

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received SEP 10 1986
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Chippokes Plantation Historic District (preferred) (DHL File No. 90-70)

and/or common Chippokes State Park

2. Location

street & number Chippokes State Park, VA, Rts. 634 and 633 N/A not for publication

city, town Surry Courthouse X vicinity of

state Virginia code 51 county Surry code 181

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input checked="" type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input checked="" type="checkbox"/> museum
			<input checked="" type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Commonwealth of Virginia, Dept. of Conservation & Historic Resources (Div. of Parks
(and Recreation)

street & number 1201 Washington Bldg., Capitol Square, c/o Mr. Phillip E. Scott

city, town Richmond N/A vicinity of state VA 23219

5. Location of Legal Description

courthouse, registry of deeds, etc. Surry County Clerk's Office

street & number N/A

city, town Surry state VA

6. Representation in Existing Surveys (See Continuation Sheet #35)

(file #90-3)

title Division of Historic Landmarks survey has this property been determined eligible? yes no

date 1968 federal state county local

depository for survey records Division of Historic Landmarks, 221 Governor Street

city, town Richmond state VA 23219

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date <u> </u> N/A
<input checked="" type="checkbox"/> fair	<input checked="" type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

SUMMARY DESCRIPTION

Chippokes Plantation is a 1,403-acre tract situated along the James River in Surry County, just downstream and across the river from Jamestown. The proposed historic district lies entirely within the bounds of Chippokes State Park, comprising about nine-tenths of the park's total acreage. Thirty-seven buildings and structures stand on the property, including two unaltered, architecturally significant plantation houses, one dating to ca. 1829-30 and one to ca. 1860. Contributing buildings include several 19th-century outbuildings and slave quarters, as well as a number of early-20th-century farm buildings and sharecropper's dwellings. All buildings and structures more than fifty years old contribute to the historical significance of the district. These include eighteen contributing buildings, two contributing structures, and one contributing site. There are seventeen noncontributing buildings. In addition, the property contains thirty-four identified archeological sites. Some of these sites contain both prehistoric and historic cultural remains. All together, nineteen contain evidence of prehistoric occupation and twenty-one of historic occupation. All four 17th-century sites may prove particularly significant in illuminating Virginia's earliest stages of European colonization and development.

PHYSICAL DESCRIPTION

The tract forming Chippokes Plantation encompasses a broad finger of land bordered by College Run on the west, Lower Chippokes Creek on the east and south, and Cobham Bay (a bulge in the four-mile-wide James River) on the north.* The high ground of the peninsula, which today is used mainly for either pasture or crops, ranges from 45 feet to 65 feet in elevation. This tableland is drained by many small streams that over the millennia have worn away the soft subsoil, creating deep gullies leading to the creeks. The sloping land between the high open fields and the meandering, marshy creeks is covered by a mixed forest of hardwoods and conifers. In contrast, on the north, bordering the river, the land is open pasture. This pastureland, sloping gently from the ridge in the center of the peninsula toward the shore, affords handsome vistas of the James from the River House, the oldest structure on the property.

The high ground at Chippokes is bisected by a straight road (SR 633) running on a northeast-southwest axis across the peninsula for a distance of about two miles. The main paved, or western stretch of this road (known as Cedar Lane because of its flanking rows of old cedars), is probably quite early, though it may diverge from its original bed. About a half mile from the head of the peninsula it intersects almost at right angles with River Road, a lane running a half-mile to the northeast. Cedar Lane--no longer lined with cedars at this point--continues straight beyond this intersection as a dirt farm road for another quarter-mile before branching north toward the mouth of Chippokes Creek. River Road runs in a straight line directly toward the River House (ca. 1829-30).

*For a detailed map of the Chippokes property showing all roads and standing buildings and structures (labeled with either name or number), see Illus. 2 following the photographs at the end of this report.

