

VLR 6/18/13
NRHP 7/14/14

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Stewart-Hinton House

other names/site number Department of Historic Resources File # 123-0055

2. Location

street & number 416 High Street not for publication
city or town Petersburg vicinity
state Virginia code VA county (Independent City) code 730 Zip 23803

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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 nationally statewide X locally. (See continuation sheet for additional comments.)

[Handwritten Signature] 12/2/03

Signature of certifying official Date

Virginia Department of Historic Resources

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is: other (explain):

 entered in the National Register

 See continuation sheet.

 determined eligible for the
National Register

 See continuation sheet.

 determined not eligible for the National Register

 removed from the National Register

Signature of Keeper

Date of Action

7. Description

Architectural Classification (Enter categories from instructions)

 Early Republic: Federal _____

Materials (Enter categories from instructions)

foundation brick _____

roof wood shingle _____

walls brick _____

other wood trim _____

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

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

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

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

 Architecture _____

Period of Significance ca. 1798 - 1953

Significant Dates ca. 1798

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

Cultural Affiliation N/A

Architect/Builder Unknown

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: _____

10. Geographical Data

Acreage of Property less than one acre

UTM References (Place additional UTM references on a continuation sheet)

Zone Easting	Northing	Zone Easting	Northing
1 18	286053 4123036	2	_____
3	_____	4	_____

See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

U. S. Department of the Interior
National Park Service

Stewart-Hinton House
City of Petersburg, VA

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title:

Organization: Virginia Department of Historic Resources date March 2003

street & number: 2801 Kensington Avenue telephone 804-367-2323

city or town Richmond state VA zip code 23221

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Mr. and Mrs. Christopher Calkins

street & number 416 High Street telephone (804) 861-0434

city or town Petersburg state VA zip code 23803

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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City of Petersburg, VA

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7. Summary Description:

The Stewart-Hinton House in Petersburg Virginia is a two-story, Flemish-bond brick house on a raised basement with a low hipped roof covered with wood shingles. It is stylistically related to Virginia's great Georgian and Federal mansions. Built ca. 1798, it features fine Federal detailing both on the exterior and on the interior. On the interior the cornice in the first-floor hall, like the doorway, features gouge-work diamonds and vertical flutings above modillions. The three door openings on the rear wall as well as the double-pile east parlor with two fireplaces are features not known to exist at any other Virginia house of the period. The building reflects both original and evolved configurations. It is a three-dimensional textbook of architectural evolution from which much can be learned.

Detailed Analysis:

The Stewart-Hinton House sits back about 60 feet from the sidewalk on the south side of High Street, on the front part of its original lot (the eastern half of New Town Lot #9, expanded to the east by 8 or 10 feet). The yard retains none of the original outbuildings, which may have been numerous, but the remnants of an early-20th-century landscaping scheme are in place (including pecan trees) as well as boxwood planted in the 1970s.

The Stewart-Hinton House has a low hipped roof covered with wood shingles and four rectangular interior end chimneys. The brick is laid in Flemish bond on all four elevations (with Flemish bond brickwork showing even in the basement interior, above grade.) A fine modillion cornice and a simple molded water table carry around all sides. An unmolded four-course-wide Flemish-bond gauged-brick belt course carries across the façade, and wraps around each corner a few feet. Gauged brick flat arches top all window openings. The Flemish-bond brickwork is randomly glazed—mostly headers but sometimes parts of stretchers. Closers are used at the corners and at all openings – an elegant refinement. This includes the basement windows, which also have gauged-brick flat arches, two courses deep, but are for some unknown reason not aligned with the windows above. The basement windows are symmetrically placed, but their lack of alignment is the only breach in the strict formality of the exterior of the house. Both end walls are blank.

