

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

Pembroke Manor (Additional Documentation)
Name of Property
City of Virginia Beach, VA
County and State
70000887
NR Reference Number

State Certification

As the designated authority under the National Historic Preservation Act, as amended,
 I hereby certify that this additional documentation additional documentation: name change
 move removal other
 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.


 Signature of Certifying Official/Title

 7/18/2025
 Date of Action

Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
 I hereby certify that this additional documentation additional documentation: name change
 move removal other
 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.

Signature of Certifying Official/Title

Date of Action

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
 additional documentation accepted
 other (explain): _____

Signature of the Keeper

Date of Action

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Introduction

Pembroke Manor was originally listed at the statewide level of significance in the Virginia Landmarks Register in 1969 and the National Register of Historic Places in 1970. At that time, the period of significance was broadly defined as “18th century.” The sole area of significance was Architecture.

The original nomination provides only a brief description of the house, focusing primarily on the Georgian detailing of the exterior with limited discussion of the interior plan and woodwork. The setting is noted only as “ruined” by later residential development, with the house left standing in a traffic circle. The nomination likewise provides minimal justification for the house’s significance, only briefly touching upon the history of the estate and its notable architecture.

This additional documentation provides a more thorough account of the current physical conditions of the property, including a discussion of the existing setting and property boundary, a more detailed description of the dwelling’s exterior, and further analysis of the interior and its integrity. An updated resource count is provided to account for one non-contributing structure, a well, within the listed boundaries.

This documentation also presents a more comprehensive history of Pembroke Manor and expands upon the argument for its architectural significance. As part of this update, the period of significance has been revised to 1764 to reflect the date of the house’s construction.

A current location map, sketch map, and photo key are also attached hereto. The property’s boundary *has not changed* as a result of this additional documentation, though a more accurate acreage for the listed property and precise latitude/longitude coordinates are provided in Section 10.

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Section number 5 Page 1**5. Classification****Number of Resources within Property**

(Do not include previously listed resources in the count)

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

Number of contributing resources previously listed in the National Register 0

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Section number 7 Page 2**7. Description****Architectural Classification**

(Enter categories from instructions.)

COLONIAL: Georgian**Materials:** (enter categories from instructions.)Principal exterior materials of the property: BRICK; WOOD**Narrative Description**

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

Summary Paragraph

Pembroke Manor is located on what is now a small, suburban lot east of Independence Boulevard in north-central Virginia Beach. The property includes the contributing dwelling and a noncontributing well. Only the historic dwelling was described in the original 1970 nomination. Built in 1764, the two-story brick dwelling was designed in the high-style Georgian fashion popular during the late-Colonial period in Virginia. It features a symmetrical, five-bay façade with a similar, although stripped to three-bay, rear elevation. The building is embellished with fine brickwork, including a water table, belt course, and rubbed brick accents, as well as a classical modillioned roof cornice. Although the exterior of the building has undergone a variety of alterations over time, including the addition of a two-story wraparound porch, cupola, and dormer in the early twentieth century, it has since been much restored to its original eighteenth century appearance. Similarly, the interior of the building has undergone renovation, but retains much of its eighteenth-century character, including overall form, layout, and many materials and finishes.

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Narrative Description*Narrative Description in 1970*

The 1970 nomination for Pembroke Manor provided only a brief description of the house, including the setting, exterior, and interior of the property. Regarding setting, the nomination noted only that the setting of the property was “ruined” as the house was left sited on a small traffic circle. It provided a bit more discussion of the exterior with a focus on the Georgian detailing, however, the interior description was limited to a summary of its layout and altered woodwork. As such, the sections below provide additional documentation of the current physical conditions of the property, including a discussion of existing setting and property boundary, a more thorough description of the exterior, and further analysis of the interior and its integrity.

Setting

Pembroke Manor is located at 520 Constitution Drive in north-central Virginia Beach. Although historically at the center of a large plantation estate, much of the land was sold and subdivided beginning in the early twentieth century, a trend that intensified with large-scale redevelopment in the mid-twentieth century to the point that the dwelling now rests on what is a small, suburban lot within a neighborhood that is named after the manor. The homesite is set back from Independence Boulevard on the east side of Constitution Drive and is encircled by a cul-de-sac loop created by Hinsdale Street. The house is sited on a slight knoll on a grassy lawn encircled by a combination of non-historic metal railing and chain link fencing. The house faces west-northwest and is approached by a brick walkway beginning with a set of steps and brick gate posts at the terminus of the Hinsdale Street cul-de-sac. A similar brick walkway leads from the rear of the building to another gate off the main alignment of Hinsdale Street. Scattered throughout the lawn around the house are several, large, mature sycamore trees. To the south side of the building is a small, formal garden with four mulched squares around an oyster shell cruciform path with holly trees and recently planted boxwood shrubs. An additional line of boxwoods is planted around an archway further to the south, and additional holly trees are scattered around the perimeter of the yard. Set in the yard to the north side of the house is a small, non-historic, non-contributing well that mimics the Georgian style of the house. It has red brick walls and is sheltered by a hipped roof with a denticulated cornice supported by chamfered square wood posts with lattice infill.

Located roughly 400 feet east of the homesite on a small, separately owned lot on the south side of Hinsdale Street is the site of what is believed to be an early cemetery associated with the Pembroke Manor property. The cemetery site remains undeveloped and overgrown and has been used by neighbors for vegetative and rubbish disposal in recent years. Some relic landscaping consistent with a cemetery, such as periwinkle ground cover and ornamentals, remain, however, no markers or other evidence of burials are visible.

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Exterior

Pembroke Manor was built in 1764 and embodies high-style Georgian architecture. Although the architect and builder cannot be conclusively documented, the home bears resemblance to other two-story, five-bay brick houses across Virginia and Maryland that express a tradition of building that originated in England and was embraced in the Chesapeake.

Pembroke Manor sits two stories tall above a full English basement and has a double-pile, center-passage form. The masonry walls are composed of red brick laid in a Flemish bond, both below and above a water table at the first-story level, as well as above a brick belt course between the first and second stories. The building is topped by a shallow-pitch, hipped roof that is covered with wood shingles and pierced by a pair of wide, brick chimneys centered on the side slopes (Figure 1).



Figure 1: Photograph 01 - Pembroke Manor, façade, facing northeast

The façade faces west-northwest and is the most elaborately ornamented elevation of the building. The symmetrical façade is centered on an oversized first story entry door that is approached by an unsheltered brick stoop and flight of stairs. The stairs and landing are lined by Chinese Chippendale railings of recent construction. The entry features a pair of inset paneled wood doors set within a classically molded frame. The opening is accented by a rubbed and gauged brick jack arch. All evidence of a non-historic wood segmented pediment and pilasters—features likely added in the early twentieth century and described as surrounding the entry in the original 1970 nomination—has since been removed. Set to each side of the entry are a pair of evenly spaced

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window openings that are original in size but contain replacement double-hung sash windows with nine-over-nine light configurations. The molded frames and sills of the windows that were noted in the 1970 nomination as original to the building remain intact and are accented by rubbed and gauged brick jack arches similar to the entry (Figure 2). One course above the jack arches is an unmolded, three-course brick belt course. The second story has a similar fenestration pattern to the first, however, the second story windows were originally slightly shorter than those on the first, as evidenced by rubbed bricks to each side of the openings that now end several courses above the sill. The central window above the entry was further modified in the late nineteenth century when the opening was expanded to hold a doorway onto a two-story veranda added at that time but has since been reconfigured to match the other second floor window openings. The lower edge of the cornice bed molding is immediately above the second-story window jack arches. The cornice was restored in the 1970s, as some of the original features, including the crown and dentils had been removed as part of the addition of the two-story veranda. The new cornice accents were based on conjecture by A. Edwin Kendrew of Historic Williamsburg and include a bed mold beneath a boxed soffit with evenly spaced modillions. The fascia features another molded crown board that has been affixed with metal barrel gutters. The base of the façade is formed by the upper portion of the English basement, which is delineated by a quarter-round brick water table (Figure 3). Fenestration consists of ground-level window openings aligned with the first and second story windows above. While the openings are original width and capped by rubbed and gauged brick jack arches, the frames, window sashes, and louvers are later replacements. A large amount of later brickwork and patching are evident on this wall, including general repairs and cut and fill of prior openings.

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Figure 2: Photograph 09 - Detail of first story window trim and brickwork, facing east



Figure 3: Photograph 07 - Detail of water table, facing southeast

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The rear elevation mimics the symmetry of the façade, though it has a three-bay configuration and more restricted decorative brickwork (Figure 4). The first-story rear entrance consists of a replacement, single-width, half-glazed, paneled wood door within a later frame and architrave. The trim is more consistent with a Victorian influence and may date from the late nineteenth century when a variety of alterations were made to the exterior of the building. It features paneled reliefs within the inset and the outer trim is wide and topped by a gabled lintel, all with a molded band around the edge. The entry is sheltered by a partial-width, one-story porch that stretches to just inside the windows in the outer bays. The porch has a brick foundation with wood floor and is covered by a shed roof supported by square wood posts and a plain boxed cornice. The age of the back porch is unclear but post-dates the removal of the wrap-around veranda in the twentieth century. A simple, open-slat railing extends around the porch and down the stairs. The windows in the outer bays of the façade are similar in form, size, and finish as those on the façade, although the openings are topped with a continuation of the brick coursing with no jack arch nor rubbed bricks. The three-course brick belt course continues around the rear, five courses above the first story windows, but is interrupted by the roof of the porch. Above the porch and belt course, the second story windows are aligned with those below and are similar in form and size but feature a single course of upright brick headers above the openings. The roofline and cornice are identical to and a continuation of that on the front. At the ground level, below the water table, the window openings align with the windows above and are similar to those on the front with replacement frames and louvers. Some later brickwork and patching are evident on this wall, including a large patch that may be evidence of a previous opening in the outer right bay of the first story, as well as a series of small infill sections just below the belt course that are a result of the cutting and subsequent patching of the holes for the second story porch framing added in the late-nineteenth century.

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Figure 4: Photograph 04 - Pembroke Manor, Rear Elevation, facing west

The two side walls of the building are generally similar to one another in form and fenestration. Both feature two evenly spaced window openings on the first and second stories, although the north elevation has an additional first story window centered on the wall. While the primary window openings are identical to those on the front and rear, with similar frames but no decorative brickwork, the additional north side window is smaller and holds a fixed, multi-light sash that is inset in the wall and trimmed with a flat board surround. The north side also has a basement level door cut through the wall just below the water table and aligned with the rear windows. While a bulkhead has been in this location since as early as the 1970s, and likely much earlier, the present doorway is non-historic and is housed within a poured concrete-lined and brick capped bulkhead. The rest of the two side walls are similar with a continuation of the brick bond, water table, belt course, and cornice as the front and rear. Both have evidence of some later brick work and patching, particularly related to the cut and subsequent infill of the second story porch framing. Also of note are several bricks on the north wall that are inscribed with various initials. Centered above the rear window is an oversized rubbed brick inscribed with "I ES" over "1764" and centered above the front window is a similar brick with "D" over "RA." Set near to the "I ES" brick are several regular sized rubbed stretcher bricks with the initials "MS," "IS," "SS," and "MS" (Figure 5). Near the "D RA" brick is a brick with the initials "FW" (Figure 6). The set to the left coincides with the construction date of the house, "1764," and the original owners Jonathan and Elizabeth Saunders (the letters "J" and "I" were often interchangeable during colonial times). Their children were Mary (MS), John (IS), Sanford (SS), and Margaret (MS). Meanwhile, the association of the "D RA" and "FW" initials above the right window is unclear.