8. Significance

Period	Areas of Significance—Check and justify below			
<input checked="" type="checkbox"/> prehistoric	<input checked="" type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input checked="" type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input checked="" type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input checked="" type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input checked="" type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)
<hr/>				
	1829–30 (River House)			
Specific dates	1860 (Main House)	Builder/Architect	unknown	

Statement of Significance (in one paragraph)

STATEMENT OF SIGNIFICANCE

Farmed continuously for over 350 years, Chippokes Plantation is a 1,400-acre tract located on the south side of the James River just downstream and across from the site of Jamestown, Virginia's first capital. Part of Chippokes State Park since 1968, the farm is significant for its history, architecture and archeological sites. The plantation is named for Choapeake, an Indian chief friendly to the English who held the land prior to 1620. For more than two centuries following English settlement there, Chippokes Plantation was owned by a succession of absentee landlords, being farmed by tenants, overseers and slaves. In 1837, local planter Albert C. Jones purchased the farm, enlarging the ca. 1830 River House and later building the Italianate brick mansion that bears his name. In 1918, Victor W. Stewart, a wealthy Petersburg lumberman, purchased Chippokes and made it a showcase farm. Two years after his death in 1965, his wife Evelyn Bleakley Stewart donated the farm to the Commonwealth of Virginia. The state has since opened the property to the public, operating it as a modern farm and museum of plantation life. Besides significant examples of 19th-century domestic architecture and a representative assemblage of early 20th-century sharecroppers' houses, Chippokes contains over 34 historic and prehistoric archeological sites with cultural remains dating from 3,000 B.C. to the early 20th century. Four of the 17th-century sites hold particular potential for broadening understanding of the crucial first epoch of colonization and development in Virginia.

HISTORICAL BACKGROUND

Chippokes Plantation takes its name from the Contact-Period Indian chief Choapeake, whose territory lay along the lower side of the James River between Upper and Lower Chippokes creeks."¹ In 1962, the Reverend Alexander Whitaker wrote that "Our eldest friends have been Pipsco and Choapeake, who are our overthwart neighbors at James-Town, and have been friendly to us in our great want."² This name was adopted by English settlers in the area as early as the 1640s, and has continued to appear in legal descriptions of the property to the present.

Archeological evidence shows that before the arrival of the first European colonists at nearby Jamestown in 1607, the land encompassing the present 1,400-acre Chippokes Plantation had been the site of at least 5,000 years of sporadic human occupation. With its mile-long river frontage and two bordering creeks, Chippokes provided habitats for a wide variety of fish, game and plant life. These resources attracted early hunters and gatherers who left archeological evidence at stone tool-making sites, short-term encampments, and larger base camps. No clear examples of long-term sedentary sites or villages have yet been identified, but part of the Chippokes tract may have been farmed by Indians during the Late Woodland period.

9. Major Bibliographical References

See Continuation Sheet #35

10. Geographical Data

Acree of nominated property 1,403 acres

Quadrangle name Hog Island, VA

Quadrangle scale 1:24000

UTM References Bacons Castle, VA

A	<u>1</u> <u>1</u> <u>8</u>	<u>3</u> <u>4</u> <u>7</u> <u>7</u> <u>1</u> <u>0</u> <u>0</u>	<u>4</u> <u>1</u> <u>1</u> <u>1</u> <u>2</u> <u>6</u> <u>2</u> <u>1</u> <u>0</u>
	Zone	Easting	Northing

B	<u>1</u> <u>8</u>	<u>3</u> <u>4</u> <u>8</u> <u>3</u> <u>2</u> <u>0</u>	<u>4</u> <u>1</u> <u>1</u> <u>2</u> <u>3</u> <u>1</u> <u>0</u>
	Zone	Easting	Northing