The three center bays on the rear (south) elevation are drawn in toward the center, and the three

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first-floor openings are now, and seem always to have been, doors, each with well-worn stone sills similar to the one at the front door. What these doors originally opened onto is unknown, though by 1897 there was a partly enclosed porch on the rear. Neither the early insurance policies nor the 1877 Beers map show such a porch. The Beers map does show the front porch, which had been added about mid-century and has subsequently been removed. Perhaps both front and rear were originally served by narrow stone stoops, like the original stoop of Dodson's Tavern (c. 1797-1811) nearby on High Street, a house which shares trim details with the Stewart-Hinton House. In any case the triple entry on the rear seems to be unparalleled in Virginia. Each door is topped with a flat brick arch; the central doorway is wider than the other two. The flat arches are not executed in gauged brick, perhaps indicating a wooden embellishment like the front doorway. A partially-enclosed porch existed by 1897. Later this became a fully enclosed one-story addition. Around 1980, during the ownership of Bryan Mitchell, this addition was removed and a new one-story addition housing a kitchen was constructed.

At the same time the one-bay-wide front porch, which was installed by 1877 was removed. The door case was reconstructed based on deteriorated fragments that had survived. An 1803 Mutual Assurance Society of Virginia insurance policy, featuring an elevation sketch aided the restoration. The door is flanked by fluted and reeded flat pilasters. A flat band, with a molded soffit below and a narrow molded fillet above, and decorated on its flat surface with alternating gouge-work diamonds and vertical flutings, forms the uppermost element of the capitals of these pilasters, continues around the paneled reveals of the arched opening to function as the impost, and continues across the opening below the half-round fanlight. The open pediment has modillions and dentils. The modillions and dentils, together with the alternating diamonds and flutings of the impost, are all motives that are repeated in the cornice of the first-floor passage.

The Mitchells replaced the late one-over-one sash with six-over-six, basing the change on surviving six-over-six sash upstairs on the rear elevation, and on the best advice of architectural historians. The windows are set essentially flush with the brick walls, with a single narrow ovolo molding on the outer edge of the frames, a bead on the inner edge, and a projecting sill of molded wood.

The Mitchells also replaced the upper molding of the cornice, which had rotted, with one exactly reproducing it, replaced the rotted metal roof with a wood-shingle roof (as indicated in the early Mutual Assurance Society of Virginia insurance policies), and rebuilt all four chimneys in

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exactly the same configuration, using the original bricks. The subsequent owners, the Pilarinos, completed the wood-shingle roof, repointed some sections of the brickwork, and constructed a new uncovered one-bay porch, using Indiana limestone and a new wrought-iron railing featuring the diamond motif found in the woodwork inside and out.

On the interior, the house has a double-pile, central-passage plan with a single room on the east on the first floor, and two rooms on the west. The ceilings are twelve feet high on both floors, but have been lowered a foot on the top floor. The east room had been made into two rooms sometime in the 19th century by the construction of a partition that may have been intended to help support a failing summer beam that was simply fitted over the existing paneled dado. The Pilarinos elected to remove the partition. The room as it stands appears to have no parallel in Virginia in the period, a double-pile room with two fireplaces (fireplaces that differ from each other). Perhaps the answer to the mystery of the east room is that the space was originally built as two rooms, with a partition in line with the partition on the west side of the house, directly below the failed summer beam. Sometime, perhaps in the 1850s, during the occupancy by E. J. Hudson or upon purchase by E. O. Hinton, the two rooms were thrown together, the cornices removed, the paneling carefully reworked to hide omission of the partition, the mantels replaced, and the northeast chimney breast built out several inches to bring it even with the southeast chimney breast. Rooms such as the resulting one are known to have been constructed at about the same time –such as the great north room in the Pace-King House (1860) in Richmond. Later, when the then-unsupported summer beam began to fail, a new partition was constructed south of the summer beam, below the sagging rear floor. It rested on top of the paneled dado, and its own paneled dado did not match.

The west rooms differ dramatically from one another. The large northwest room with its original paneled dado and dentil cornice obviously served a formal purpose, and the much smaller southwest room, having a simple chair rail and no cornice, served perhaps as a chamber or an office. The southwest room also has two early closets flanking the mantel, one with its original shelving.