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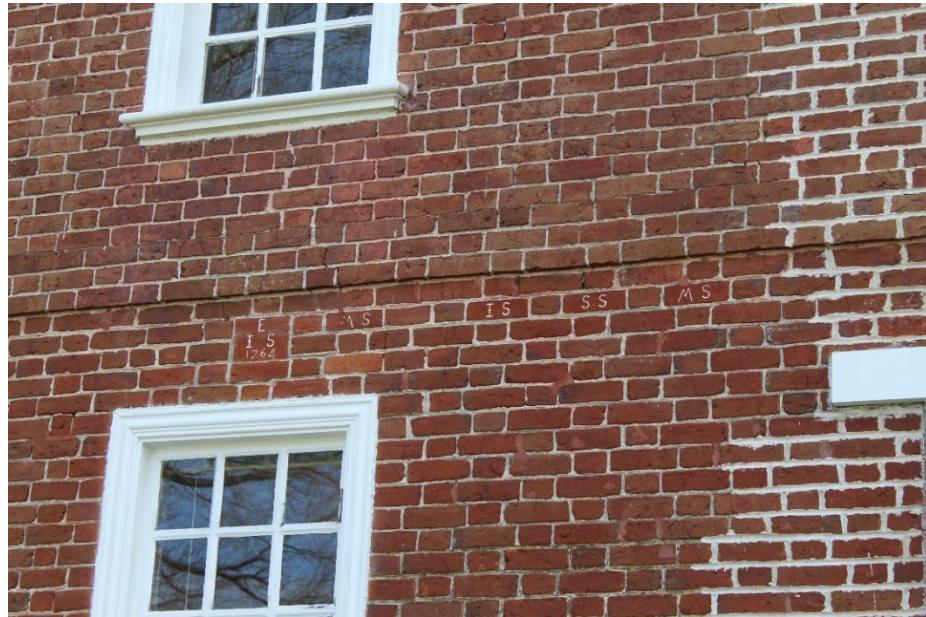


Figure 5: Photograph 11 - Detail of Saunders family brick initials, facing south



Figure 6: Photograph 12 - Detail of unknown brick initials, facing south

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Interior

The interior of the Pembroke Manor house retains much of its eighteenth-century character, despite having undergone several phases of remodel over time. Characteristic of its Georgian styling, the house has a double-pile, center-passage plan with two large rooms on each side of a wide, central hallway in which the primary stairway is located. The central hallway extends the full depth of the building, although a small area at the back of the stairs is walled off to function as a small mudroom inside the back door. The two rooms to the left side of the passage are roughly of equal size and divided by a wall with a central chimney. The rooms to the right side of the passage differ in size, with the front room substantially larger than the rear, which are similarly divided by a wall with a central chimney. The rear room on the right side also contains a secondary staircase that was added in the twentieth century. The wall cavity to each side of the two central chimneys is occupied by closets accessible from either the front or rear room, with the exception of the area to the inside of the south chimney that open to both rooms as a pass-through. The current layout reflects a late-twentieth century restoration to replace angled partition walls present prior to 1970 (Figure 7).

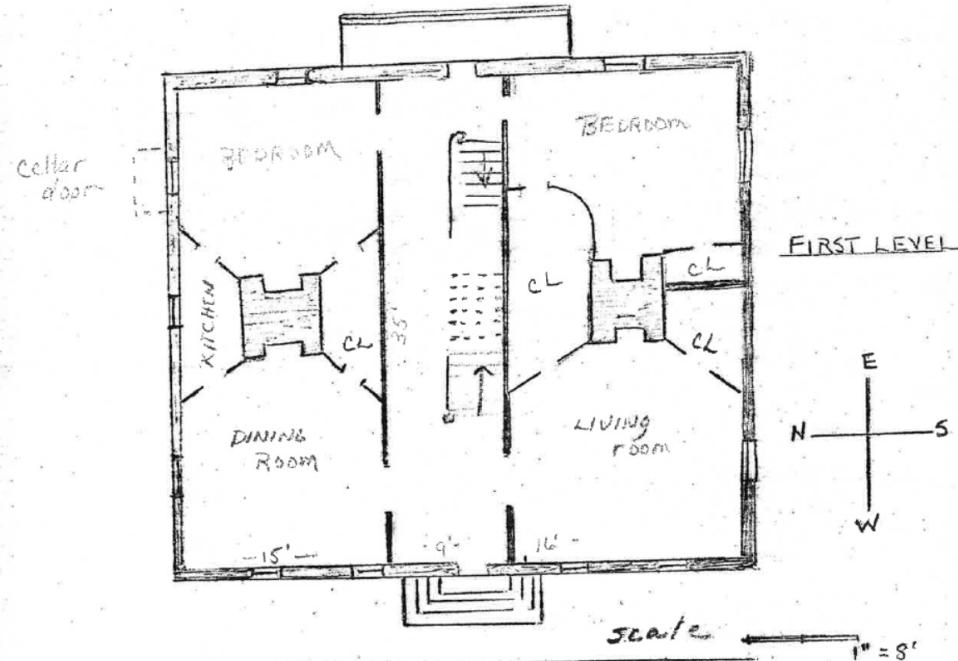


Figure 7: Interior layout of Pembroke Manor as of 1970. Source: Warrick 1970.

The front entry leads directly into the central passage, which is finely finished, however, previous investigation by the Virginia Historic Landmarks Commission notes that many of these finishes in this space and throughout the interior, with the exception of a few doors, frames, and sections of paneled wainscoting, have been replaced. The floors are laid with replacement wide-plank pine

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that span the corridor from side to side. The walls and ceilings are all plastered and trimmed with nonoriginal molded baseboard and chair rail that was installed as part of recent restoration efforts. Each of the doorways into the adjoining rooms is bordered by classically molded and beaded frames with a three-light transom window above. The wood doors are six-panel with porcelain knobs and brass lockboxes. The doors and frames are mostly original while the hardware is a later replacement. The doorway to the rear room has a similar frame but no transom and a non-historic blind door. Non-historic brass chandeliers hang by chain from the ceiling. The straight-run stairway extends up the right sidewall and has a single landing roughly one-third of the way to the second story (Figure 8). At the base is a heavy square newel with chamfered corners, a molded base, and plain capital topped by a pyramidal cap. An ovolو handrail extends up the stairs from the newel, atop a balustrade of two turned balusters per tread. The wall-side rakeboard is a continuation of the baseboard from the rest of the hallway.

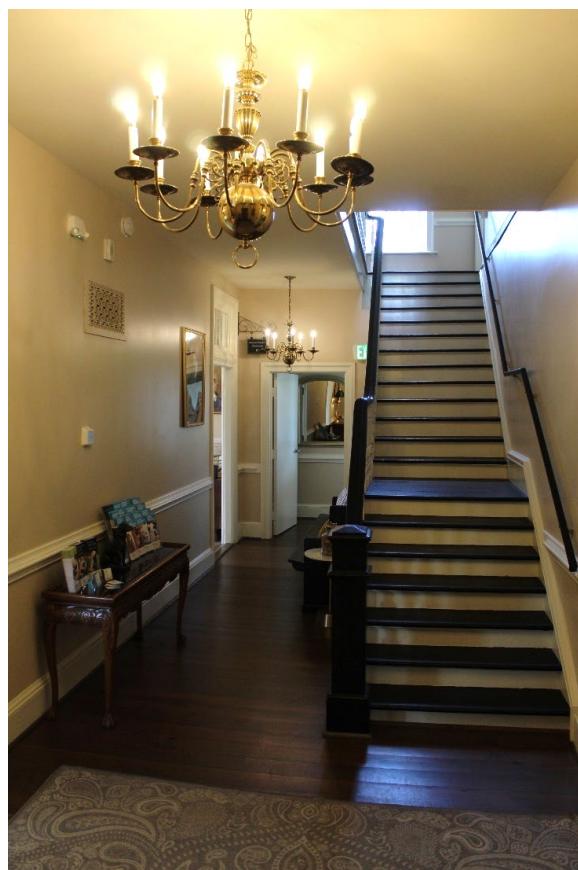


Figure 8: Photograph 15 - First story central passage, facing east

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The front room on the south side of the passage is the largest, and currently the most embellished, although many of the materials have been replaced as part of renovations and restoration. This room features wood floors running from front to back, plastered walls and ceiling, and elaborate trim and paneling (Figure 9). Chair rail and paneled wainscoting, most of which is replacement, wrap around the room, including under the windows, and replicate original paneling on an inset beneath the sashes as well as on integral folding shutters, most of which appear to remain operable (Figure 10). The window frames appear to be original, while the two doors with transoms above that flank the fireplace are replacements. The doorway to the right of the fireplace leads into a small closet beneath the back stairway, while the door to the left of the fireplace leads to a pass-through connecting with the back room. The fireplace, which is centered on the dividing wall, has a brick firebox with an arched opening and a brick hearth. It is embellished with a non-original Neoclassical surround and mantel.



Figure 9: Photograph 16 - First story southwest room, facing interior wall

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Figure 10: Photograph 29 - Detail of first story window trim and paneling

The front room to the north of the passage (northwest room) is smaller and more modestly finished than the front room to the south (southwest room). The northwest room has similar plaster and woodwork but no wainscoting beneath the modern chair rail. The fireplace surround and mantel have been replaced and are of simpler ornamentation than the southwest room. There are also no doors to the adjacent closets, as both are accessed from the northeast room (Figure 11).

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Figure 11: Photograph 28 - Detail of first floor northwest room fireplace

The rear (northeast) room is of similar size as the northwest room and has a more modest aesthetic with mostly modern finishes. The baseboards and door/window frames are similar to those in the front rooms, but there is no wainscoting or chair rail. The fireplace surround, too, is more modest than those of the front rooms and features a raised frame with beaded edges and is topped with a simple shelf above a cyma cornice. It is flanked by replacement doorways to each side, the left of which has a transom while the right does not. Both the closet rooms these doors access have been converted into bathrooms. A large section of plaster has also been removed from the outside wall in this room and the adjoining bathroom in order to expose the historic brickwork. The floors in this room have also been covered with modern manufactured wood.

The rear (southeast) room is the smallest of the four primary first floor rooms and is accessed from a doorway within the rear mudroom under the stairs, as well as from the pass-through next to the fireplace in the southwest room. This room is less finished than the southwest room, but more than the northeast room. It features a modern chair rail, original window frame and paneling, and an original, but repaired, Neoclassical fireplace surround (Figure 12). The room features a secondary stairway that was installed in the 1990s that extends up the outside wall and mimics the primary stairway in design, but with less ornately carved details (Figure 13). The mudroom is partitioned from the central passage at the rear of the stairway. This room generally matches the finishes throughout the rest of the first story with plastered walls and ceiling, molded door frames, and chair rail.

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Figure 12: Photograph 31 - Detail of first floor southeast room fireplace



Figure 13: Photograph 17 - First floor southeast room and secondary stairway, facing interior wall

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The second story of the house is of a nearly identical layout to the first, comprised of two rooms on each side of the central passage (Figure 14). The main staircase reaches the second story near the back of the passage, just to the side of the doorway into the southeast room. The door to the northeast room is across from the top of the staircase and the doors to the front two rooms are generally across from one another near the front of the passage. Rising above the main staircase is a narrower stairway that leads to the attic level. The twentieth century secondary staircase extending from the first-floor southeast room leads to the southwest room of the second story, passes through the original location of a closet beside the chimney. The small space on the opposite side of this chimney is a pass-through corridor similar to that on the first story. The spaces that flank the chimney on the north side of the second story are occupied by a closet accessed from the right side of the fireplace in the northwest room and a bathroom accessed from the right side of the fireplace in the northeast room.

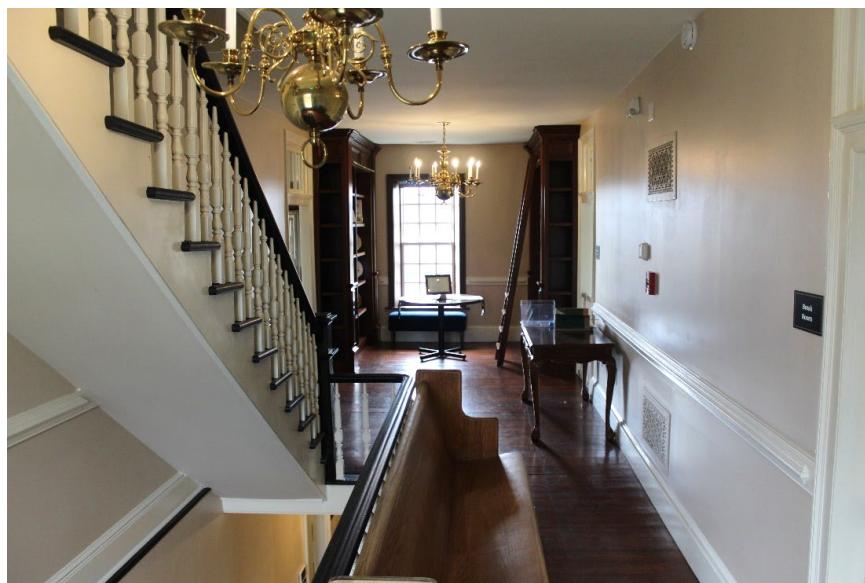


Figure 14: Photograph 19 - Second story central hallway, facing front

The finishes throughout the second story are similar but less ornate than those on the first. Just as on the first floor, much of the woodwork and trim is not original. All four rooms feature molded doors and window frames, baseboards, and chair rails, and each of the doorways from the hallway is topped by a transom. The windows, however, have blank inset boards with no paneling, nor is there paneling beneath the sills. The southwest room features a Neoclassical mantel with higher style finishes while the two northern rooms have more modest mantels (Figure 15). The mantel in the southeast room is Victorian in style with garland and swag motifs and Ionic pilasters.