C	<u>1</u> <u>8</u>	<u>3</u> <u>4</u> <u>8</u> <u>6</u> <u>1</u> <u>0</u>	<u>4</u> <u>1</u> <u>1</u> <u>0</u> <u>9</u> <u>5</u> <u>0</u>
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D	<u>1</u> <u>8</u>	<u>3</u> <u>4</u> <u>7</u> <u>8</u> <u>0</u> <u>0</u>	<u>4</u> <u>1</u> <u>1</u> <u>0</u> <u>2</u> <u>1</u> <u>0</u>
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E	<u>1</u> <u>8</u>	<u>3</u> <u>4</u> <u>6</u> <u>1</u> <u>4</u> <u>0</u>	<u>4</u> <u>1</u> <u>1</u> <u>0</u> <u>2</u> <u>3</u> <u>0</u>
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F	<u>1</u> <u>8</u>	<u>3</u> <u>4</u> <u>5</u> <u>6</u> <u>4</u> <u>0</u>	<u>4</u> <u>1</u> <u>0</u> <u>9</u> <u>8</u> <u>8</u> <u>0</u>
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G	<u>1</u> <u>8</u>	<u>3</u> <u>4</u> <u>5</u> <u>0</u> <u>9</u> <u>0</u>	<u>4</u> <u>1</u> <u>1</u> <u>0</u> <u>6</u> <u>6</u> <u>0</u>
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H	<u>1</u> <u>8</u>	<u>3</u> <u>4</u> <u>5</u> <u>0</u> <u>9</u> <u>0</u>	<u>4</u> <u>1</u> <u>1</u> <u>1</u> <u>1</u> <u>7</u> <u>0</u>
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Verbal boundary description and justification

See Continuation Sheet #36
See Map 1 of 2

I-18/345840/4111970
J-18/346220/4112260
K-18/346360/4112200
L-18/347500/4112400

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	N/A	code
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state	N/A	code	county	N/A	code
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11. Form Prepared By

name/title Division of Historic Landmarks Staff

organization Division of Historic Landmarks

date May, 1986

street & number 221 Governor Street

telephone (804) 786-3143

city or town Richmond

state VA 23219

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

State Historic Preservation Officer signature

title H. Bryan Mitchell, Director
Division of Historic Landmarks

date August 29, 1986

For NPS use only

I hereby certify that this property is included in the National Register

date 10/23/86

for Patricia Andrews
Keeper of the National Register

Attest:

date

Chief of Registration

**United States Department of the Interior
National Park Service**

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7. DESCRIPTION -- Description

the oldest building on the farm. It then takes a jog around the house and continues to the mouth of College Run. (Since 1970, River Road has been extended by a modern paved road winding west across College Run to the Information Center and other park facilities). Near the center of the farm, at the intersection of River Road and Cedar Lane, is another, shorter farm road leading to the 20-th century farm lot near the ca. 1860 Jones-Stewart Mansion. Archeological sites identified in 1983-85 suggest that both Cedar Lane and River Road may follow, or be roughly aligned with, roads that have been used continuously from the late 17th century or before.

Because Chippokes Plantation is so large and contains so many buildings and archeological sites, this section of the report has been divided into seven parts, each with an individual heading. The descriptions of the various buildings and groups of buildings are arranged either chronologically, geographically, or by functional type, with chronology being the preferred matrix. Thus the first building described, the River House, is the oldest standing structure on the farm. Next discussed are the outbuildings and slave quarters associated with the River House. The third section treats the Jones-Stewart Mansion; the fourth, its kitchen and outbuildings; the fifth, all farm buildings on the property, and the sixth, the tenant and sharecroppers' dwellings along River Road and Cedar Lane. The final section describes the farm's archeological resources.

RIVER HOUSE

The oldest house at Chippokes--and probably the earliest standing structure in the park--is the building commonly known as the River House. Built ca. 1829-30 and expanded to its present form ca. 1847 (when tax records indicate \$1,000 worth of improvements were made to the property), it is a one- and-one-half story wood-frame structure set on a tall brick basement. The house stands in an open, level yard with long vistas in three directions. The surrounding pastureland drops off at the edge of the yard, about 25 yards north of the dwelling, and slopes gently toward the James River, 350 yards north. An antebellum kitchen-cum-servants' quarters stands about sixty feet southwest, just across the farm lane known as River Road.

The River House is oriented on a northwest-southwest axis, perpendicular to River Road and facing the point where College Creek joins the James River. This would have been a natural site for a dwelling, and recent archeological test excavations indicate that the finger of land extending between the house and the river served as a domestic site during the 17th and 18th centuries as well.

