings of City Point include Appomattox Manor (vernacular with Gothic Revival additions, ca. 1750, 1850), St. John's Episcopal Church (Gothic Revival, 1840), Civil War Catholic Chapel (vernacular with Gothic Revival details, 1865), the Cocke House (Greek Revival with Colonial Revival additions, ca. 1840, 1916),

(See Continuation Sheet #1)

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	__COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
X 1600-1699	X ARCHITECTURE	__EDUCATION	X MILITARY	__SOCIAL/HUMANITARIAN
X 1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
X 1800-1899	X COMMERCE	X EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
X 1900-	__COMMUNICATIONS	__INDUSTRY	X POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

City Point Historic District of Hopewell, Virginia, located at the confluence of the Appomattox and James rivers, is one of America's oldest communities. The district is historically significant as the site of an important 18th-century port, as the location of General Grant's military headquarters for ten months during the Civil War, and as a war boom town during World War I.

In 1607 Captain Christopher Newport ,commander of the ships Susan Constant, Godspeed, and Discovery, led a small landing party up the James River in search of a strategic settlement site. He chose City Point to be England's first permanent settlement in the New World. Upon returning to his ships, however, Newport found the colonists, weary from travel and impatient to await the landing party's return, had disembarked at Jamestown Island.The City Point settlement was not established for another six years. Historians disagree over the exact siting of the original City Point. The original location may have been one or two miles west of the present town. In spite of the uncertainty concerning the original site, civic leaders and historians continue to boast of City Point as the oldest continuously occupied settlement in America.

Originally named Bermuda Cittae by its founder Sir Thomas Dale, the town was soon renamed Charles City Point for Prince Charles (later Charles I, King of England). By the early 18th century, Charles City Point appears in official records as City Point.[1] City Point was incorporated as a town in 1826 and was annexed to Hopewell in 1923.

At the time of the Indian massacre on March 22, 1622, the point had only six dwellings. By the 1630s, due to its unique location, City Point had become the major port of entry for this region. One hundred forty years later, accounts describe City Point as a growing harbor serving both British and foreign ships carrying cargo of tobacco, grain, and lumber. Reflecting City Point's regional importance, in 1797 offices of the U.S. Customs Service were established here. Four years later, in January 1801, the U. S. Post Office opened a branch at City Point.

In spite of these surface indications, demographic studies reveal population remained low. By 1836 City Point's population was less than one hundred. In addition to five wharves and a small mill manufacturing flour barrels, the community was composed of twenty-five dwellings, three taverns, three retail shops, a school, a post office, and a church.[2]

Ten years earlier, in an attempt to transform the point into Virginia's "great port of the future", the General Assembly granted permission to lay off fifty acres of land into streets and lots (passed February 17, 1826).[3] An 1827 description of the settlement as a "poor deserted place"[4] reveals the project never matured. In 1834 a visitor described City Point as having only a few buildings and a natural wharf. He observed, "I could see neither city nor point".[5] His comments, while exaggerated, indicate that the town's efforts to achieve prosperity and growth were less than successful.

(See Continuation Sheet #12)

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Hagy, Claudia M. Survey of Prince George County. Wytheville, Va. 1924.
Koetting, Peter John. A Neighborhood Design Plan - Historic City Point Square. June 1976.
Lutz, Francis Earle. The Prince George-Hopewell Story. Richmond, 1957.

Workers Progress Administration. A Guide to Prince George and Hopewell. American Guide Series. 1939.

(See Continuation Sheet #14)

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 39 acres

QUADRANGLE NAME Hopewell, Va.

QUADRANGLE SCALE 1:24000

UTM REFERENCES

	ZONE	EASTING	NORTHING
A	18	298 380	4132 3310
B	18	298 800	4131 8700
C	18	298 160	4131 7210
D	18	298 060	4131 8110
E	18	298 100	4132 3110
F			
G			
H			

VERBAL BOUNDARY DESCRIPTION Beginning at a point on City Point on the S bank of the Appomattox River approximately 5300' E of the State Route 10 bridge over said river and 450' WNW of the intersection of Francis Street and Cedar Lane; thence extending about 300' SE to the N side of Francis Street (at street bend); thence extending about 150' E along said side

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

(See Continuation Sheet #14)

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE Virginia Historic Landmarks Commission Staff

ORGANIZATION Virginia Historic Landmarks Commission

DATE August 1978

STREET & NUMBER 221 Governor Street

TELEPHONE (804) 786-3144

CITY OR TOWN Richmond

STATE Virginia 23219

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ___ STATE X LOCAL ___

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE Tucker Hill, Executive Director
Virginia Historic Landmarks Commission

DATE SEP 19 1978

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

KEEPER OF THE NATIONAL REGISTER

ATTEST: DATE

CHIEF OF REGISTRATION

7. DESCRIPTION

and Miami Lodge (Georgian Revival, 1912). A mid-19th-century streetscape is moderately preserved in form and scale along the south side of the 600 block of Prince Henry. This block contains the Cook House (600 Prince Henry, Greek Revival, ca. 1858), St. John's Rectory (602 Prince Henry, Greek Revival, ca. 1848), and the Christopher Proctor House (616 Prince Henry, early Federal, ca. 1800). Weak streetscapes within the City Point Historic District include Pelham and Water streets.

BNZ

Below is an inventory of all of the buildings comprising City Point Historic District.