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Figure 15: Photograph 21 - Second floor northwest room, facing interior wall

A narrower stairway of similar finishes, with integral handrails and newel, extends from the second-story hallway up to the attic level (Figure 16). Closing off the attic at the second-story ceiling level is a retractable door that is operated by a mechanical lift. Although now used for storage, the attic was partially finished as living space in the late nineteenth century when a cupola was added at the center of the roof. As a part of the removal of the cupola and restoration in the 1960s, much of the roof framing was rebuilt, resulting in the loss of some of the finished areas. Where finishes remain, the walls and ceilings are clad with pressed-tin tiles (Figure 17). Stove pipes were pierced into the chimneys to provide heat for the area.

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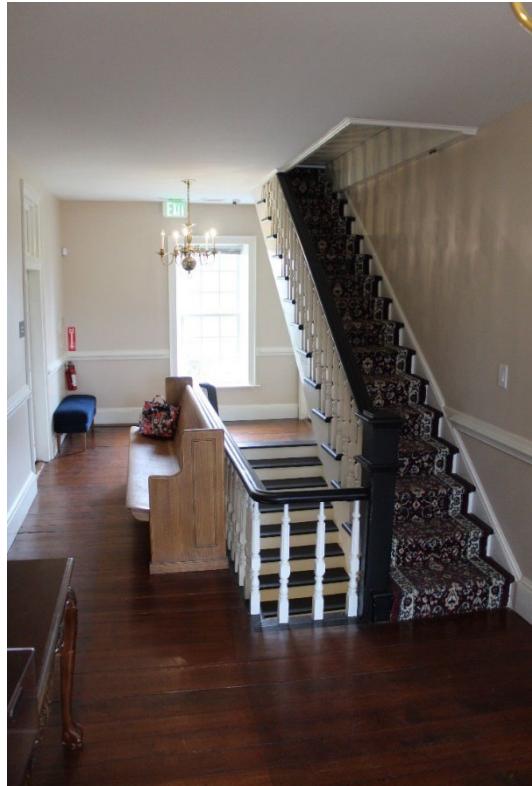
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Figure 16: Photograph 20 - Second story central hallway and stairway, facing rear



Figure 17: Photograph 36 - Tin paneling in attic

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The basement was subject to a recent renovation but remains only partially finished. The space is generally open with the exception of the two wide chimney bases and a historically partitioned room in the southeast corner. Several other non-historic partition walls have also been added throughout the basement, primarily in the rear of the basement to create closets, utility rooms, and other divisions. The historic room in the southeast corner is sunken three steps beneath the floor level throughout the rest of the basement and there is a concrete-lined pit or chamber filled with dirt and sand in the corner adjacent to the steps (Figure 18). The purpose of the room and pit is unclear; however, its depth suggests use as a cold storage space. As such, the pit may be the remnant of a well or other feature to increase the moisture content in this room for cold storage. It is unclear where other historic partition walls in the basement may have been because the floor has been laid with poured concrete and the ceiling framing concealed above sheetrock, hiding any evidence of former partition walls. The remains of a firebox and oven in the northeast corner suggest the likelihood of some partition around this space (Figure 19). This part of the basement was utilized as a kitchen as of 1970, and the location of this firebox and oven feature in proximity to the bulkhead entrance that would allow servants access from the exterior may indicate a historic use of the space as a cooking area. The front side of this chimney and both sides of the right chimney have now been altered, obscuring any evidence of former fireplaces.



Figure 18: Photograph 25 - Basement rear room and well, facing forward

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Figure 19: Photograph 24 - Detail of basement left chimney base and former fireplace, facing forward

In general, floors throughout the basement areas are exposed and feature polished poured concrete although the floor of the sunken southeast room is paved with brick. The exterior walls and chimney bases are exposed brick while non-historic partition walls are covered with sheetrock. The ceilings are also covered with sheetrock. Recessed can lights and central air have been installed within the ceiling cavity (Figure 20).

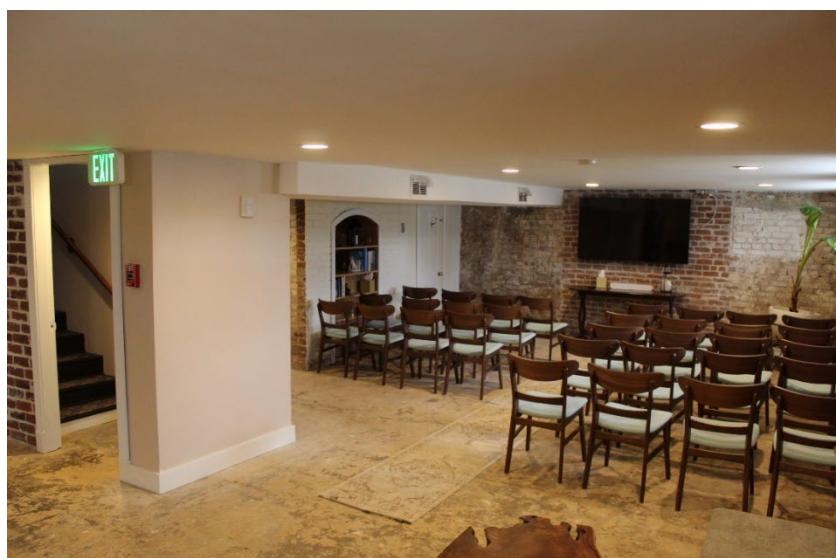


Figure 20: Photograph 23 - Basement front room, facing right chimney

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Section number 7 Page 21*Integrity*

Pembroke Manor retains a moderate degree of historic integrity that has been partially compromised by historic and non-historic renovations, as well as twentieth-century restoration efforts. While the historic setting and materials of Pembroke Manor have suffered loss as a result of these changes, the property retains a sufficient degree of integrity necessary to convey its historical and architectural significance. Regarding the seven aspects of integrity, the building continues to occupy its historic **location** west of Thalia Creek in what is now the City of Virginia Beach; the **setting**, however, is no longer intact as the vast majority of property historically associated with the plantation has been sold and subdivided, and the house is now sited on a small suburban lot surrounded by dense residential development. While the original **design** of the building was altered in the late-nineteenth century, as a result of an attempt to adapt the building to changing styles and tastes, much of this work was reversed in the twentieth century to restore the building to its original appearance. As a result, the integrity of design has been compromised, but the restoration allows the original character and intent of design to be conveyed. The same is true in terms of original and historic **materials**. Many original materials were covered, obscured, or replaced as a result of renovations over time; however, most of the materials present are generally appropriate to its original period of construction. Much of the historic brickwork remains, and while just small portions of the exterior brickwork have been wholly replaced or repaired, larger sections have been repointed, in some cases done using inappropriate materials and techniques. In general, repairs are differentiated from the original work through different colored bricks as well as wider joints. Similarly, the interior finishes include a mix of historic and replacement wood floors, door and window trim, and other details. The historic materials and finishes that remain contribute to the retention of **workmanship** as displayed through the fine exterior brickwork including jack arches, rubbed and gauged brick accents, and belt course; carved and molded interior woodwork including door frames, paneled wainscoting, and operable folding shutters; and timber joinery with hand carved mortise and tenons that remains within the roofing system. The lack of associated property and the subsequent conversion of the home into a commercial operation detract from the integrity of **association**, but the intact physical aspects of integrity help convey the **feeling** of a high style, embellished, eighteenth-century Georgian house of the landed class in colonial Virginia Beach. Although the setting no longer conveys the house's former prominence at the center of a large estate, its landscaped site upon a slight knoll still asserts a sense of prominence above the surrounding landscape.

Archaeological Potential

An easement on the property is held by the Virginia Department of Historic Resources, representing a significant event in the long-term preservation and appreciation of the building. Due to the development of the site in the context of the surrounding neighborhood and the property's various uses over the years –

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including a childcare center with a rubber playground surface - these disruptions have greatly reduced the property's archaeological potential. In the process of approving various tree plantings and landscape improvements on the parcel, DHR staff conducted preliminary shovel testing, which yielded no evidence of undisturbed soils in which subsurface archaeological resources would be located.

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Section number 8 Page 23**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

Period of Significance1764

Significant DatesN/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural AffiliationN/A

Architect/BuilderN/A

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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.)

Pembroke Manor is an eighteenth-century Georgian dwelling in what was historically Princess Anne County, now the City of Virginia Beach. First listed in the National Register in 1970, Pembroke Manor was constructed in 1764 by Captain Jonathan Saunders and symbolized the socioeconomic status of its owner. Historically, the house was associated with several prominent families and, therefore, represents one of the many large, self-sustaining plantations that dotted the landscape of Colonial Tidewater Virginia. Due to the passing of Saunders soon after the house was built, as well as several subsequent owners who passed not long after acquiring it, the early history of the house and property was a series of short-lived occupations and sales by and to other planters. The frequent turnover of the property may have contributed to the preservation of many of the early features of the house, as large-scale renovations and updates did not occur until the late nineteenth century when it was purchased as a seasonal residence for a wealthy New York judge. Property ownership changed multiple times throughout the twentieth century until it became the focus of early preservation efforts that accompanied the development of much of its associated property as a residential subdivision. Both represent significant events in the history of the property; the development of the Pembroke Manor subdivision largely destroyed the historic setting of the house but presents interest for the attempt to harken to the colonial history of the site through the names of its streets. As part of development of the subdivision, the house itself was donated to the Princess Anne County Historical Society for preservation as a museum, which importantly also led to early efforts to partially restore the dwelling to its colonial appearance. An easement on the property was later granted to what is now the Virginia Department of Historic Resources, representing a significant event in the long-term preservation and appreciation of the building.

Architecturally, the house is a fine surviving example of a high-style Georgian colonial manor within what is now the City of Virginia Beach that, despite alteration and renovation, still largely reflects its character as designed and built. While the original architect and builder cannot be conclusively established, the original nomination speculated that the house is “related to the group of Virginia mansions whose designs are often attributed to Richard Taliaferro.” While it is similar in form and finish to many of these works, including Wilton (Henrico County, VDHR# 127-0141, NRHP 76002231), Carter’s Grove (James City County, VDHR# 047-0001, NRHP 69000249), Elsing Green (King William County, VDHR# 050-0022, NRHP 69000252), Powhatan (James City County, VDHR# 047-0016, NRHP 70000803), and the George Wythe House in Williamsburg (VDHR# 137-0058, NRHP 70000866), there are other two-story, five-bay brick houses across Virginia and Maryland that embody similar characteristics that have no association to Taliaferro, and no known record of an association to Taliaferro exists for Pembroke Manor. Still, the house

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reflects many characteristic features of the Georgian style embraced throughout Virginia and Maryland during the latter-half of the eighteenth century, including symmetrical elevations with balanced proportions, fine brickwork with Flemish bond walls, a molded water table, a full belt course, and rubbed and gauged accents. Although the larger setting is no longer intact, the house sits on a knoll that reinforces its prominence over the surrounding landscape as designed, even on the small lot on which it is currently sited.