The 44'-4" x 36'-6" house follows a standard Virginia format in both plan and elevations. Built as a single-pile, central-passage plan house, it was doubled in size by adding another file of rooms to the northwest facade, bringing it to its present symmetrical

(See Continuation Sheet #2)

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7. DESCRIPTION -- River House

double-pile form ca. 1847. The entire house stands on a brick basement of three-course American bond, lighted by large six-over-six sash windows on both land and river fronts. Four exterior end brick chimneys heated the house, the west pair being joined at main-floor level by a wood-frame chimney closet with single six-over-six-light window. The five-bay longitudinal facades are identical, being fitted with nine-over-nine-light sash windows. The gable roof is pierced by five pedimented dormers per slope, but the central dormer on each side may have been added in this century. No major changes or additions, however, have been made to the house since the original mid-19th-century expansion.

Most exterior detailing is original, including the beaded weatherboards, box cornice, and simple window frames with plain rectangular sills. The front and rear double-leaf doors with single vertical panels are of mid-19th century Greek Revival form, as is most of the interior trim. Both doors are topped by four-light transoms. The present round-butt wooden roof shingles were installed in the late 1960s. As late as 1968 a projecting shed roof extended from the base of the suspended chimney closet to shelter the basement entryway, but this has been removed. A 1913 photograph of the house shows that a raised, single-story postbellum porch covered the central three bays of the land facade, and this was probably matched by a similar porch on the river front. Both porches deteriorated and were removed in the mid-20th century, so presently the only access to the house is via the basement.

Each of the four chimneys are laid in three-course American bond at the base, but the bonding pattern changes on the upper half of the two chimneys on the original section of the house. (This bonding pattern indicates that the basement walls could not have been built before the early 19th century. This contradicts the commonly held supposition that the house was built on 17th- or 18th-century foundations). Curiously, the chimneys on the ca. 1847 unit are not bonded into the brick basement walls. All four chimneys are stabilized by cast-iron tie rods with star-shaped terminals. These tie rods were probably added when the upper stacks of all four chimneys were rebuilt in this century.

The interior of the house was stripped to the frame during an abortive mid-20th-century attempt at restoration, and it remains exposed today, making it easy to read the changes the house has undergone. (Current park plans call for leaving the frame exposed and eventually opening the house to the public. Museum displays would explain those 19th-century Virginia house-construction practices illustrated by the exposed framing).

The interior of the house exhibits standard Virginia framing techniques of the period, in which large hewn and straight-sawn timbers are interlocked by mortice-and-tenon joints. Many of the timbers in the original portion of the house have been reused, and may represent the remains of an earlier, 18th-century house that preceded the present one. Some of the timbers are spliced together, while others exhibit empty mortice holes. Cut, rather than wrought, nails are used throughout.

(See Continuation Sheet #3)

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7. DESCRIPTION -- River House

Evidence that the house was expanded in the second quarter of the 19th century is clearly visible on all three levels, both in the brickwork and the framing. At basement level, the newer foundations and partition walls are not bonded into the earlier brickwork. On the main floor, it is clear that the original windows on the river side of the house were moved to the northwest (river side) wall of the new unit. The roof was entirely rebuilt during the ca. 1847 expansion, and the dormers may have been all added at this time.

Most the interior detailing dates to the third quarter of the 19th century--probably ca. 1872, when Albert Jones, builder of the 1860 brick mansion a half-mile east, gave the older River House to his daughter Mary Sutton. Some vestiges of the original late-Federal-style trim survive, however, including the chair rail and architrave window trim in the northeast parlor. The original part of the basement, as well, exhibits Federal architrave door casings. Fireplaces in the basement of the original unit have brick segmental arches with wooden relieving lintels, whereas those in the addition lack brick arches altogether, the openings being supported by slightly crowned iron lintels.

The house's postbellum, Greek Revival style interior detailing is largely intact. Main-floor mantels are nearly identical, featuring plain pilasters, plain frieze and a simple shelf with minimal moldings. (Mantels on the west side of the house are embellished by channelling on pilasters and frieze). Door and window frames have three-tier architrave casings with flattened Greek moldings. Paneled bibs beneath the windows decorate the northwest room, and the northeast room (probably used as a dining room) features a large glazed cupboard dating to the same period. These two rooms are joined by a wide opening with double-leaf doors having two vertical panels each. In the southeast room, a set of two steps leads up to a six-panel door opening into the large, lighted chimney closet suspended over the exterior basement entry.