INVENTORY (116-6)

WATER STREET (old Railroad Avenue)

Water Street is one of the oldest streets in City Point. From the second quarter of the 19th century through the early 20th century, the railroad utilized wharves located east of this street. During the Civil War, the street was the site of warehouses containing military supplies for the Union army. Maps reveal that during the first half of the 19th century seven wharves stretched out from City Point to accommodate trading and mercantile ships. Today only decaying pilings and dirt-covered railroad tracks remain as a reminder of City Point's past significance as a major harbor site.

East side:

-1 511-599: Historic wharf site. Now vacant. May have potential archaeological value. Originally Francis Eppes's family private landing.
(in DSS)

(See Continuation Sheet #26 for additional entry)

West side:

-2 518-520-522: cast concrete, rough-faced ashlar, 1 story, low-pitch roof with parapet. Series of apartments sharing a continuous facade and parapet roof. Appears as random ashlar stone wall punctuated by window and door openings. Vernacular. Ca. 1950. Does not conform to the historic character of the district.

-3 524: Vacant.

-4 526: frame, 2 stories, low-pitch hipped roof, 3 bays, 1-story central porch addition. Modified Greek Revival. Third quarter of 19th century. Central-hall plan. Asbestos shingles detract from original period appearance. Greatly altered.

(See Continuation Sheet #2)

-5 528-530: frame, 1 story, gable roof, 3 bays, 2-bay shed porch. Double shotgun house on brick foundation piers. Early 20th century. Square, 6-light windows in north and south bays. Simple posts (not worked) support porch shed roof.

-6 532-534: Same as 528-530.

-7 536: frame; 2 stories; hipped roof; 4-bay, 1-story porch. Colonial Revival. Ca. 1900.

-8 538-598: Vacant:

PRINCE HENRY STREET

East side:

-9 449: frame; 2 stories; low-pitch hipped roof; 3 bays; 1-story, 1-bay entrance porch (late addition). Modified Colonial Revival. Ca. 1910. Asbestos siding. Double-hung, 2/2 sash windows. House retains original paneled frieze. Asbestos shingles detract from period appearance. Probably built same time as 1006, 1010, and 1012 Pecan.

-10 451: frame, 2 stories, low-pitch cross gable roof, 2 bays, enclosed 1-story entrance/vestibule addition with shed roof in north bay. Modified Colonial Revival. Ca. 1900. Double-hung, 2/2 sash windows. Asbestos siding detracts from period appearance. Stylized pediments in gable ends. Similar to 1005 Pelham.

-11 501 (Belch House): frame, 2 stories, gable roof, 3 bays. Early 19th-century vernacular (perhaps Greek Revival). Ca. 1832. Much altered. One-story lean-to at rear (east) is early addition. Weatherboard, pent roof between first and second stories, and gabled porch chamber are modern additions (ca. 1965) and disguise early 19th-century period appearance. Originally house may have been 2 bays with exterior side chimney to the north. This house was used as a hospital during the Civil War.

-12 503: frame, 2 stories, hipped roof, 2 bays, 3-bay hipped porch (later addition). Early 19th-century vernacular (modified Georgian in form). Ca. 1830-1850. One-story addition to south side and rear (east).

-13 505: frame, 1 story, low-pitch hipped roof, 5 bays, 5-bay hipped Eastlake porch addition. Greek Revival cottage. Ca. 1850. Exterior side chimneys. One-bay, gable-roof addition to south.

-14 599 (City Point House): frame; 2 stories; gable roof; 3 bays; 1-story, 3-bay, hipped-roof porch (later addition). Early Federal. Ca. 1810. Central-hall plan. Exterior end chimneys. Early 2-story, 2-bay addition to south. This house, once

(also 116-12)

(See Continuation Sheet #3)

used as a tavern, is said to have been built as early as 1730; however, remaining architectural evidence indicates construction from the early 19th century. A 1-story wing once to the north of the existing structure was removed in 1964. This wing may have been the original 18th-century house.

-15 601-607: Vacant.

609 (Dr. Shand's Office): brick; 1 story; hipped roof; 3 bay; central 1-bay, hipped-
-16 roof porch. Early 20th-century cottage. 1912. Alternating stretcher/header every seventh course. Remaining courses are stretchers. Central chimney. Similar in form to Overseer's House, 1000 Pecan.

611-613: brick, 2½ stories, double residence, hipped roof with 2 hipped dormer vents, 6 bays. Georgian Revival. Ca. 1920. Double residence composed of 2 town houses of 3
-17 bays each. Each town house has a central entrance flanked by double-hung, 6/6 sash windows. Two second-floor windows of thinner proportions (also double-hung, 6/6 sash) are placed closer together, yet symmetrical to the entrance of each unit. The original porch was removed ca. 1963 and replaced with Georgian Revival aedicule around each door.

615-617: brick, 2 stories, double residence, hipped roof, 4 bays, Georgian Revival.
-18 Ca. 1920. Double residence is composed of 2 town houses of 2 bays each; each is a mirror image of the other. Each town house has a side entrance. The outside bays hold tripartite windows on the first floor and a central, double-hung, 6/6 sash window on the second floor. The inside bays hold the entrance doors on the first floor and tangent double-hung, 6/6 sash windows (centered along the axis of the facade) on the second floor. The original porch has been removed (ca. 1963) and replaced by more contemporary (i.e., 1960s) Georgian Revival aedicule around each door.