Pembroke Manor is eligible for listing in the National Register of Historic Places at the Statewide level of significance (as accepted in the original 1970 nomination) under Criterion C in the area of Architecture. Although the original nomination noted the property's period of significance as "eighteenth century" and in the area of Art, it is now clarified that the property is eligible under Criterion C in the area of Architecture, with a period of significance of 1764, representing the year of its construction. The boundary delineated in the 1970 nomination remains the same.

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

Statement of Significance in 1970

The 1970 National Register of Historic Places nomination for Pembroke Manor does not provide sufficient detail justifying its significance under the National Register criteria, only briefly touching upon the history of the estate and its notable architecture. The original nomination identified the resource as "built along the lines of a classic Virginia Georgian mansion" but that it "became one of Virginia's forgotten Georgian mansions" as a result of additions that obscured the building. The nomination states: "Pembroke has never achieved the recognition it deserves as a significant achievement of colonial Virginia building" and notes that "architecturally, the house is related to the group of Virginia mansions whose designs are often attributed to Richard Taliaferro." "Art" was selected as the only Area of Significance and no justification or documentation was provided to attribute the house to the works of Richard Taliaferro. The nomination stated that "Pembroke Manor was occupied from the seventeenth century, but the present house is the only existing early structure of the original Pembroke Manor Tract" and that the house was assumed to have been built by Captain Jonathan Saunders in 1764 due to an inscribed brick on the north side of the dwelling. Based on the assumed construction date, "18th century" was selected as the house's period of significance.

The following Statement of Significance and the accompanying Justification of Criteria presents a more thorough documentation related to the construction and history of the dwelling and builds the argument for significance under Architecture.

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Historical Background

The land on which Pembroke Manor sits was part of the Grand Patent of 5,350 acres given to Capt. Adam Thoroughgood in 1635 for the transportation of 105 persons.¹ Over time, his heirs divided the land and subsequently sold sections and land that would become Pembroke Manor would come into the hands of the Saunders family.² The Saunders family arrived in Princess Anne County from England in 1695 through their progenitor Jonathan Saunders, rector of Lynnhaven Parish, one of three parishes created from Lower Norfolk County and the boundaries of which formed Princess Anne County when it was created in 1691.³ Jonathan married Mary Bennett Ewell, a widow of Thomas Ewell, II, who lived in the vicinity of Pembroke. Jonathan passed away circa 1701 and Mary remarried. After the death of Mary Bennett Ewell Saunders Boush circa 1737, she bequeathed her Pembroke land to her son, by Jonathan, John Saunders.⁴ According to historian Florence Turner, John Saunders appears to have been a seafarer and his stepfather, Maximillian Boush, appointed him as captain to one of his merchant ships.⁵

Despite the Saunders family's early ownership of the land, present-day Pembroke Manor was not constructed until 1764, under the ownership of Jonathan Saunders, grandson of Jonathan and Mary Saunders and son of Capt. John and Mary Saunders. Unlike his father, Jonathan eschewed the mariner's life. He served as a vestryman in the county and married Elizabeth Thoroughgood, daughter of a prominent local family.⁶ He also increased his landholdings to take his place as a wealthy Virginia planter. His 800-acre estate became known as Pembroke Manor and on his 400 acres of marshland, he raised herds of meat cattle, sheep, and hogs.⁷ By the eighteenth century, wealthy planters had largely replaced White indentured laborers with Black enslaved laborers as their primary labor force.⁸ It was likely enslaved laborers who grew the crops and raised the livestock that Pembroke Manor produced. A chancery suit after the passing of Jonathan Saunders identified four enslaved laborers held by Saunders: Old Dick, Sharper, Peg, and Africa.⁹ Unfortunately, no additional information about these individuals, or others that toiled on the plantation, has been discovered,

¹ John E. Little, "The Hermitage," National Register of Historic Places Registration Form, September 21, 2007.

² Anne Warrick, "Pembroke Manor," (Unpublished paper, January 8, 1970), 8.

³ *The Beach: a history of Virginia Beach, Virginia* (Virginia Beach: Virginia Beach Public Library, 2006), 130; W.A. Spray, "Saunders, John," in *Dictionary of Canadian Biography*, Vol. 6 (University of Toronto/Université Laval, 2003). Accessed February 2, 2024, http://www.biographi.ca/en/bio/saunders_john_6E.html.

⁴ The year of Mary Boush's passing is unclear as sources vary. It appears to have occurred sometime in the late 1730s or early 1740s. Louisa Venable Kyle, *Pembroke Manor*, (pamphlet, n.d.).

⁵ Florence Kimberly Turner, *Gateway to the New World: A History of Princess Anne County, Virginia 1607-1824*, (Easley, SC: Southern Historical Press, Inc., 1984), 189.

⁶ Charles F. McIntosh, "Saunders: Princess Anne County, Virginia," *The Virginia Magazine of History and Biography*. 32, no. 1 (1924), 94; Spray, "Saunders, John."

⁷ Turner, *Gateway to the New World*, 189.

⁸ Allan Kulikoff, *Tobacco and Slaves: The Development of Southern Cultures in the Chesapeake, 1680-1800*. (Chapel Hill, NC: University of North Carolina Press, 1986), 38.

⁹ John Harvie Creecy, *Princess Anne County Loose Papers*. (Richmond, VA: Dietz Press, 1954), 50.

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and it is unclear if they were the only persons held by Jonathan Saunders.

Though it has not been confirmed, it is likely that Pembroke Manor was built by enslaved laborers in 1764. It was common for enslaved persons to be involved in the various aspects of construction of buildings “from preparation of materials to decorative finishing.” Though the vast majority of the enslaved population in Virginia were engaged in agriculture, building tradesmen were also among the ranks particularly by the mid-eighteenth century as more Black craftsmen were trained.¹⁰

After its construction, Pembroke Manor became the home of Jonathan and Elizabeth Saunders and their children, Mary, John, Sanford, and Margaret.¹¹ Like other early Virginia plantations, Pembroke Manor was a self-sustaining farm with numerous outbuildings supporting its operation including quarters for enslaved laborers, two kitchens, silos, barns, and storage sheds, as well as an overseer’s house.¹² Saunders’s home was considered “the best in the County.”¹³

Saunders passed away in 1765, the year following the dwelling’s construction, and was perhaps buried in the cemetery that remains just east of the house.¹⁴ His widow, Elizabeth, continued to manage the property until her own death in 1769. Their daughter, Mary, married Jacob Ellegood in 1768 and, after the death of Elizabeth, he became guardian of the remaining Saunders children. Jonathan and Elizabeth’s son, John (b. 1754), attended school in Philadelphia to study law, however, left when he came of age and in 1775, assumed control of the family estate.¹⁵

Like his father, John Saunders was a member of Virginia’s planter class, though he also had ties to the commercial community. For years, his estate supplied merchants with white oak timber for European markets. When increased tensions between the American colonies and Great Britain resulted in a revolution, Saunders openly sided with the Crown.¹⁶ When the Queen’s Loyal Virginia Regiment formed, with Ellegood as its commander, John Saunders served as a captain and

¹⁰ Vanessa E. Patrick, “as good a joiner as any in Virginia’ African-Americans in the Eighteenth-Century Building Trades.” Colonial Williamsburg Foundation Library Research Report Series – 363. (1995) <https://media.colonialwilliamsburg.org/media/documents/as-good-as-any-in-Virginia2.pdf>, 2.

¹¹ Suzanna Holden, “Data Found on Pembroke Owner,” *The Virginian-Pilot and the Ledger-Star* (Norfolk, VA), February 5, 1978; *The Beach*, 130.

¹² Turner, *Gateway to the New World*, 189-191.

¹³ Spray, “Saunders, John.”

¹⁴ Jonathan Saunders gravestone is at the Old Donation Church cemetery, although church records indicate that it was moved from Pembroke farm without his remains (Bowers 2014). The cemetery at Pembroke may be that described in Henry Kellam’s 1786 will – a 30-square-foot “grave yard in the old orchard” (PAWB 1:114). This graveyard is currently east of the dwelling and outside of its current property boundaries. Henry Kellam, Last Will and Testament (WB 1:114, October 11, 1786).

¹⁵ In the eighteenth century, coming of age meant that 21 years. Spray, “Saunders, John;” John P. Alcock, “18th Century Virginia Law,” <https://freepages.rootsweb.com/~jcat2/genealogy/18centvalaw.html>. Accessed August 15, 2024.

¹⁶ Spray, “Saunders, John.”

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raised a troop of cavalry at his own expense.¹⁷ Saunders was then transferred to The Queen's Rangers and left the colony. He returned to Princess Anne County once more in 1780 to head British forces at Kemp's Landing.¹⁸ Following the war, John relocated to England where he resumed his studies and became a lawyer.¹⁹ John and his wife, Adriana Margaretta Jekyl Chambers, the daughter of a Maryland loyalist, joined approximately 14,000 American loyalists who settled in the new province of New Brunswick, Canada, which was carved from the mainland portion of Nova Scotia to accommodate the refugees from the American Revolution. There, he eventually became a judge.²⁰

As a loyalist, John Saunders's land in Princess Anne County was declared escheat in July of 1779 when he was brought before the county's Committee of Safety; he filed a claim with the United Kingdom's American Loyalist Claims Commissioner in 1785 and received reparations for over £5,000.²¹ In the records, his vast estate was described as:

A plantation in the County of Princess Anne, in Virginia, lying partly on the Lynnhaven River within two miles of Kemp's Landing, containing eight hundred acres of very good land with a large and valuable new brick dwelling house, an overseer's house, two kitchens, a barn and other out-houses, two apple orchards of more than seven hundred bearing trees of the best quality, a peach orchard with a variety of other fruit trees, and a great quantity of very valuable white oak and other timber.²²

Included among his property were "a tract of good meadowland of four hundred acres lying in the same county," equipment, livestock, and crops. Documentation of Saunders's inquisition notes that he had "one old Negro man Slave, and one Old Negro Woman" belonging to him, as well as others that had been taken by the Commonwealth, while the UK's American Loyalist Claims state that he had twelve enslaved laborers. Turner identifies these enslaved individuals as Jack, Sarah, Sue, Sam, Lewis, George, Essex, Charles, Quash, Harry, Stepney, and Somerset; documentation

¹⁷ Spray, "Saunders, John."

¹⁸ *The Beach*, 13.

¹⁹ Turner, *Gateway to the New World*, 196.

²⁰ Research has taken of place of John Saunders life and legal career after the American Revolution. Though such details are not relevant to this nomination, an interesting note is his opposition to slavery as a judge in Canada. Despite coming from a slave-owning family, and holding enslaved laborers in Virginia, he was one of two Supreme Court judges to question the legality of slavery in the 1800 New Brunswick case concerning Caleb Jones and an enslaved woman, known as Nancy (Ann). Spray, "Saunders, John"; W.A. Spray, "Caleb Jones," in *Dictionary of Canadian Biography*, Vol. 5 (University of Toronto/Université Laval, 2003). Accessed July 30, 2024, https://www.biographi.ca/en/bio/jones_caleb_5E.html; Holden, "Data Found."

²¹ Princess Anne County, VA Deed Book 16:48; Jean Phillips, "Restoration In Future of Manor," *The Virginian-Pilot*, July 15, 1973; Spray, "Saunders, John."

²² Turner, *Gateway to the New World*, 195.

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for these names has not been located in order to confirm its veracity.²³

As confiscated property, Pembroke Manor was auctioned, and Henry Kellam, a merchant of Kemp's Landing, purchased it for £32,400 in 1781.²⁴ Like Jonathan Saunders, Kellam was unable to enjoy his property long as he passed away in 1785. He decreed in his last will and testament the wish to have his estate sold, saving a 30-foot-square plot in the old orchard that served as a graveyard.²⁵ It is not evident if Kellam held enslaved persons. The property was sold to Dennis Dawley in 1796. Newspaper notices indicate that Dawley served as Sheriff of Princess Anne County.²⁶ A newspaper notice in 1789 references Dawley's search for a runaway enslaved man, Toney, in his 20s, indicating that he held at least one enslaved person prior to his purchase of Pembroke Manor.²⁷

Around the turn of the century Dawley wished to leave the area and placed his plantation for sale. The property was then described as:

Few farms possess equal advantages with this. It is bounded on one part by Lynn-haven river, which abounds with the best fish and oysters, at all seasons of the year. There are about three hundred acres heavily timbered with oak, pine and other valuable trees – the remaining part of the tract is cleared and well inclosed. The soil is equal to any in the neighborhood, and the fruit trees of different kinds produce an annual income of at least One Thousand Dollars. The improvements consist of a two story Brick Dwelling-House, with four rooms and an airy passage, on a floor, and a cellar under the whole house – kitchen, barn, stables, and every other necessary outhouse.²⁸

In 1803, Dennis and Elizabeth Dawley, of Norfolk County, sold the, by then, 600-acre estate to David Milhado and his mother, Mary, of Princess Anne County, for \$16,666.00.²⁹ Newspaper advertisements indicate that Milhado was a prominent Norfolk merchant. He took out a mutual assurance policy in 1805 on his "Plantation called Pembroke" which included only the mansion house valued at \$4,000.³⁰

²³ The fate of John Saunders's enslaved workers is unknown. As a Loyalist, they would have been confiscated by the Commonwealth. Princess Anne County, VA Deed Book 16:48; American Loyalist Claims, Series I, 1783-1786.