The present straight-run openstring stair may have been installed ca. 1847, when the house as expanded, but the present Greek vernacular detailing matches that of the rest of the house. The stair runs from the basement to the loft, and features a two-thirds-open spandrel on the main floor, a molded stringer, and plain rectangular balusters (two per tread) supporting a thick oval handrail. Newel posts are square with simply-molded caps.

On the top floor, the openwell stair well is surrounded by a railing matching those of the lower two floors. A second stair leads from the southwest upstairs chamber to the large attic, which is lighted by single four-light casement windows at either gable end. Upstairs detailing, including the mantels, dates from the postbellum remodeling. Throughout the house, the wooden trim is painted a uniform light gray.

In summary, the River House is a good unaltered example of a typical Virginia plantation house of the antebellum era. Although the symmetrical central-passage format was employed in Virginia as early as the mid-eighteenth century in large, high-style dwellings, it was not widely adopted until the 19th century. In its framing and overall form as well as its detailing, the River House illustrates the conservatism of 19th-century Virginia builders.

(See Continuation Sheet #4)

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7. DESCRIPTION -- River House, River House Kitchen and Slave Quarters

That the original house was built of reused timbers, that it was expanded by a simple doubling of its plan in the mid-19th century, and that the structural evidence of this expansion is clearly visible in the exposed framing, all enhances the building's interest to students of architecture and history. As such, the River House is an excellent candidate for a museum treatment that would tell the physical history of the house by exhibiting and explaining its exposed interior framing, detailing, and masonry.

RIVER HOUSE KITCHEN AND SLAVE QUARTERS

At least three standing buildings may be coeval with the River House. The closest, located just 20 yards southwest, is a 1 1/2-story frame structure that probably originally served as a detached kitchen, laundry and servants' quarters. Enlarged and remodeled in this century to serve as a single-family dwelling, it features the standard central-chimney, two-room plan typical of domestic service buildings and quarters on Virginia plantations from the 18th through mid-19th centuries. This building was probably erected at the same time as the River House, or when it was enlarged in the late 1840s.

The original section of the kitchen/quarters is an 18 x 39 foot structure with gable roof and brick foundations. The slightly inset, 1 1/2-story wing on its east end was added around the 1930s. Presently the main block of the building has a symmetrical, 5-bay front with central doorway opening into a small vestibule beside the chimney. Originally it probably had a four-bay front with two windows flanked by two entries. The dormers are modern, as is all interior sheathing and detailing. The only interior features that remains intact are the huge (six feet wide and five feet tall) fireplace openings with twelve-inch-square pine lintels.

A 1913 photo of the kitchen and River House shows the original roofline of the building, without dormers but with a single gable-end window lighting each end of the loft. Buildings of this type were standard fixtures on 18th- and 19th-century plantations. The downstairs rooms served as general domestic work areas, with one room being used for cooking and the other for a variety of tasks, including laundering, soap making and food preparation. The two upstairs loft rooms would have served as sleeping quarters for two or more household servants.

Behind (to the southwest of) the kitchen are two small mid-20th-century outbuildings, a smokehouse and a poultry house. (This yard no doubt originally contained a number of service buildings, including a smokehouse, dairy, woodshed and other storage structures). The smokehouse, a ten-foot-square, weatherboarded frame structure with pyramidal roof and brick foundations, is a careful ca. 1950s copy of a traditional antebellum Virginia smokehouse. Sheathed with beaded siding attached with cut nails, it boasts a small spear-shaped wooden finial. The chicken house, a 6 x 9 foot structure sheathed with vertical boards, remains unaltered. An interesting interior feature is its original roosting shelves.

(See Continuation Sheet #5)

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7. DESCRIPTION -- River House Kitchen and Slave Quarters

Two other buildings probably dating to the period of the River House and its kitchen stand along River Road 125 to 250 yards southeast. River Road, which probably served as the main access road to the River House from the beginning, makes a jog around the dwelling and then continues southeast in a straight line for a third of a mile before intersecting with Cedar Lane, which leads inland to two public roads. Presently River Road is lined with ten pre-1930 dwellings and farm buildings, and in the 19th century there were probably a number of others. (One of these was an "overseer's house," located behind Building no. 16, which was pulled down in the early 1920s).