All window and door openings in the house are trimmed with architrave frames. The six-panel doors, with raised panels on one side, are original, except the front doors that were installed by the Mitchells to replace a large single door of late date. The window embrasures are splayed, and run to the floor (except the southwest room on the second floor), with the windowsills at chair rail height.

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On the main floor, they are fitted with paneled interior shutters, but on the second floor are without shutters or panels. The shutter panels are flat, as are the dado panels of the passage and the northwest room, whereas the east room dado panels are raised.

The plan of the second floor was altered by the Pilarinos in an effort to return to the original plan and to provide for the modern necessity of bathrooms. The latter requirement has been met by partitioning the southeast room to provide a small bathroom entered from the original hall door, at the head of the stair, and a larger bath entered from the northeast room. A large cache of papers and other artifacts, including numerous photographs, was found inside the closet walls of this room. A partition near the center of the upstairs hall was removed by the Mitchells. The Pilarinos re-established the original hall doorway into the northwest room and closed a later doorway.

The basement is entered by means of a narrow stair below the main stair, enclosed by wide, flush, beaded boards. The exterior basement walls are stone below grade, brick above, with Flemish bond showing on the basement interior, an elegant touch. The transverse walls that define the center hall are stone from floor to ceiling. The east and west rooms are presently unpartitioned, but probably were originally. The southeast room, the original kitchen, is paved with brick. The arched opening of the cooking fireplace, long blocked up, has been partially reopened and contains a crane.

In 2002 the current owners rehabilitated the English basement into a full apartment, using the original rear doors for entry/exit. In doing so, one of the large fireplaces (referred to as the laundry) was reopened and made operable. As much original fabric as could be used was saved and incorporated in this renovation. The kitchen, which is currently being renovated, contains the remnants of two smaller rooms. The wall framing and doorways still exist as does the original dirt floor. Before this dirt floor was covered to make the space suitable for storage, an extensive archaeological investigation was done during which over 2,000 domestic artifacts were unearthed. It appears that these two rooms were possibly for the house slaves who worked in this cooking space.

Little is known about the original outbuildings except what is found on the Mutual Assurance Society of Virginia policies. Robert Stewart had built a stable/carriage house on the east side of the lot, 85 feet behind the house, by 1803. This two-story wooden structure with a wood shingle

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roof, disappeared on the fifth policy, taken out in 1837, so it was removed between 1829 and 1837. By 1815 Stewart had built a one-story office (16' x 20') on the northwest corner of the property, directly on High Street, 45 feet in front and to the west of the house. In 1837, the office was still in that position but the stable/carriage house was gone. By 1851, the office was gone from its original position and a one-story, 16' x 20' servants' room was standing where the stable/carriage house had stood. Was it the office, removed from its former position? In any case, the servants' room was still in the same position in 1858. By 1877, no outbuilding shows on the Beers map. When the property was sold in 1910, a stone wall marked the edge of the property on the east side, behind the house. None of these features exists today.

Generally the major missing interior features from the original 1798 house are the mantels. One mantel, presently installed in the large northwest room, was in that location when two interior photographs were taken in 1935 as part of the Historic American Buildings Survey (HABS). The Mitchells were told that it had been installed there in the twentieth century. Stylistically, it seems closest to mantels in high-style Petersburg residences of about 1816, so it does seem likely to be a replacement. This mantel has slender paired fluted colonnettes on either side of the firebox standing on plinth blocks, over which the narrow architrave, the broad frieze, and the deep cornice are broken out. The lower cornice elements also break out over a central frieze tablet, but not the upper cornice elements or the architrave. The mantel is decorated with oval sunburst paterae placed vertically on the frieze end blocks and horizontally on the central tablet, with applied plaster vessels between. A band of punch-and-gouge work enlivens the cornice, and a delicate fluted band forms the inner element framing the marble firebox surround.