<http://www.ancestry.com>; Turner, *Gateway to the New World*, 196.

²⁴ Kyle, *Pembroke Manor*; "Advertisement," *Virginia Gazette*, March 19, 1779; Virginia Station Land Office, 1781-0301.

²⁵ According to research by Green and West, the remains of Henry Kellam were moved from Pembroke to Old Donation Episcopal Church. Laurie Boush Green and Virginia Bonney West, *Old Churches, their Cemeteries and Family Graveyards of Princess Anne County, Virginia*, (Virginia Beach, VA: L.B. Green, 1985), 3. Princess Anne Co., VA Deed Book 24:116.

²⁶ "To Be Sold," *Virginia Chronicle and Norfolk and Portsmouth General Advertiser*, August 11, 1792.

²⁷ "Twenty-five Dollars Reward," *The Norfolk and Portsmouth Journal*. January 7, 1789.

²⁸ "Being desirous..." *The Commercial Register* (Norfolk). October 20, 1802.

²⁹ Princess Anne Co., VA Deed Book 26:252.

³⁰ Mutual Assurance Policy, No. 57, October 31, 1805.

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A mere decade later, having decided to leave the Commonwealth, Milhado advertised Pembroke for sale near the end of 1814, describing the property and stating the economic benefits that the plantation had:

600 Acres...The Improvements on this Estate are very valuable – they consist of a large two-story Brick House 45 by 50 [feet], with four Rooms above and four below, with a passage through the middle of the house, all completely furnished. There is excellent Stables, a Barn, Quarter, Cribs, Kitchen, Hen Houses, &c. all in very good order.

The Neck of 300 Acres is all enclosed...and contains, besides the Oak Timber...abundance of Rail Timber, and is one of the best ranges for Cattle and Hogs in the County – it will winter 100 head of Cattle through the advantages of possessing an immense quantity of fine salt marsh around it – I consider this section of the estate good every year for 1000 dollars profit...The soil is not inferior to any in Virginia. It has probably about 70 or 80 Acres of Meadow Land which is not yet reclaimed, but could be done at an expense of 500 to 1000 dollars, and I am confident and do not hesitate to say that from 100 to 150 tons of Hay might be annually made therefrom, which would at any time command in Norfolk 1500 or 2000 dollars. In time of peace the Fruit alone has sold for 1000 dollars per annum.

The land is...well adapted to the growth of Indian Corn, Wheat, Rye, Oats, Barley, &c.³¹

According to the author of the 1775 *American Husbandry*, planters that produced a range of products from their plantations (e.g. tobacco, lumber, livestock, corn, etc.) “should have fifty acres of land for every working hand.”³² By this logic, a 600-acre estate would supposedly require twelve enslaved laborers. Though Milhado advertised for sale many items, enslaved workers were not among them. It is unclear how many individuals Milhado held, though he offered to hire out ten enslaved laborers, “mostly boys from 12 to 16 years of age” in 1814.³³

In addition to the plantation, the wealth of Milhado was reflected in his wish to also sell “...the best Mahogany Sofas, Chairs, Tables, Looking Glasses, Prints very elegant, a great variety of Cut and Plain English Glass, Table China, a large quantity of Wilton and Scotch Carpets, 8 or 10 very good Beds, Curtains, a quantity of Plate, and 2 or 300 volumes of Books.”³⁴

³¹ “Plantation,” *Norfolk Gazette and Publick Ledger*, December 7, 1814.

³² Kulikoff, *Tobacco and Slaves*, 48.

³³ “Plantation.”

³⁴ “Plantation.”

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David Milhado and his wife Elizabeth, his mother and co-owner Mary having passed previously, sold the property to Jane Collins of Norfolk for \$15,000 in 1814.³⁵ While little information on Collins has been found, she appears to have been the wife of Philip Collins and lived in Norfolk. Collins took out a Deed of Trust to secure the payment but defaulted on payments. This led to the auctioning of the estate, and in 1822, Dr. James McAlpine purchased Pembroke for the low price of \$4,505.³⁶

McAlpine, like previous owners, would have enjoyed the benefits of his wealth and the estate. In 1830, Dr. McAlpine was the head of the household with a total of five unnamed free White persons and eight unnamed enslaved Black laborers.³⁷ He passed away the following year, and at that time, in addition to Pembroke, he also owned the estate known as Bay Side. McAlpine's estate inventory lists twenty-one enslaved workers including: Old Daniel, Joe, Old Dick, Judith, Lettice, Nanny, Linda, David, America (who worked as a carpenter), Tom, Robertson, David, Ned, Nancy, Priscilla, Harriot, Emma, Mary, Lovy, Bekey, and Charlotte.³⁸

As a result of a chancery suit, Pembroke Manor was auctioned once more and Thomas S. Land purchased it for \$4,010 in 1859.³⁹ A wealthy man, the 1860 federal census lists Land as a farmer with real estate valued at \$15,000. He lived with his wife, Mary, two children, Littleton W.T. and Kettie K., and a White laborer, Samuel Brown. He is also listed in the 1860 U.S. Slave Schedule with twenty-six unnamed enslaved Black workers.⁴⁰ According to the record, these individuals lived in three "slave houses" though one person was employed elsewhere and two were considered fugitives; no additional information has been found regarding the workers at Pembroke Manor.⁴¹ Though the names of all of the enslaved held are not known, the U.S. Freedmen's Bureau identifies two individuals in 1863: Frank West and Berry Cornick.⁴² Land's personal estate was valued at \$20,840.⁴³

Aside from the relatively brief ownership by Allen W. Willett, who defaulted on payments, and Julius Pelton, who did not complete payments, Pembroke Manor would remain with the Land family, under Littleton W.T. Land, until 1886. Littleton Waller Tazewell Land was born to Thomas Stone Land and Mary Woodhouse Keeling Land. During the Civil War, he served in Company F,

³⁵ Princess Anne Co., VA Deed Book 31:265.

³⁶ Princess Anne Co., VA Deed Book 33:444.

³⁷ Census records before 1850 provide the names for only the head of households. United States Census Bureau, federal census (1830).

³⁸ Princess Anne Co., VA. Mixed Records 1812-1831:2.

³⁹ Princess Anne Co., VA, Deed Book 47:121.

⁴⁰ These documents only name the owner or employer of enslaved people.

⁴¹ United States Census Bureau, federal census (1860); United States Census Bureau, Slave Schedule (1860).

⁴² U.S. Freedmen's Bureau, 1865-1878, Records of the Field Offices. <http://www.ancestry.com>.

⁴³ United States Census Bureau, federal census (1860); United States Census Bureau, Slave Schedule (1860).

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Virginia 6th Infantry, the Seaboard Rifles. After taking the oath of allegiance on May 13, 1865, he returned to Princess Anne County. In 1880, Land was listed in the U.S. Census as a farmer living with his wife, Eliza (Elizabeth Burroughs), three Black servants – Jordan Sykes, China Shears, Henry Gillam – and one White servant – Thomas J. Ficutuss.⁴⁴

After being in the Land family for more than 20 years, in 1886, L.W.T. and Eliza T. Land sold Pembroke Manor to Porter Sheldon.⁴⁵ This was Judge Sheldon of Jamestown, New York who had formerly served as a member of Congress and in the New York State Legislature.⁴⁶ He made Pembroke Manor his winter home and raised cattle on the property and the 1889 Norfolk City Directory identifies him as the proprietor of Pembroke Dairy.⁴⁷ It is also under his ownership that extensive alterations were made to the dwelling, transforming it from a Georgian style house to a Victorian dwelling with wrap around porches on the first and second stories, a dormer, and a cupola centered on the roof (Figure 21).⁴⁸ Sheldon passed away in 1908 in New York and his heirs sold his properties; the Home Realty Company purchased Pembroke from Sheldon's heirs in 1912.⁴⁹

⁴⁴ United States Census Bureau, federal census (1880).

⁴⁵ Princess Anne Co., VA, Deed Book 58:103.

⁴⁶ "Obituary," *Ledger-Star* (Norfolk). August 24, 1908.

⁴⁷ Kyle, *Pembroke Manor*; J.H. Chataigne, *Chataigne's Directory of Norfolk, Portsmouth & Berkley 1889*. (J.H. Chataigne, 1889), 450.

⁴⁸ Princess Anne Co., VA, Land Tax Records, 1889.

⁴⁹ "Obituary."; Princess Anne Co., VA, Deed Book 89:87.

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Figure 21: Print of Pembroke as it appeared circa 1910 by Casey Holtzinger. Source: Animal Vision Center of Virginia.

From this point forward, Pembroke would be owned by multiple development companies and individuals: The Home Realty Company (1912), Elizabeth Park and Land Company (1912-1913), J.C. Hudgins and C.C. Hudgins (1913-1920), J.H. Cofer (1920-1923), Lynnbrook Corp. (1923-1936), The Pembroke Corp. (1936-1958), and C.F. Burroughs (1958-1961). The use of Pembroke Manor by these companies and individuals is unknown. Some, perhaps C.C. Hudgins, may have continued to farm the land or at least occupied the dwelling, while others, particularly the companies, may have purchased the property speculatively.

As the region became increasingly developed in the second half of the twentieth century, in 1961, the land around Pembroke Manor was rezoned for the planned development of 1,100 residential lots, a shopping center, school, and apartment buildings.⁵⁰ In that same year, Arrow Realty Corporation, Olden Realty Corporation, Octavius Realty Corporation, and Fairneck Realty Corporation purchased multiple parcels, including Pembroke, with the intent of creating a housing subdivision.⁵¹

⁵⁰ "Sanitation District For Oceana Asked," *Ledger-Dispatch and Star* (Norfolk), July 11, 1961.

⁵¹ Princess Anne Co., VA, Deed Book 682:373.

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Terry Corporation, which had been active in the region since 1954 and became one of the Virginia's largest builders, developed the new housing subdivision named Pembroke Manor in recognition of the historic estate. Additionally, referencing the colonial period, the streets around the dwelling originally had era-appropriate names – Constitution Drive, Schuyler Road, King George Road, Independence Boulevard, Articles Lane, and Stamp Act Lane, among others (Figure 22). A multi-page advertisement for the neighborhood noted that "The old Pembroke Manor House reflects the grandeur of the land's rich history, while it also sets the tone of the homes that surround it. The old house and the new Pembroke Manor homes blend to insure [sic] a stable and happy future for homeowners in Pembroke Manor."⁵² In addition to the success of the neighborhood, and the facilitation of Pembroke's restoration, the creation of the Pembroke Manor neighborhood led to seven national awards for its developers: Look Magazine Award of Distinguished Merit, Practical Builder magazine Merit Award for Excellence, as well as five awards from the National Association of Home Builders Journal.⁵³

⁵² "Reading: Lesson in Pembroke Manor home features," *The Virginian-Pilot* (Norfolk, VA), September 30, 1962.

⁵³ "Homebuilder Helps Build Communities, Too," *The Virginian-Pilot* (Norfolk, VA), July 10, 1966.

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Figure 22: 1963 Plat of the Pembroke Manor neighborhood with the Pembroke Estate highlighted (blue).