-19 611-613 and 615-617 were constructed as the same time.

West side:

The west side of Prince Henry contains some of the oldest and most architecturally significant houses in the district, including St. John's Rectory and the Cook and Proctor houses. Early maps indicate this street to have been one of the earliest settlement locations within the district (the earliest being Appomattox Manor).

500: frame; 1½ stories; gable roof with added central 3-light shed dormer; 3 bays; 4-
-20 bay, "L"-shaped porch. Modified Greek Revival cottage. Ca. 1840. Door in central bay with stylized Classical pediment and pilasters. Porch and dormer added during first quarter of 20th century. Chain-link fence fronts property.

-21 502-598: Vacant.

(See Continuation Sheet #4)

-22 600 (Cook House): frame, 2 stories, low-pitch roof, 3 bays, 1-story central 3-bay porch. Greek Revival. Ca. 1858. Box cornice. Pediment-shaped window heads. Four-light transom above central door. Interior side chimneys. Porch entablature includes double frieze with dentils on each level. White picket fence fronts property. Late 19th-century to early 20th-century garden house (lattice) with pyramidal roof to southwest of lot. House was used by a Union officer during the City Point occupation during the Civil War.

-23 602 (St. John's Rectory): frame, 2-story hipped roof, 3 bays. Greek Revival. Ca. 1848. Box cornice. Double-hung, 8/8 sash windows. Exterior end chimneys. Central door with later (third quarter of 20th century) Classical surrounds. Aluminum siding. 1½-story, 2-bay side wing addition with gable roof and 2 gabled dormer windows. Used by Union troops during Civil War. Civil War photographs indicate 600 and 602 originally had similar facades. 602 was renovated ca. 1955.

-24 604-614: Vacant.

-25 616 (Christopher Proctor House): frame; 2 stories; gable roof with 2 gabled dormer windows; 5 bays; 1-story, 1-bay aedicule central entrance porch with gable roof supported by 4 attenuated Tuscan columns. Early Federal. Ca. 1800. Double-hung, 9/9 sash on first floor, 6/9 sash on second floor. Building preserves much of its original fabric including early porches to east and west. Dormers and rear (west) wing are later additions. The frame smokehouse with pyramidal roof south of the house is the most notable of early outbuildings still standing within the historic district. Its unusually large size gives it added distinction.

BROWN AVENUE (old Prince George Avenue)

East side:

-26 SE corner Brown and Maplewood: cinder block with brick veneer, 1 story, low-pitched roof, 3 bays. Commercial Vernacular. Ca. 1930. Pent roof above door and side windows. Does not conform to historic character of the district. (513 Brown Avenue)

-27 601: pressed brick; 1 story; gable roof with low central cross gable; 3 bays with 1-story, 1-bay brick wing to south and 1-story, 1-bay, brick-and-frame enclosed porch to the north. Vernacular. Ca. 1955. Gable wing roofs lower than main building. Central cross gable is of same height as wing roofs. Aluminum awnings over all street facade openings.

-28 603 (Peter Eppes Residence): frame on brick foundation; 1 story; hipped roof; 3 bays; 1-story, 3-bay enclosed porch addition. Modified Greek Revival. Ca. 1865-70. Six-over-six, double-hung windows with stylized Classical details. One-light transom over central door. Additions to rear (east).

-29 605: frame on brick foundation, 1 story, gable roof, 3 bays with 1-bay cross gable wing to rear, 2-bay porch. Vernacular cottage. Ca. 1940.

(See Continuation Sheet # 5)

609 (Civil War Catholic Chapel): frame, 1 story, gable roof, 3 bays, 3-bay screened porch addition in gable end. Vernacular Gothic Revival. Ca. 1865. Stylized Gothic/ Classical moldings around 6/6, double-hung-sash windows. Three-light transom over central door. Additions to rear.

611: frame on brick foundation, 1-story cottage, hipped roof with gable side wing, 3 bays with rear 1-bay wing to south. Vernacular cottage. First half of 20th century. Asbestos siding. Brick entrance steps are later addition.

615: frame, 1 story, gable roof, 3 bays, central projecting 1-bay porch with cross gable roof. Vernacular cottage. Mid-20th century. House fronted by white picket fence.

617 (Porter House): frame; 2 stories; gable roof; 4 bays; 1-story, 4-bay Colonial Revival porch addition. House may have originally been a 3-bay, Federal-style residence with exterior chimney to the south. Ca. 1830. Nine-over-six, double-hung-sash windows on first floor. Three-over-one, double-hung-sash windows on second floor. Two- and one-story additions to rear (east).

West side:

600: frame; 1½ stories; gable roof with 1-bay central cross gable dormer; 5 bays; 1-story, 1-bay, gable-roofed central entrance porch supported by attenuated Doric columns. Enclosed porch addition in 2 south bays. Bungalow. Ca. 1927-30. Six-over-one, double-hung-sash windows. Three windows in central dormer. This building occupies the site of a 1-room schoolhouse erected circa 1900.

602: frame; 1½ stories; gable roof with 3-bay central shed dormer; 6 bays; 1-story, 2-bay, gable-roofed central porch entrance supported by tapered porch posts. Craftsman Bungalow. Ca. 1927-30. Three-over-one, double-hung-sash windows. Dormer contains 3-3/1 windows. Entrance is slightly off center to the north. Exposed rafters on porch, dormer, and roof. Exposed tie beam on porch.