The Hintons, who owned the house during the second half of the 19th century, may well have replaced all of the mantels. E. O. Hinton's relatives were even more thoroughly "modernizing" Folly Castle (a 1763 house also in Petersburg) during the same period. The only surviving portion of an original mantel seems to be the upper portion of the mantel in the small southwest room, where the lower portion had been replaced by a Victorian mantel, and the panel replaced by a mirror. The Mitchells substituted a beveled panel for the mirror, and a simple molded architrave surround for the Victorian mantel. Three other mantels purchased for the house by the Mitchells have been installed upstairs. Of the two finest of the three, both of Petersburg origin (but unknown provenance), one with an overmantel is in the northeast chamber, and the other is in the northwest chamber, now used as an office. (These mantels had been intended for the main floor, but with the two east rooms on

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the first floor thrown together by the removal of the partition, they were found not to work together in a single room.) A third mantel purchased by the Mitchells remains where they installed it, in the small southeast room, now subdivided and used for bathrooms. It is a much simpler mantel, with reeded pilasters and reeded diamonds above each pilaster. The house thus has a fine collection of Petersburg mantels, though just one and a half of those have been with the house more than half a century.

The first-floor passage, however, retains all of its original trim, except whatever was used originally at the head of the basement stair, which had been replaced by Victorian railing, now removed. It is 2-1/2" off center, skewed toward the west. The cornice is elaborate, with dentils and alternating gouge-work diamonds and vertical flutings above the modillions. (The same motives are used outside on the front doorway.) A replica of this cornice, with several differences, was installed by the Pilarinos in the second-floor passage. The hall is also surrounded by a flat-paneled dado, which is continued up the stair. The original stair, pictured in a 1935 HABS photograph, remains in place. It ascends against the west wall to a landing against the south front, turns with a short second flight to the east across the south front, and then turns northward along the east wall for a short third flight. It was evidently found difficult to gain headroom under the header, so this timber was set back from its usual position at the line of the top riser, and the re-entrant corner was softened by curving the gallery floor line.

The stair, while simple, is quite beautiful. The balustrade begins with a large terminal swirl at the newel, and proceeds with rampings and easings over the minor posts to a missing wall post on the second floor. The simple balusters are square in section. The square minor posts are beaded at each corner, with simple inverted pyramids at their lower ends. The shape of the fine handrail is repeated in the form of the deep respond of the balustrade against the wall, as are the rampings. At the head of the stair and at the foot the form of the minor posts is repeated, with an engaged post. The respond otherwise is paneled in the manner of the rest of the hall, with flat panels. The stringer has a simply molded rake and console brackets cut to a profile, each enriched with gouge-work diamonds, reflecting the motif in the hall cornice and the front doorway.

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Summary Statement of Significance

The Stewart-Hinton House at 416 High Street in Petersburg, Virginia, is a brick, hip-roofed, two-story house over an elevated basement. It was constructed ca. 1798 for tobacco merchant Robert Stewart and his wife, Amy Goodwyn Stewart. The house is in the Georgian tradition of the group of great Virginia mansions built in the 18th and early 19th centuries. It features sophisticated Federal detailing inside and out. It was the finest house on Petersburg's High Street when it was built and it remains one of the grandest houses in Petersburg's Old Town district today. Notable on the exterior are the fine Flemish-bond brickwork, the beautiful front doorway with its open pediment framing a lunette and the three doorways on the rear. The interior features a first-floor hall with arched entrance, elaborate cornice, flat-paneled dado, an unsupported stair and an unusual double-pile parlor with two fireplaces.

Criteria Statement

The Stewart-Hinton House meets Criterion C and is significant at the local level for architecture. It is one of the finest and most intact Federal houses in Petersburg.