The dwelling (Building no. 18) closest to the River House features a two-room, central-chimney plan, and was almost certainly erected ca. 1830-50 as a slave house. Its proximity to the River House indicates it was originally associated with this dwelling rather than with the later Jones-Stewart Mansion. The size of the black labor force at Chippokes in the mid-19th century suggests that several other slave dwellings once stood on the farm, but this may be the only surviving example. The building originally would have housed two families, one on either side of the central chimney. Like the kitchen/quarters at the River House, this 18 x 40 foot structure would originally have had a four-bay facade and small corner stairs or ladders leading to the loft.

Like the River House kitchen, the interior of this dwelling was heavily remodeled in the late 1940s or early 1950s. Present interior detailing dates almost entirely to this period. It includes wide pegged floorboards, horizontal flush beaded-board sheathing, a beaded chairrail, six-over-six-light sash, exposed painted joists (original), batten doors with large Colonial-style wrought-iron strap hinges, and exposed, six-foot-wide fireplace openings (also original). The picturesque quality of this detailing--which matches that of the River House kitchen-- is most evident in the fancy Early American style door fittings and the openstring corner stair, with its beaded rails and square pine newels with chamfered tops. Like the River House kitchen this house has a modern inset, one-bay kitchen wing on the east gable end that was probably added the same time the interior was remodeled.

One other house along River Road may date to the antebellum period: Building no. 16, located two houses east of Building no. 18. According to Henry Blount, this was originally a one-story, one-room-plan structure with a large exterior end chimney. In the 1930s it was enlarged to form the present two-room-plan, four-bay main block. A rear leanto and an inset kitchen wing on the west gable end were probably added later.

The original unit of this house, which may have served as slave quarters, measures roughly 16 1/2 x 18 feet. The large brick chimney is still partly visible on the interior. This dwelling served as a tenant house until the Division of Parks acquired the property in the late 1960s. Recently the building has been remodeled to serve as public toilets, and no original interior detailing remains.

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7. DESCRIPTION -- Jones Stewart Mansion

JONES-STEWART MANSION

The main house at Chippokes, popularly known as the Mansion, stands in a large level yard at the edge of a ridge sloping gently toward the James River on the north. The yard is open at the front (northwest) to afford views of the river; on the east and west sides it is planted in large shade trees. The rear or southeast yard is notable for its formal gardens planted by Mrs. Victor Stewart beginning in the 1920s. Laced with brick and grassy paths, the gardens feature handsome boxwood hedges and stands of crepe myrtle trees and azaleas. Until a recent killing frost, the crepe myrtles were among the best examples in the state. Most survived, however, and having been trimmed back, promise to regain their original stature.

The mansion, built for Albert Jones ca. 1860, is constructed of brick and clad with stucco on the main, or northeast, facade. The 51 x 41 foot building rises a full two stories over a low-pitched hipped roof capped by a square belvedere. The floorplan follows a standard central-passage, double-pile configuration, having four interior end chimneys flush with the exterior walls. One-story, single-bay porches of differing form shelter the main doors at front and rear. The only addition to the house is a ca. 1955 brick wing on the southwest end consisting of two units: a one-bay, two-story section lower than the main block and inset slightly from it, and a coeval three-bay single-story unit forming an ell with it. This 20th-century wing replaced a much smaller, original one-story wing. The original one- or two-room-plan brick wing inset from the main facade, may have functioned as a service room for storing and preparing food after transport from the detached kitchen.

Like most late antebellum Virginia mansions, the house is simple in overall form, but exhibits good proportions and well-articulated detailing. The bright white-stuccoed river front presents a handsome appearance, especially when viewed from a distance across the fields stretching between it and the James. The building's blocky overall form is relieved by its bold single-bay porch and its roofline is enlivened by four chimney stacks and central belvedere. The exterior is further articulated by broadly projecting eaves, a wide masonry cornice with recessed panels, a doorway with arched fanlight, and by pilasters that frame either end of the facade. The incised lines in the stucco cladding, meant to simulate ashlar, are a less successful decorative device due to the shallowness of the scoring, which is all but invisible at a distance of more than thirty or forty feet.