604: frame; 1½ stories; gable roof with central 1-bay cross gable dormer; 3 bays; 1-story, 3-bay, shed-roof porch. Porch shed roof supported by tapered porch posts. Porch rests on brick base. Bungalow. Ca. 1927-30. Three-over-one, double-hung-sash windows. Dormer contains 3-3/1 windows. Central entrance. Paired windows in north and south bays.

600, 602 and 604 Brown were probably constructed at the same time.

608: Vacant.

Triangle at corner of Cedar, Pecan, and Brown: Vacant.

(See Continuation Sheet #6)

CEDAR LANE

Cedar Lane is a small residential avenue flanked to the east by several houses of recent construction (1950-1978). A row of trees lines the west side and serves as a reminder that Cedar Lane was once the formal entrance route to Appomattox Manor.

West side:

39 506: brick, 5-course American bond, 2 stories, gable roof, 3 bays. Colonial Revival. After 1950. Entrance is in central bay. One-story brick side wing to north. One-story enclosed porch to south.

40 510: brick painted white, 1½ stories, gambrel roof with 3-bay shed dormer, 3 bays, enclosed 1-story porch to south. One-story entrance porch in center bay. Dutch Colonial Revival. Ca. 1930. Side interior chimney. Paired hung windows in first floor and north and south dormer bays. Tripartite window in central dormer bay. Transom and sidelights frame central-bay entrance.

41 600-698: Vacant.

East side:

42 Southeast corner Cedar and Maplewood (St. John's Episcopal Church): brick; 5-course American bond; 1½ stories; gable roof; 1-story brick, gable entrance. Gothic Revival. Ca. 1840. Nave intersected by 3 pairs of cross gables (north-south). Transept reflects later addition. Lancet door and windows. Brick buttresses on building's corners and between cross gable bays. Brick fence surrounds property. Small cemetery in south section of church yard. HABSI 1959. (See Continuation Sheet #26 for 509 Cedar Lane)

43 601: pressed brick with random glazed stretchers; 1½ stories; gable roof with 3-bay shed dormer; 3 bays with diminished 1½-story, 1-bay brick wing to south (wing has gable roof with 1-bay shed dormer). Large gable entrance hood supported by curvilinear brackets in central bay. Colonial Revival. Ca. 1940. Paired double-hung-sash windows on first floor and dormer levels in north, south, and side wing bays. Single double-hung-sash windows in central dormer bay. Central entrance flanked by sidelights. Vertical brick stretchers for all wall opening lintels. Headers for all window sills.

44 609: frame with aluminum siding; 2 stories; gable roof; 3 bays with 1-story, 1-bay frame wing to the north; 1-story frame porch set on brick landing in north bay of house. Colonial Revival. 1978. Exterior end chimneys. Six-over-six, double-hung windows.

45 611: brick (all stretchers); 2 stories; gable roof; 3 bays with 1-story, 1-bay brick wing to south; 1-story, 1-bay enclosed frame porch wing to north. One-story pedimented "Colonial" entrance porch in south bay. Colonial Revival. Ca. 1950. Vertical stretchers for all wall opening lintels. Headers for all window sills. Exterior end chimney to north.

(See Continuation Sheet #7)

46 619: brick (all stretchers), 1½ stories, gable roof with shed dormer in the south 3 bays, 6 bays, semi-circular entrance hood supported by curvilinear brackets. Enclosed projecting brick porch in south 3 bays. Modified Colonial Revival. Ca. 1940. Exterior end chimney to north.

PELHAM AVENUE

Pelham Avenue, while containing houses of questionable architectural and/or historical importance, is included within the district due to its geographical location at the edge of the ravine south of City Point. This ravine discouraged continuous development south of City Point during the 19th century.

South side:

47 1002: frame, 2 stories, low-pitch gable roof, 3 bays. Vernacular. Ca. 1900. Entrance in central bay. Paired, double-hung, 6/6 sash windows in east and west bays. Two-over-two, double-hung sash addition in central bay. Asbestos shingles. House is vacant and in poor condition. Does not contribute to historic character of district.

48 1010: brick and frame, 2 stories, gable roof, 3 bays, 1-story garage (presently being converted to a living wing of the house). Contemporary tract house. 1975. Does not contribute to historic character of district.

North side:

49 1005: frame; 2 stories; gable roof with pedimented ends; 3 bays; 1-story, 1-bay central porch. Modified Colonial Revival. Ca. 1900. One-story shed roof addition to rear (north). Two-over-two, double-hung-sash windows. Turned work on porch columns. Fire victim, to be razed. Does not contribute to historic character of district.

50 1007: frame; 2 stories; hipped roof; 3 bays; 2-story, 4-bay porch. Vernacular with some hints of Craftsman influence. Ca. 1920. Exposed rafters on roof and porches. Tapered porch posts atop brick piers. Does not contribute to historic character of district.

BANK STREET

South side:

51 1000: frame; 1 story; gable roof; 3 bays; 3-bay, low-pitch, hipped-roof, screened porch. Gable facade faces street. Bungalow. Ca. 1925. Entrance in central bay.

52 1002-98: Vacant (fenced).