Historical Background

Robert Stewart, Jr., and his wife, Amy Goodwyn, constructed the fine Federal-style house at 416 High Street in Petersburg, Virginia, about 1798. Stewart, an immigrant from Scotland in the 1780s, was a tobacco merchant, an associate of the Petersburg branch of one of the large Glasgow tobacco trading firms. Petersburg was then the largest tobacco port in North America and Glasgow was its largest trading partner.

Peter Jones of Folly Castle in Petersburg laid out the 28 one-acre lots of New Town along both sides of High Street in 1762, and New Town was that year annexed to Petersburg. The eastern half of New Town Lot #9 on which the Stewarts built their house, was vacant and apparently owned by one Eppes in 1784, and seems to have remained vacant throughout the 1780s.

Just when the Stewarts acquired the eastern half of Lot #9 is unclear, as is the date of the

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construction of their fine brick house. In any case, the deed records make it clear that the house had been completed by 1799 and that it was occupied by the Stewarts.

In 1800, Stewart bought the neighboring Lot #10 from William Thompson. By the time he sold this lot to Conrad Webb in 1803, he had constructed a house on that lot with a tile roof. He had also appended eight feet of Lot #10 to his home property. Within a year, however, he had mortgaged his home for the first time. Things went from bad to worse until in 1817, Stewart's trustees sold the property to satisfy his debtors, John Baird, Jr. and Peterson Goodwyn. The purchaser was Peterson Goodwyn himself, a Congressman, who was Amy Goodwyn's uncle. However, Stewart and his family moved on to seek their fortune elsewhere, first to Augusta, Georgia, and then to Alabama.

Peterson Goodwyn died in 1818, but the house remained in the ownership of his descendants until 1857, when it was sold to E. O. Hinton. During those forty years of lease-occupancy, many notable Petersburg residents lived in the house, including D'Arcy Paul, the well known banker and philanthropist, and Ashton Johnston, the pioneering tobacco manufacturer who later constructed - or reconstructed - Stirling Castle at 320 High Street.

Captain Erasmus Orlando Hinton (1830 – 1908), a druggist by trade, purchased 416 High Street in 1857. He was the grandson of Sarah Newsum, the niece and heiress of Peter Jones of Folly Castle, who laid out High Street on a portion of his lands. Despite many vicissitudes of fortune, Capt. E. O. Hinton and his family held on to 416 High Street well into the twentieth century, thus associating their name with the house.

The Stewart House, while architecturally unusual in its day for Petersburg, makes a great deal of sense in the context of the sophisticated background of the Stewart and Goodwyn families. Its façade, with its Flemish-bond construction, its widely splayed jack arches, its water table and belt course, is quite conservative for its date. An exception is the front entrance, which is clearly Federal. The rear entrance, with its triple openings, is perhaps unique in Virginia. The blank side walls, in this double-pile house, are the clearest indication that this is, indeed, an urban dwelling.

The interior of the house features a large center passage with a freestanding stair, large formal rooms, and handsome woodwork. No Virginia parallel has been found for the double-sized, full-depth east parlor, with its two fireplaces.

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Major Bibliographical References

Mutual Assurance Society of Virginia policies

Personal Property Tax Records for the City of Petersburg.

Historic American Buildings Survey VA – 426; photographs of 416 High Street (1935 and 1940)