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The historic Pembroke Manor house, however, was not demolished for the development. Understanding the significance of the historic house, the companies gifted Pembroke Manor to the newly formed (1961) Princess Anne County Historical Society in 1963 for its preservation; at this time the dwelling was “in a state of near collapse.”⁵⁴ The original intent was to use the house as a museum.⁵⁵ Committed to the preservation of the estate, the Historical Society raised funds to work towards the stabilization and partial restoration of Pembroke Manor, however, the endeavor was expensive.⁵⁶ The organization rented the dwelling to “restoration-minded tenants” who cared for the house to keep it from falling into further disrepair; two such couples included the Piskorski’s and Timpani’s who paid minimal rent in return for maintenance and some restoration work.⁵⁷ Over time, the building’s exterior was restored to its Georgian style appearance, and by its 1970 listing in the National Register of Historic Places, the early twentieth century wrap-around porches and cupola had been removed. In the mid-1970s, the nondescript 1900s primary entrance door was replaced with a door and door surround authentic to the eighteenth-century design, as determined by a historic architecture consultant.⁵⁸ The roof structure was repaired, roof sheathing was replaced, and chimneys repaired in the late 1970s.⁵⁹

With the high costs of restoration and maintenance required by Pembroke Manor, the Historical Society, which also owned Upper Wolfsnare, decided sell Pembroke to a “private party who agreed to undertake the restoration of the interior for office use.”⁶⁰ In order to protect and preserve the house in perpetuity, before selling it the Historical Society placed the property under easement to the Virginia Historic Landmarks Board (now Virginia Department of Historic Resources) in 1987.⁶¹ Virginia Plan Administrators, a company that processed medical claim forms, purchased Pembroke Manor in 1988 with the intent to restore the house, maintaining its historic character, to move its administrative offices into it.⁶² The company had the interior stabilized and restored, beginning with the first story.⁶³

In 1993, R.L. Childcare, Inc. purchased the property, and it became the Ivy League Academy, a

⁵⁴ Princess Anne Co., VA, Deed Book 917:643; Completion Report: Pembroke Manor, Virginia Beach, Virginia. May 23, 1980. VDHR records.

⁵⁵ Bernard Ghiselin, “Pembroke Manor Cultural Hub,” *The Virginian-Pilot and The Portsmouth Star*. February 15, 1963.

⁵⁶ The Princess Anne County/Virginia Beach Historical Society. <https://www.virginiabeachhistory.org/about-us>. (March 14, 2024).

⁵⁷ Jean Phillips, “Restoration In Future of Manor,” *The Virginian-Pilot* (Norfolk, VA), July 15, 1973; Mary Reid Barrow, “Old house presents new challenge to couple.” *The Virginian-Pilot* (Norfolk, VA), August 19, 1983.

⁵⁸ Barrow, 1983; Pembroke Manor records, VDHR.

⁵⁹ Princess Anne Co., VA, Deed Book 917:643; Completion Report: Pembroke Manor, Virginia Beach, Virginia. May 23, 1980. VDHR records.

⁶⁰ “Homes,” *The Virginian-Pilot and the Ledger-Star* (Norfolk, VA). December 13, 1987; “Virginia Historic Landmarks Board Receives Six New Easement Donations,” *Notes on Virginia*. 30 (Spring 1987), 3.

⁶¹ Princess Anne Co., VA, Deed Book 2623:880.

⁶² Princess Anne Co., VA, Deed Book 2713:1152.

⁶³ “Homes,” 1987.

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Christian school for pre-kindergarten through fifth grade. Pembroke Manor was renovated to accommodate the school; major undertakings included adding a secondary stairway and bathroom and finishing the interior of the basement.⁶⁴ After the building passed out of the hands of R.L. Childcare and the school, each owner and occupant has worked toward further stabilizing the historic house and maintaining its unique features.

Criterion C: Architecture

Pembroke Manor stands as an embodiment of fine late-Colonial, Virginian Georgian residential architectural principles. Rooted in Renaissance ideals, the style primarily came to the colonies via pattern books, and in Virginia, it became popular around the turn of the eighteenth century and lasted until the American Revolution.⁶⁵ The quintessential mid-Atlantic Georgian dwelling is a two-story, double-pile, center-passage house featuring symmetry and classical detailing.⁶⁶ Essentially a box in shape and form, Georgian buildings are defined through harmonic proportions and symmetry of fenestration. An exaggeration of scale is often achieved through subtle variations in second floor details, including the level of a stringcourse and reduced window size. In Virginia, the Georgian home was typically constructed of brick laid in Flemish Bond (as opposed to wood frame that was more popular in New England) and employed a moderately steeply pitched roof with heavy molded cornice, and decorative brick or stone accents including rubbed jack arches and quoins. The homes were much grander in scale and embellishment than the earlier Colonial homes of the landed class, such as the Lynnhaven (VDHR# 134-0037, NRHP 69000363), Keeling (VDHR# 134-0018, NRHP 73002297), and Thoroughgood (VDHR# 134-0033, NRHP 66000921) houses in Virginia Beach in an effort to display the vast wealth and status to which the owners of these homes were afforded.

The 1764 construction of Pembroke Manor falls directly within the style's period of peak popularity in the region, and the building remains as an excellent embodiment of the mode. While it is one of roughly 300 such examples recorded within the Commonwealth of Virginia, Pembroke Manor is one of just five recorded extant Colonial Georgian houses in the City of Virginia Beach built including Pleasant Hall (1779; VDHR# 134-0027, NRHP 73002229), Jonathon Woodhouse House (c.1760; VDHR# 134-0038), Lancaster-Lovett House (1772; VDHR# 134-0072), and Carraway House (1734; VDHR# 134-0084). While each of these homes reflects Georgian influences as applied to homes associated with wealthy White families, they vary in form, stylistic embellishment, and historical integrity. Generally, they reflect more a local vernacular, including frame construction, gambrel roofs, and stripped embellishment. Two of the homes have also

⁶⁴ Princess Anne Co., VA, Deed Book 3252:114; Melissa Gundel, "A nice place to live, at a good price," *Virginian Pilot*, August 16, 1997.

⁶⁵ Gabrielle M. Lanier and Bernard L. Herman, *Everyday Architecture of the Mid-Atlantic*. (Baltimore, MD: The Johns Hopkins University Press, 1997), 124.

⁶⁶ Lanier and Herman, *Everyday Architecture of the Mid-Atlantic*, 124.

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previously been determined to have compromised integrity and determined not eligible for the National Register. Pembroke Manor, however, reflects a much more elaborate and pattern-book influenced design with many of the hallmarks of the classic Georgian dwelling in the region. Among its characteristic traits are, a full two-story height over a raised basement with water table, a five-bay façade, hipped roof with conventional modillion cornice, and chimneys that provide the appearance of great height. Also distinctive of some regional interpretation is the reduction in the number of bays from five on the front to three bays on the rear. The building is of brick construction with Flemish Bond and thin joints, and characteristic of the style are the use of rubbed and gauged brick accents, particularly around door and window openings, as well as at the outside corners. Similarly, the interior is balanced on a central passage and the spaces reflect a hierarchical order through presence and detail of woodwork; although much of the extant trim is non-historic and based upon speculation.

While the architect of Pembroke Manor is not conclusively known, there is reason to believe it may have been designed by someone well-versed in Georgian stylistic pattern books and perhaps familiar with other late-Colonial architects and builders in Virginia and their works in the region. Among late-Colonial period builders in Virginia were Joseph Brown, William Buckland, Peter Harrison, Robert Munday, and Richard Taliaferro, each bringing their own form of sophistication to the Georgian style.⁶⁷ Other eastern Virginia houses with similar form and details include Wilton (VDHR# 127-0141, NRHP 76002231), Carter's Grove (VDHR# 047-0001, 69000249), Elsing Green (VDHR# 050-0022, NRHP 69000252), Powhatan (VDHR# 047-0016, NRHP 70000803), and the Wythe House (VDHR# 137-0058, NRHP 70000866).

Similarly, there is no documentation, physically or documentary, of the builder(s) of Pembroke Manor. It is plausible that the initials on the second set of inscribed bricks over the window on the north side, "D R A" and "F W," may have some relevance to a builder, this cannot be substantiated. Although there likely was a head builder or craftsman present during construction of the building, in addition to an architect, the majority of the labor was likely provided by enslaved workers, some of whom may have been enslaved by the original owner, Jonathan Saunders. While only the names of four individuals enslaved by Saunders have been established through the documentary record, there were likely many more involved in the construction of a building as large and ornate as Pembroke Manor. These individuals may have been borrowed or leased from nearby plantation owners or may have been supplied by the builder. Throughout the Colonial era through Emancipation, it was common for enslaved Black workers to be involved in the various aspects of construction of private dwellings and public buildings "from preparation of materials to decorative finishing." While many were summoned to assist White craftsman on construction sites on a job-by-job basis, many became highly skilled tradesmen in their own right, laying bricks, carving wood

⁶⁷ Christopher G. Bates, editor, *The Early Republic and Antebellum America: An Encyclopedia of Social, Political, Cultural, and Economic History*. (New York: Routledge, 2010), 83.

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trim, plastering walls, and other processes integral to the construction and finishing of ornate architecture.⁶⁸ While the names of those involved in the construction of Pembroke Manor may never be known, their work and skills contributed to not only its architectural distinction, but the history of life and labor on the Pembroke Manor plantation, and the broader story of how so many of the nation's fine homes and other buildings came to be prior to Emancipation.

The interior layout of Pembroke Manor further reinforces its Georgian style as well as the social norms and lifeways that characterized the plantation and Colonial Virginia, in general. The Georgian layout was specific in its definition of public and private spaces and where individuals of varying classes were permitted. Guests of the residence would have likely entered the formal entrance on the facade into the central passage. From there, they would be invited into the two front rooms (southwest and northwest) that are the largest and would have been most embellished, to serve as the parlor and dining room. More familiar guests might have been permitted into the rear two rooms (northeast and southeast) while the second story would likely have been completely private to the residents.

The majority enslaved laborers working and living at Pembroke Manor would have likely been housed in separate dependencies, although some domestic servants may have resided in the basement or attic areas. Unfortunately, both of these areas have been subject to alteration and renovation that obscure evidence of historic layout or configuration. While most food preparation and cooking likely took place in a detached kitchen, particularly during the summer months, there is evidence of a fireplace and cooking hearth in the basement that suggests some level of food preparation took place within the main house. Such cooking would have been conducted by one or more domestic enslaved laborers who worked closely in and around the primary dwelling, perhaps one of the four named in the chancery suit of Jonathan Saunders. The proximity of the cooking hearth in the basement of the house, near the northeast corner, coincides with the location of exterior bulkhead access door, suggesting that meals could have been prepared or plated in the basement, and then carried up the exterior bulkhead and brought into the house through the back door. Such a circulation pattern would limit the interaction of enslaved individuals with guests and residents of the house occupying the front rooms.

While many physical features of Pembroke Manor have been removed, replaced, or otherwise obscured, the overall form, layout, and character of house remains intact, conveying its architectural distinction as a high-style Georgian house and the lifeways of its owners and occupants, both White and Black. As a prominent surviving example of Colonial architecture in Virginia Beach, it has been the subject of various preservation and restoration efforts. By the early-1960s, the house was in an advanced state of disrepair. In 1963, when, as a part of the

⁶⁸ Hallock, Gardiner. "Built by my Family." America's Grand Buildings Built by Slaves. September 2, 2019. Accessed at: <https://widerimage.reuters.com/story/built-by-my-family-americas-grand-buildings-built-by-slaves>

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redevelopment of the surrounding landscape into a suburban neighborhood, the house and immediate surrounding site, that now comprises the parcel on which the home is sited and the National Register boundary, was donated to the newly formed Princess Anne County Historical Society with the intention of preserving the house and opening it as a museum. While stabilization and some restoration work progressed, the endeavor proved costly, forcing its sale to a private entity. Soon thereafter, the property was placed under a Historic Preservation Easement held by the Virginia Department of Historic Resources, which has continued to ensure protection and encourage maintenance of the house through several subsequent private owners. At this time, Pembroke Manor has been restored much to its original grandeur and appearance, with the assistance of historic architecture consultants and preservation-minded proponents.⁶⁹ Through its preservation, it continues to stand as an excellent representation of the type of Virginia Georgian architecture of the prominent White gentry class in Virginia Beach.