(See Continuation Sheet #8)

North side:

1001-1025 (Baltimore Row): brick, 2 stories, low-pitch parapet roof. Thirteen brick row houses extending the length of the block. Parapet roof breaks into 7 distinct sections with central section dominating. From ends to center, parapet alternates from paired stepped gables to paired shed to paired flat stepped parapet. With the exception of the central merlon, each gable and stepped parapet section contains 4 diamond-shaped, cut stones. These in turn are patterned to form a larger implied diamond, flanked by 2 recessed brick panels. Each row house is 2 bays in width and is fronted by a 1-story,1-bay, hipped-roofed porch. Cement stairs are located between every other porch. Porches are fronted by a coursed-ashlar retaining wall extending the length of the block. Early 20th-century row houses. Ca. 1927-1930.

MAPLEWOOD AVENUE (old Maple Avenue)

North side:

1003 (Wiseman Residence): frame; 2 stories; low-pitch hipped roof; 3 bays; 1-story, 3-bay porch in central bay. Modified Greek Revival. Ca. 1850. Six-over-six, double-hung-sash windows. Interior end chimneys. Turned work on porch columns (later addition). Simple porch rails. Four-light fan in entrance door. Picket fence fronts property. Aluminum siding detracts from historic period appearance. Cinder-block porch base.

1005: frame; 2 stories; gable roof; 2 bays; 1-story, 2-bay porch with gable roof (porch and roof pediments echo each other). Vernacular. Ca. 1910-15. Converted from single-family dwelling to duplex. Altered. Asbestos shingles detract from historic period appearance.

1009: brick veneer over cinder block, 1 story, gable roof, 4 bays, Contemporary builder/speculative house. Ca. 1972. Does not conform to established architectural patterns of the district.

1011: brick, 1½ stories, hipped roof with central shed dormer, 3 bays, 3-bay enclosed porch. Bungalow. Ca. 1927-30. Five-light window in dormer. Extended brick to mark capitals on brick piers.

1013: frame, 2 stories, hipped roof with projecting gable bay, 2 bays, 2-bay enclosed porch. Colonial Revival. Ca. 1910. Stylized Doric columns support porch roof. Bay windows in east bay. One-over-one, double-hung-sash windows. Entrance in west bay.

1101: frame; 2 stories; low-pitch roof; 2 bays; 1-story, 3-bay enclosed porch addition. Vernacular. Ca. 1910. Asbestos siding and mid-20th-century alterations detract from historic period appearance.

1103: frame; 1½ stories; gable roof; 2 bays; 1-story, 2-bay screened porch with battered posts on brick piers. Bungalow. Ca. 1916.

(See Continuation Sheet #9)

61 1105: cinder block; 2 stories; low-pitch hipped roof; 2 bays; 1-story, 1-bay entrance porch in east bay. Vernacular. Mid-20th century.

62 1107: frame, 1½ stories, gable roof, 3 bays. Vernacular. Ca. 1925. Entrance in central bay. Bricktex siding detracts from historic period appearance.

63 1311: frame, 2 stories, hipped roof, 1-story "L" porch. Vernacular. Ca. 1925. Asbestos siding detracts from historic period appearance.

South side:

64 1010: frame, 1 story, gable roof (facing street), 2 bays, 2-bay enclosed porch. Builder's cottage. After 1927. Six-over-one sash. Shingled tympanum and porch.

65 1012: frame, 1 story, clipped-gable roof (facing street), 2 bays, 2-bay enclosed porch with clipped-gable roof. Early 20th-century vernacular/builder's cottage. After 1927. Six-over-one sash. Tympanums of house and porch gable shingled. 1010 and 1012 probably built at the same time.

66 1016: frame; 2 stories; hipped roof; 3 bays with 2-story, 1-bay frame addition to west (ca. 1890-1900); 1-story, 4-bay, "L"-shaped porch addition. Modified Greek Revival. Third quarter of 19th century. Twentieth-century alterations including aluminum siding and aluminum porch supports negate the historic character of this property. Property is surrounded by a chain-link fence.

67 1018-1020: brick, 2 stories, low-pitch roof, 4 bays. Early 20th-century commercial vernacular. Ca. 1914. Double-occupancy commercial building. Each store is 2 bays in width mirroring the other. First and second floors visually separated by continuous cornice. Parapet roof punctuated by corbeled brick brackets (merlons). Arched doorways in center of facade. Stone lintels on second-floor windows. Stone sills on first- and second-floor windows. Diamond-shaped stone in each parapet gable (2). Converted to apartments.

68 1022: brick, 2 stories, low-pitch roof, 3 bays, gable entrance hood supported by brackets over central door. Early 20th-century vernacular. After 1927. Stone sills. Relieving arch over windows and door. One-light transom over door. This building is a connecting wing between 2 early 20th-century commercial buildings now converted to apartments and is of minor architectural significance.

69 1024-1026: Same as 1018-1020.

70 1028: brick, 2 stories, low-pitch roof, 4 bays, 2 entrances each with a gable hood supported by brackets. This building is an "L"-shaped connecting wing between 2 early 20th-century commercial buildings converted into apartments. Early 20th-century vernacular. After 1927. Stone sills. Relieving arches over windows and doors.

(See Continuation Sheet #10)

Recessed cross in brickwork above and to the east of door on east 2-bay projection. This wing is of minor architectural significance.

1030 (Bank of City Point): brick, 2 stories, low-pitch roof, 6 bays. Early 20th-century commercial vernacular. 1912-1914. Present entrance is in third bay (original
-71 entrance altered). Projecting stonework along corners to suggest quoins. Classical entablature with triglyph and metope pattern surmounted by parapet roof. Diamond-and-circle stone pattern along brick parapet. Stone sills on all windows. All wall openings capped by flat brick arches with projecting stone keystone. String course along bottom of facade. 1018-1020, 1024-1026, and 1030 probably built at the same time.