Old Petersburg by Thomas F. Hale and James H. Bailey

Verbal Boundary Description

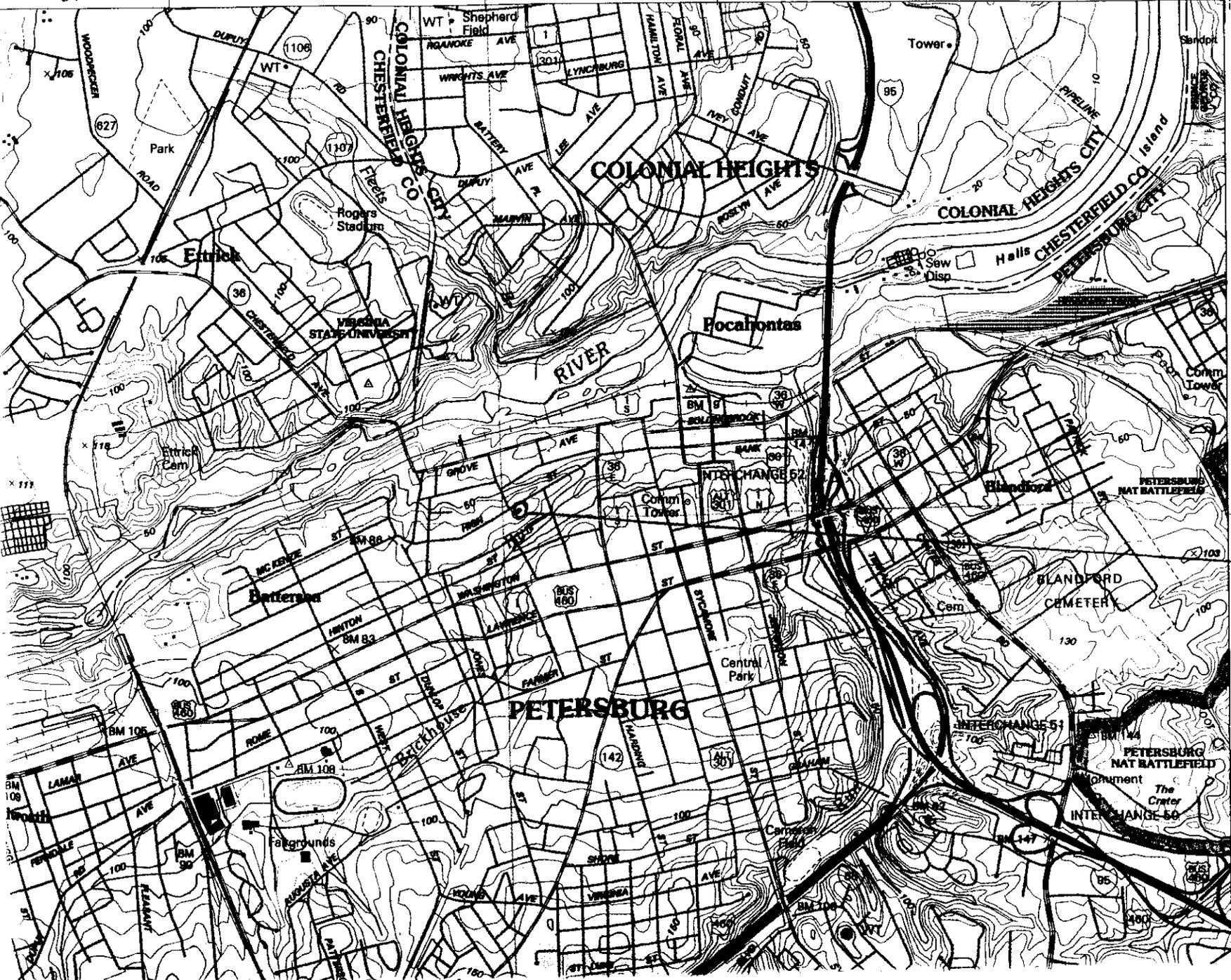
The Stewart-Hinton House is identified as parcel #010200002 on the tax parcel maps of the City of Petersburg, Virginia.

Boundary Justification

The property being nominated includes only the property on which the house stands. The boundary matches the parameters of the current tax parcel for this property.

PETERSBURG QUADRANGLE
 VIRGINIA
 7.5-MINUTE SERIES (TOPOGRAPHIC)

284 285 25' 00" 286 1:3 597 500 METERS 288 289 77' 22' 30" 73' 15' 00"



4125
 4124
 1:100 000 METERS
 4122
 4121

Stewart-Hinton
 House
 116 High Street
 Petersburg, VA
 Zone 18
 E-286053
 11-4123136