⁶⁹ Mary Reid Barrow, "Old house presents new challenge to couple," *The Virginian-Pilot* (Norfolk, VA) August 19, 1983.

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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: Virginia Department of Historic Resources, Richmond, Virginia

Historic Resources Survey Number (if assigned): DHR ID# 134-0026

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10. Geographical Data

Acreage of Property 0.51 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____ (enter coordinates to 6 decimal places)

1. Latitude: 36°51'8.30"N Longitude: 76° 8'2.06"W

2. Latitude: Longitude:

3. Latitude: Longitude:

4. Latitude: Longitude:

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.)

Pembroke Manor is located on a single parcel completely enclosed by Hinsdale Street and Constitution Drive in the Pembroke Manor neighborhood of the City of Virginia Beach, Virginia. It is identified by the City of Virginia Beach as parcel 14775814630000 at 520 Constitution Drive.

United States Department of the Interior
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Boundary Justification (Explain why the boundaries were selected.)

The nominated boundary includes the parcel on which the Pembroke Manor house is currently sited. This remains unchanged from the previously listed boundary; however, this update provides additional detail on the parcel number, address, and surrounding road names as these were omitted from the original nomination. The parcel on which the house is located was platted in 1963 when the surrounding neighborhood was subdivided, and Pembroke Manor was gifted to the Princess Anne County Historical Society for preservation. Acreage noted in the 1969 nomination was 1 acre, however this was approximate, as the measured area of the parcel is 0.51 acres. This boundary does not include the Saunders cemetery, as this site is discontiguous from the home. Jonathan Saunders' gravestone was relocated from the cemetery to the Old Donation Church cemetery, although church records indicate it was moved without his remains, so it is unclear whether the cemetery may still contain any historically associated burials.

11. Form Prepared By

name/title: Robert J. Taylor, Jr. and Dara A. Friedberg

organization: Dutton + Associates, LLC

street & number: 1115 Crowder Drive

city or town: Midlothian state: VA zip code: 23113

e-mail: rtaylor@dutton-associates.com

telephone: (804) 897-1960

date: August 2024

United States Department of the Interior
National Park Service**National Register of Historic Places**
Continuation Sheet

Pembroke Manor
(Additional Documentation)
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70000887
NR Reference Number

Section number Additional Documentation Page 49**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Pembroke Manor

City or Vicinity: City of Virginia Beach

County: N/A

State: VA

Photographer: Robert J. Taylor, Jr.

Date Photographed: March 7, 2024

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

- 1 of 36 – Pembroke Manor front façade, facing northeast
- 2 of 36 – Front oblique and south side garden, facing northeast

United States Department of the Interior
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Pembroke Manor
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- 3 of 36 – Front and north side, facing southeast
- 4 of 36 – Rear, facing west
- 5 of 36 – Rear oblique, facing southwest
- 6 of 36 – Detail of chimneys, facing northeast
- 7 of 36 – Detail of watertable, facing southeast
- 8 of 36 – Detail of beltcourse, facing east
- 9 of 36 – Detail of first floor window trim and brickwork, facing east
- 10 of 36 – Detail of basement window, facing east
- 11 of 36 – Detail of Saunders family brick initials, facing south
- 12 of 36 – Detail of unknown brick initials, facing south
- 13 of 36 – View of Pembroke Manor setting from Hinsdale Street, facing west
- 14 of 36 – Well in north yard, facing northeast
- 15 of 36 – First floor central hallway, facing towards rear
- 16 of 36 – First floor southwest room, facing interior wall
- 17 of 36 – First floor southeast room and secondary stairway, facing interior wall
- 18 of 36 – First floor northeast room, facing interior wall
- 19 of 36 – Second floor central hallway, facing front
- 20 of 36 – Second floor central hallway and stairway, facing rear
- 21 of 36 – Second floor northwest room, facing interior wall
- 22 of 36 – Second floor southwest room and secondary stair landing, facing interior wall

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Pembroke Manor
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23 of 36 – Basement west room, facing south chimney

24 of 36 – Detail of basement north chimney base and former fireplace, facing front

25 of 36 – Basement southeast room and well, facing forward

26 of 36 – Detail of first floor southwest room fireplace

27 of 36 – Detail of first floor wainscoting

28 of 36 – Detail of first floor northwest room fireplace

29 of 36 – Detail of first floor window trim and finishes

30 of 36 – Detail of stairway balustrade

31 of 36 – Detail of first floor southeast room fireplace

32 of 36 – Detail of first floor baseboard and chair rail

33 of 36 – Detail of second floor northeast room fireplace

34 of 36 – Detail of second floor southeast room fireplace

35 of 36 – Detail of roof framing and remnants of tin paneling

36 of 36 – Tin paneling in attic

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.



134-0026, Pembroke Manor, 520 Constitution Drive, Virginia Beach

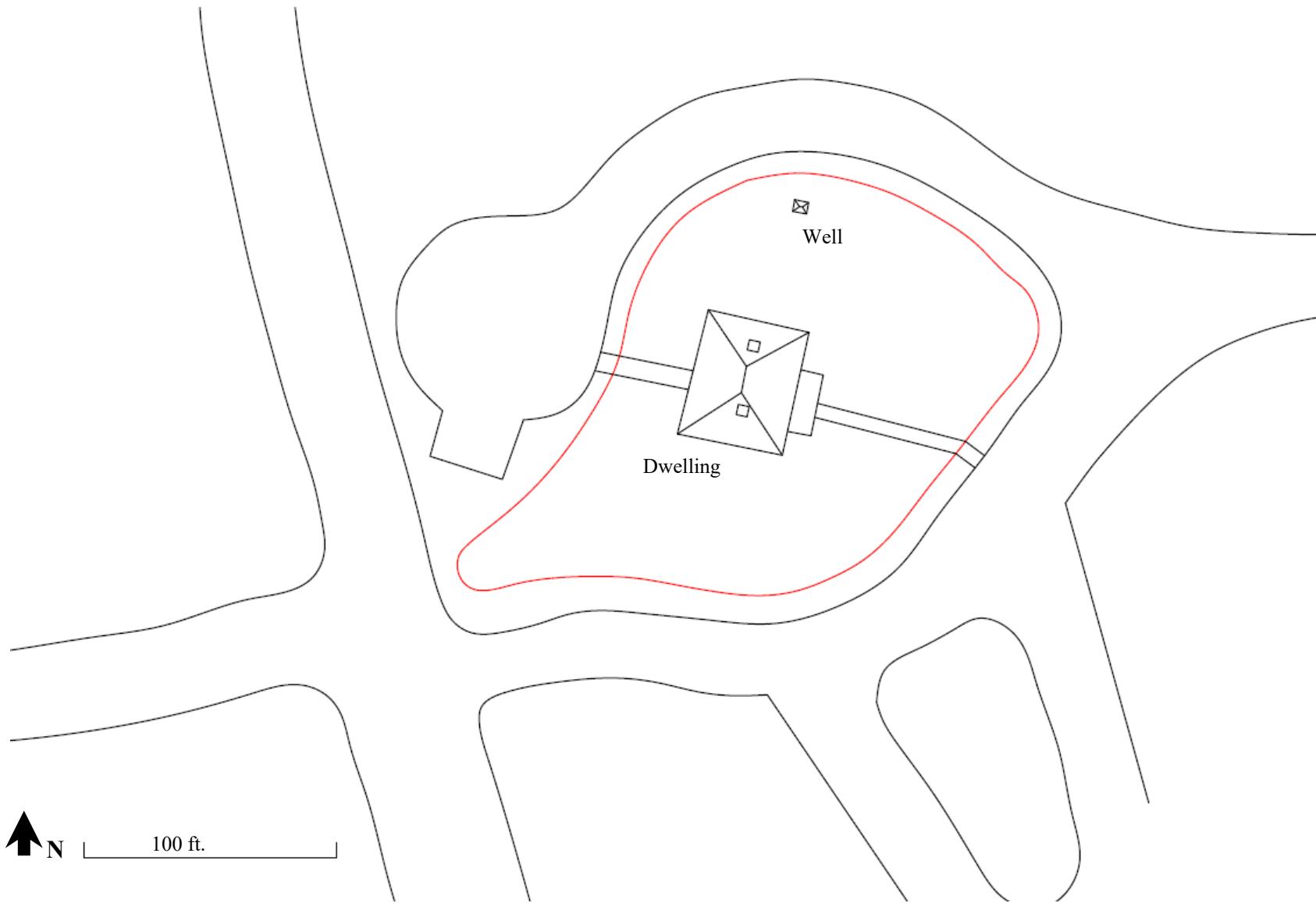
Location Map, Virginia Beach GIS

(<https://vbgov.maps.arcgis.com/apps/webappviewer/index.html>)