1104: brick and stucco, gable roof with cross gable in west bay, 1 story, 4 bays, 1-
-72 bay entrance porch with "pedimented" roof in second gable. Vernacular speculative cottage. Mid-20th century. Exterior end chimney to east. Does not contribute to the district's historic character.

1108: frame, 1 story, gable roof with cross gable in east bay, 4 bays, 1-bay entrance
-73 "pedimented" porch in second bay. Vernacular speculative cottage. Mid-20th century. Does not contribute to the district's historic character.

PECAN AVENUE

The granite spall paving on the hill leading to the wharf was laid during the Civil War and is a reminder of the heavy traffic on Pecan Avenue when City Point served as a Union supply depot.

South side:

1000 (Overseer's House): frame; 1 story; hipped roof; 3 bays; central 1-bay, hipped-roof
-74 porch. Early 20th-century cottage. Ca. 1910. Central interior chimney. Double-hung, 2/2 sash windows in side bays. Corner of building pilasters and porch posts allude slightly to Classical columns with capitals. Asbestos shingles detract from historic period appearance.

-75 1004: Vacant.

1006: frame; 2 stories; hipped roof; 3 bays; 1-story, 2-bay Colonial Revival porch
-76 across facade. Modified Colonial Revival. Ca. 1910. One-story addition to west. Entrance in west bay.

1008: frame, 1½ stories, hipped roof with central hipped dormer, 3 bays with 3-bay
-77 porch. Bungalow. Ca. 1920. Entrance in central bay. Battered porch posts topped by stylized capitals and stand on cement supports.

(See Continuation Sheet #11)

1010: frame; 2½ stories; hipped roof; 3 bays; 1-story, 2-bay Colonial Revival porch across facade. Modified Colonial Revival. Ca. 1910. Imposing 2½-story addition to east breaks with scale and character of the original building. Addition is equal in breadth yet high mansard-like roof with central dormer conflicts with scale and form of original structure. First floor of addition is divided into 2 bays. East bay is an open porch extending to the rear of the building. Entrance is in the west bay of the addition. The second floor rests atop both the open porch and west bay entrance and consists of a large 3-part bay window, in turn topped by a straight roof cornice. Fronting the addition is a 2-bay, 1-story shed porch with central low pediment. This shed roof is supported by delicate paired columns on each side. This delicacy greatly contrasts with the large mass of the bay window above. The building makes an awkward composition. Addition is before 1927 and appears to be a cross between Colonial Revival and Bungalow.

1012: frame; 2 stories; hipped roof; 3 bays; 1-story, 1-bay porch addition to west bay. Modified Colonial Revival. Ca. 1910. Original porch removed. One-light transom over door in west bay. Asbestos shingles detract from period appearance.

1006, 1010, and 1012 built at the same time.

1014: frame; 2½ stories; hipped roof with central hipped dormer; 2 bays; 1-story, 1-bay porch (not original). Projecting brackets visually support wide roof eave. Modified Italianate. Ca. 1900. Entrance off center in west bay. Asbestos shingles detract from period appearance.

1016: frame, 2½ stories, gable roof with low central shed dormer. Exposed dormer rafters. Four bays; 1-bay, 1-story entrance porch. Bungalow/Vernacular. Ca. 1920. Porch not original. Additions to rear. Facade altered. Asbestos shingles detract from period appearance.

The ancient tree in front of 1016 is reputedly the oldest and largest pecan tree in America. The tree exists as an important local landmark.

1100 (Miami Lodge): brick, 2½ stories, hipped roof, 3 bays, projecting 1 story, 3-bay balconied porch with giant order (2 stories) brick piers supporting architrave and central-bay gable roof. Colonial Revival. 1912. Lunette windows in porch tympanum and dormers. Side chimneys. House overlooks City Point Wharf and commands an impressive view of the James River.

1130 (The Breakers): brick; 2 stories; low-pitch roof fronted by gabled parapet and corbeled merlons; 2 bays; 1-story, 1-bay entrance porch (later addition). Early 20th-century vernacular apartments. 1915-1920.

North side:

(See Continuation Sheet #12)

-84 also (116-1) North of intersection of Pecan Avenue and Cedar Lane (Appomattox Manor): frame; 1½ stories; gable roof with cross gable over center bays; pedimented dormer windows over first-floor window openings; 7 bays; central 1-story, 3-bay, balconied porch in center 2 bays. Porch supports balcony and projecting 2-bay pedimented pavilion. Central-hall plan. Vernacular with Gothic Revival additions. Mid-18th century with 19th-century additions and alterations. Six-over-nine, double-hung-sash windows on first floor. Six-over-six, double-hung-sash windows in dormers. Four-over-four, double-hung-sash windows in central second-floor pavilion. Appomattox Manor was built on the site of an earlier house. This early Colonial plantation was owned by Captain Francis Eppes. The title has been passed down from generation to generation in an unbroken chain of lineal descent from 1635 to the present day. This house was used as Grant's headquarters late in the Civil War. Lincoln visited here several times between 1864 and 1865. HABSI 1959. National Register.

-85 1015 (Cocke House): brick; 2½ stories; gable roof; 3 bays; 1-story, 4-bay, shed-roofed, "L"-shaped Colonial Revival porch. Modified Greek Revival with Colonial Revival additions to the rear (north) and front porch (south). Ca. 1840, 1916. Once occupied by William H. Cocke, superintendent of the Virginia Military Institute.

-86 1017-1103: Vacant (part of the Appomattox estate).

-87 1105: frame, 2½ stories, cross gable roof. Palladian window in gables, 2-story enclosed porch. Colonial Revival. Ca. 1910.

BNZ

8. SIGNIFICANCE

The year 1836 marked the chartering of the City Point Railroad Company connecting City Point with Petersburg ten miles away. The line opened in 1838 (see photos in WPA) and is presently the oldest section of the Norfolk and Western Railroad system. The company failed soon after its inauguration. A second attempt occurred in 1855 which included construction of a new wharf and a new brick depot (demolished during the mid-20th century).

With its strategic siting near both water and rail, City Point was an ideal location for General Grant to establish military headquarters. For ten months (from June 1864 to April 1865), historic Appomattox Manor at City Point served as Grant's military center. Literally overnight the community was transformed as thousands of soldiers arrived. Wharves, warehouses, depots, tents, and temporary one-room log shelters were erected across the district. As the war progressed, President Lincoln and members of his cabinet met with Grant at Appomattox Manor to confer and plan strategies. Here, on January 31, 1865, a Confederate Peace Commission led by Vice President Alexander H. Stephens met with Grant to negotiate possible compromises. Three months later, while visiting at Appomattox Manor, Lincoln learned Petersburg had fallen.

(See Continuation Sheet #13)

7. DESCRIPTION -- Inventory

Additional Entries:

CEDAR LANE

116-0006-

0019

509: brick and stucco; 1½ stories; gable roof with 3-bay shed dormer; 3 bays. Modified "Tudor" style. Ca. 1940. 1½-story gabled entrance in south bay. Half-timbering in dormer and in entrance bay. Enclosed 1-story porch to north. Exterior end chimney to north.

WATER STREET

0088

521: cinder block; 2 stories; flat roof. Industrial garage. Ca. 1960. Does not conform to historic character of district.

Civil War photographs indicate City Point House (599 Prince Henry Street) was used as Headquarters Camp Equipage in 1865. The Belch House (501 Prince Henry Street) is said to have served as a military hospital.

Almost immediately following the war, most temporary military buildings were taken down. The only remaining Civil War structure erected at City Point is the small, one-story, frame Catholic Chapel at 609 Brown Street. Appomattox Manor, Peter Eppes's 18th-century plantation house, stands as a reminder of Virginia's early plantation heritage along the James River and of the important role played by City Point during the Civil War.

City Point soon returned to its pre-Civil War size. Nineteenth-century maps and census figures reveal the district to be no more than part of a small village. During 1912-13 City Point could boast of fewer than ten pupils enrolled in school.

With the arrival of World War I, City Point again underwent staggering changes in its population. The duPont Company opened its gun-cotton/munitions plant on October 27, 1914, attracting over 35,000 workers to Hopewell and City Point. In 1915 two new schools were built to house 800 incoming students. By November 1918 students numbered 2,000. As during the Civil War, temporary housing and tents flourished, fulfilling immediate demands. More substantial commercial structures were erected, several of which were built on Bank Street. These still remain, though during the 1920s they were converted to apartments. With the end of the war in November 1918, the munitions plant ceased production, triggering the second great exodus from City Point. Again City Point returned to a small residential community.

City Point's significance lies primarily in its history. Though several late 18th-, 19th-, and early 20th-century buildings exist, most have been significantly altered since 1930. Prince Henry Street features the highest concentration of antebellum houses with Greek Revival and Federal examples noted at 501, 503, 505, 599, 500, 600, 602, and 616. Of these, houses in the 600 block of Prince Henry (west side) together best maintain a mid-19th-century streetscape in scale and form. While vacant lots to the south tend to detract from the district's overall sense of unity, mid- to late 19th-century maps indicate that these areas were never fully developed. Most turn-of-the-century development occurred along Maplewood and Pecan avenues. With the exception of Miami Lodge (1100 Pecan Avenue) this later development occurred almost exclusively in the form of builder and speculative housing.

BNZ

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[1]Workers Progress Administration, A Guide to Prince George and Hopewell, p. 14.
[2]Francis Earle Lutz, The Prince George-Hopewell Story, p. 133.
[3]An Act Establishing the Town of City Point, February 17, 1826 (Chapter 96).
[4]Anne Royall, quoted in Lutz, op. cit., p. 123.
[5]Actor Tyrone Power quoted in ibid., p. 123.
[6]Claudia M. Hagy, Survey of Prince George County, p. 21.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Maps:

1. A Map and Profile of City Point by John Couty, 1837 (VA. State Library 755.61/R15/1837 (4 parts).

2. Map of City Point, 1844 (VA. State Library 755.61/T2/1844).

3. Depot Field Hospital Army of the Potomac near City Point Va., Ca. 1864. (Hopewell Municipal Building).

4. Civil War Map: June 28, 1865.

5. City Point at the Confluence of the Appomattox with the James River, Headquarters of the Armies, Operating Against Richmond, 1866 (Library of Congress-Prints and Photographic Division).