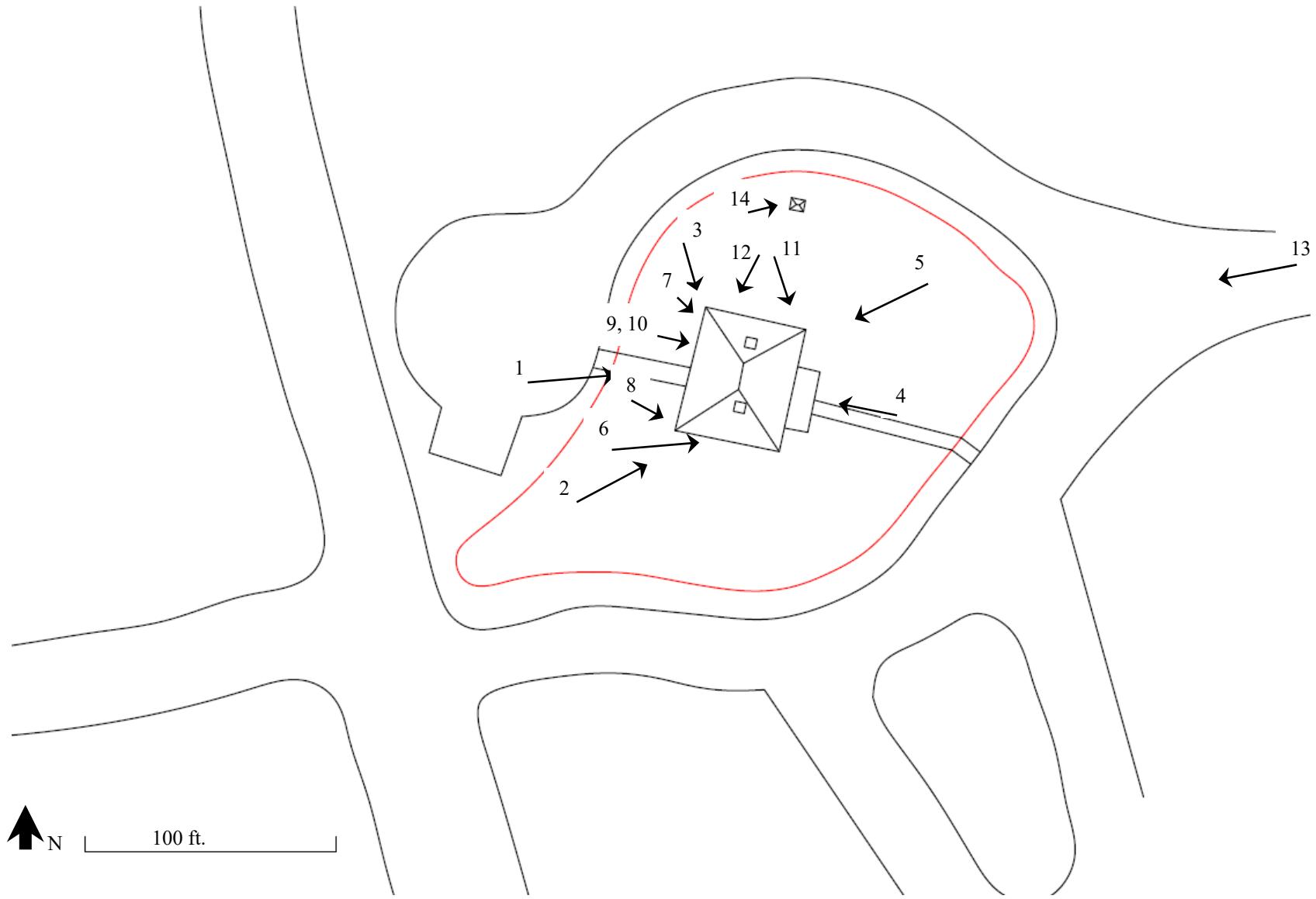
24 May 2024

Latitude: 36°51'8.27"N

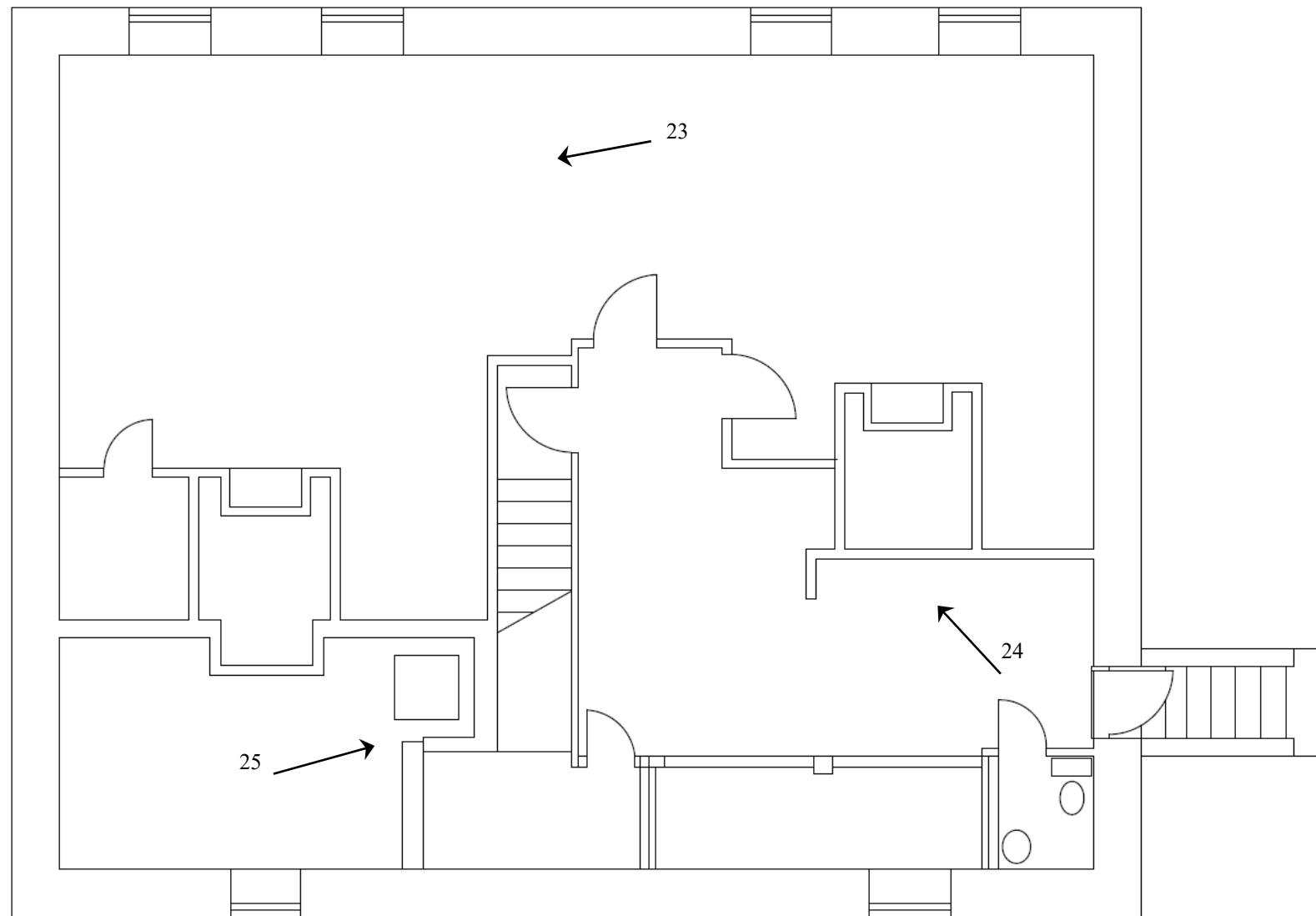
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Pembroke Manor, City of Virginia Beach, VDHR #134-0026

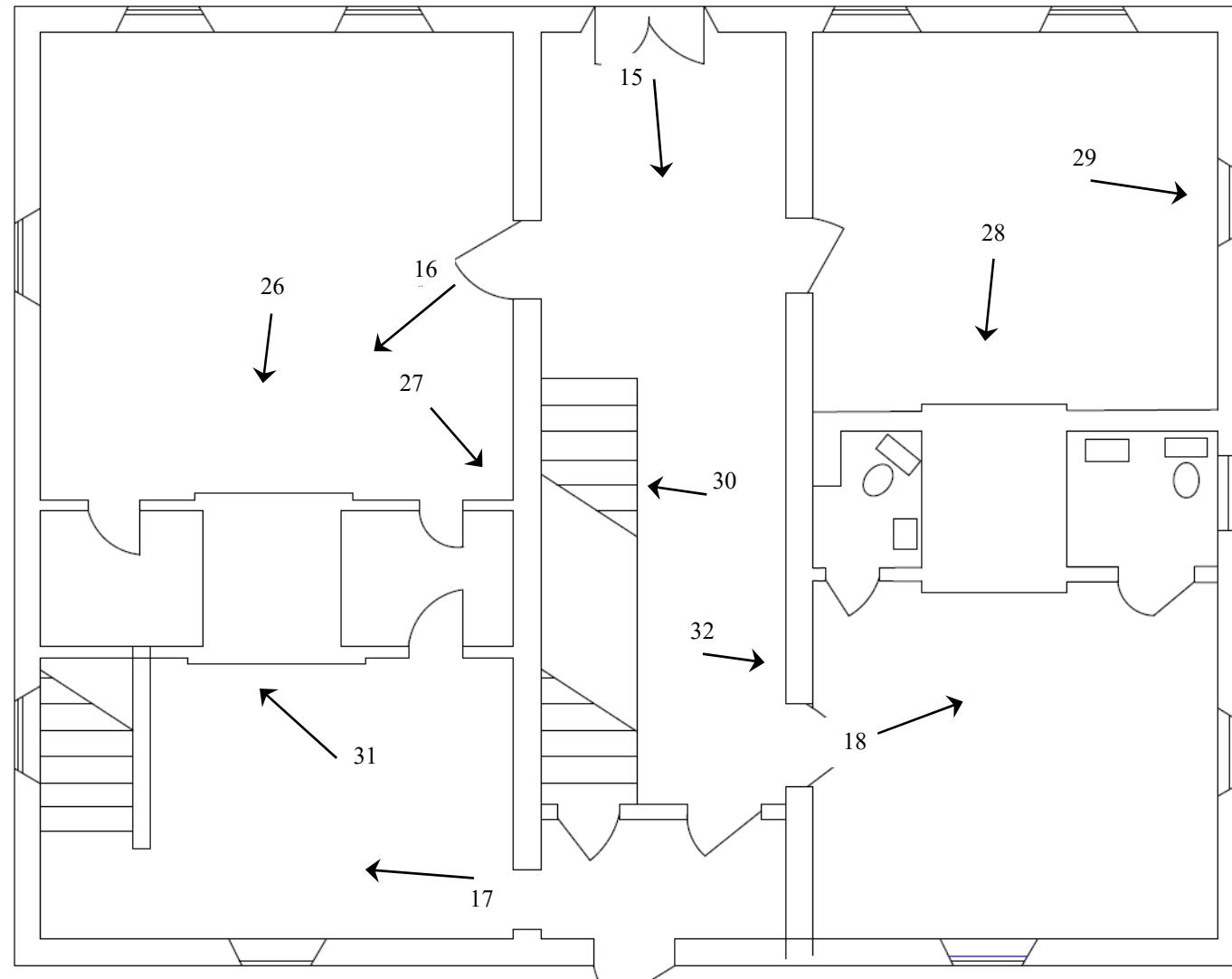


Pembroke Manor, City of Virginia Beach, VDHR #134-0026



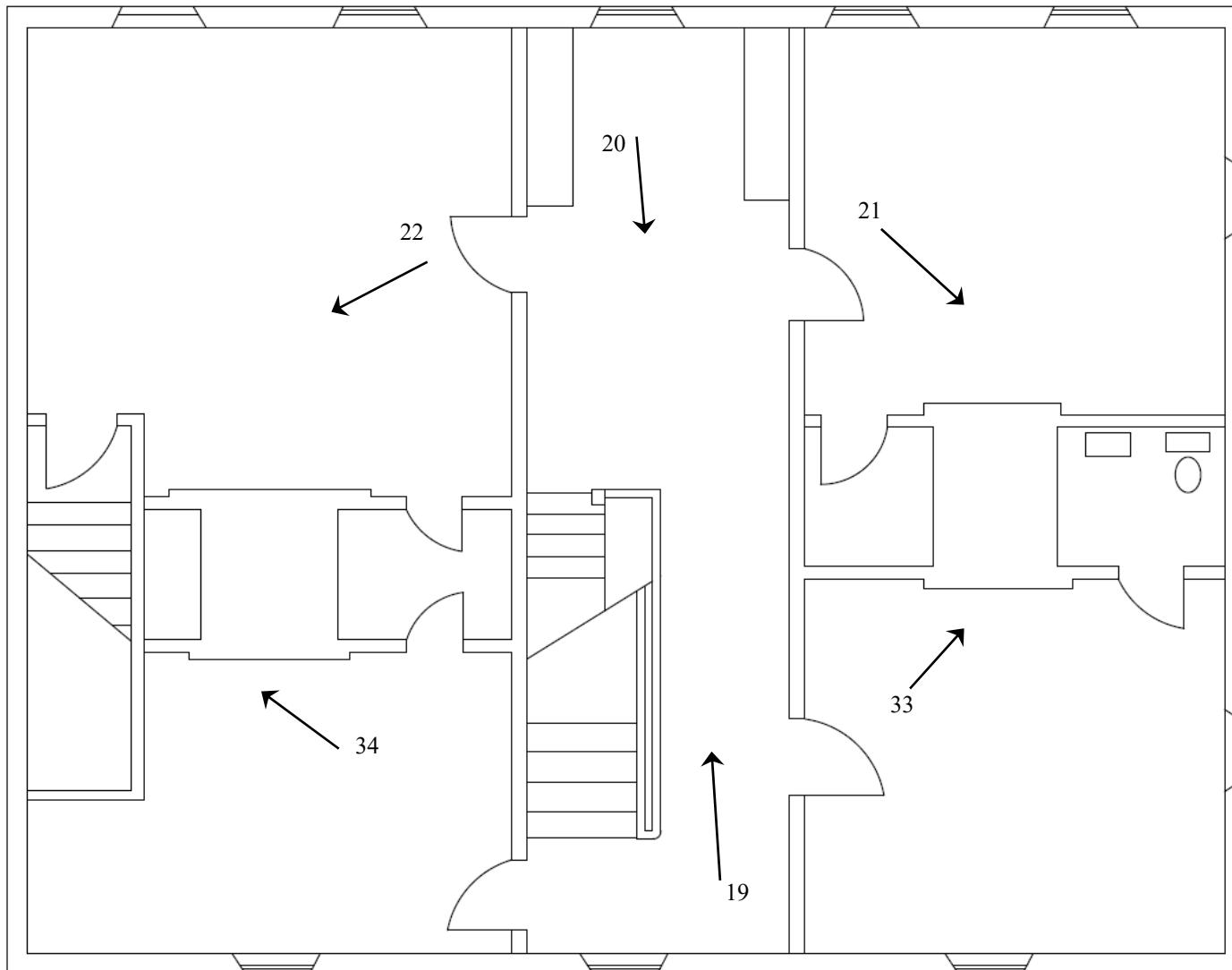
Pembroke Manor, City of Virginia Beach, VDHR #134-0026
Basement

→
N



Pembroke Manor, City of Virginia Beach, VDHR #134-0026
1st Floor





Pembroke Manor, City of Virginia Beach, VDHR #134-0026
2nd Floor