6. Sandborn Insurance Map - Hopewell, Va., January 1927 (VA. State Library 755.61/T2/1927).

10. GEOGRAPHICAL DATA - VERBAL BOUNDARY DESCRIPTION

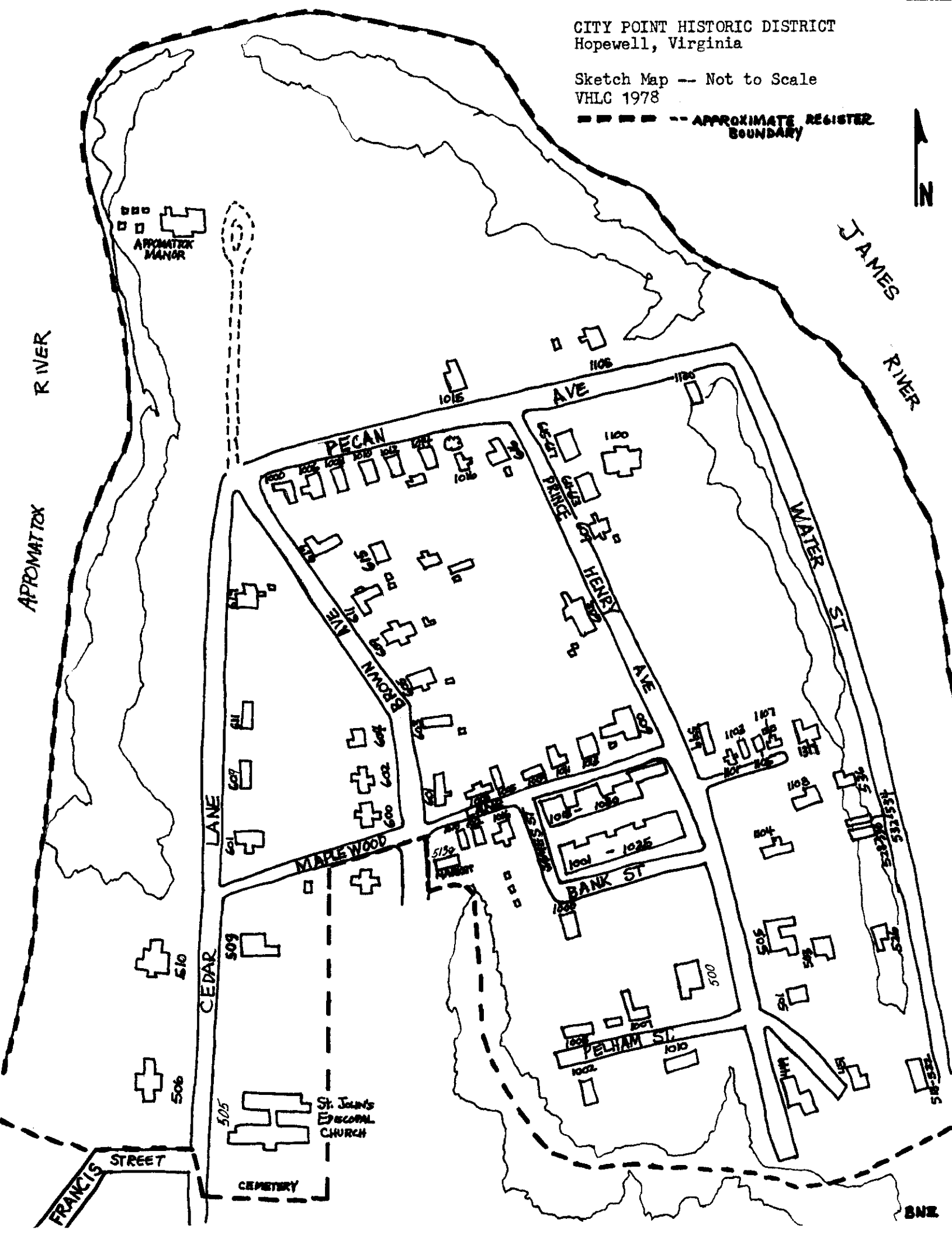
to the W side of Cedar Lane; thence extending about 80' SE diagonally across Cedar Lane to the SW corner of St. John's cemetery; thence extending about 130' E (following S edge of cemetery) to W side of alley between Cedar Lane and Brown Avenue; thence extending about 350' N along said side of said alley to the S side of Maplewood Avenue; thence extending about 220' NE along said side of said avenue (crossing Brown Avenue) to the SE corner of Brown and Maplewood; thence continuing about 90' S along E side of Brown; thence extending E, curving along ravine for about 500' SE, then curving NE about 300'; thence continuing about 380' E along the rear property lines of the buildings facing on Church Street and along the S property line of 518 Water Street to the W side of said street; thence extending 200' E across Water Street and continuing to the S bank of the James River; thence extending NW along said bank for about 1250', then continuing WNW along said bank for about 950', then about 550' W, then continuing S (curving around City Point) for about 1550' to point of origin.

OWNERS OF PROPERTY

The attached list of owners for the City Point Historic District is extracted from the 1978 Real Estate records on file in the Municipal Building, Hopewell, Virginia.

The list includes the name of the owner(s), a legal decription of the property, and a parcel number corresponding to the Real Estate maps maintained along with the above-mentioned records by the Hopewell Real Estate Assessor.

CITY POINT HISTORIC DISTRICT
Hopewell, Virginia

Sketch Map -- Not to Scale
VHLC 1978

-- APPROXIMATE REGISTER BOUNDARY