The other three facades of the house, while maintaining the proportions of the front elevation, give a sharply different effect due to the absence of stucco--probably a cost-cutting device. Similarly, the porch on the southeast or garden facade--possibly a replacement--is less impressive than that on the river front, having thin paired posts supporting a deck with 20th-century lattice railing. On this facade, as on the river front, oversized six-over-six-light sash windows provide ample interior illumination. As at the front, the upstairs windows are subtly reduced in height and an elongated six-over-nine-light central window provides a focal point, creating a tripartite composition.

(See Continuation Sheet #7)

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7. DESCRIPTION -- Jones Stewart Mansion

mirroring that of the ground floor. Unlike the river front, which features a relatively narrow double-leaf door surmounted by a fanlight, the garden facade has a wide double-leaf doorway with flat lintel flanked by sidelights.

The unusually proportioned northeast, or river-end facade, features a blank brick wall pierced by only two closely spaced main-floor windows, both with floorlength six-over-nine-light sash. These, like the other windows in the house, have plain wooden lintels and sills. The opposite, or southwest facade of the original house, is hidden by the ca. 1955 two-story addition, which was designed to blend inconspicuously with the 1860 building.

On the roof, the pilasters of the belvedere (and the pseudo-pilasters of the chimney stacks) echo the pilasters framing each facade of the main block. The belvedere has a projecting cornice with proportions similar to those of the main roof, and the chimney caps feature a stringcourse riding above corbelled corner bricks that make each chimney seem to have an entablature supported by pilasters. The belvedere is lighted by a pair of original four-over-four sash windows on the river front, while the other three sides each have a single window of identical form.

The exterior character of the Jones-Stewart Mansion was considerably altered in the 1920s or '30s by the removal of some of its original detailing, including Italianate brackets at the eaves of the porch, belvedere and main roof. At this same time the original wooden window hoods with carved decoration and curvilinear soffits were removed, revealing the present plain wooden construction lintels. The removal of these decorative elements, as well as the upper deck and railing over the front porch has left the exterior of the house with a character more Greek Revival than Italianate.

The interior of the house, however, is relatively unaltered, being notable for its tall ceilings (12'-1" downstairs and 12'-8" upstairs), its double parlors, and its ornate plaster cornices and ceiling medallions. Most other features of the interior are typical of dwellings of its size, period and locale.

Throughout the house most of the original fittings remain intact. These include four-panel Greek doors, bold architrave door and window casings with Greek moldings, and original tall baseboards and pine flooring. The double-leaf front doors open into a ten-foot-wide central passage leading to an openstring stair with central landing. This stair features a plain plaster spandrel, no tread brackets, and a banister that curves making a 180-degree turn at the landing. The banister is anchored by a massive Italianate newel post octagonal in plan with intermediate turnings. The oval handrail is supported by two turned balusters per tread. All elements of the railing are of varnished mahogany.

The mantels in each of the main-floor rooms have been replaced by Federal-period mantels taken from another house. (They may have come from the older River House on the property. The four mantels are all of the same size, extending about an inch beyond either end of the projecting chimney breasts.) The original mantels, now gone, were probably similar to

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7. **DESCRIPTION -- Jones Stewart Mansion**

those on the second floor, being decorated with fanciful scroll-sawn work combining Italianate and Gothic motifs. The present Federal period mantels in the two north rooms are identical, having a plain paneled frieze and molded shelf with base dentil molding. The Federal mantels in the two south rooms, in contrast, have vertically reeded pilasters and a tall reeded tablet and end blocks.

The decoration of the main floor suggests that the builder conceived a hierarchical pattern of use for the various rooms. For example, the passage and double parlors on the north side of the house are fitted with elaborate plaster cornices and ceiling medallions, while the rooms on the south side of the passage have no cornices at all, just a simple picture molding. Similarly, the double parlors on the north side are joined by a wide opening equipped with sliding, double-leaf doors, while the rooms on the south side were originally joined by a standard-width, single-leaf door. (This door was enlarged in the present century to create a wider opening, but one not so wide or tall as that on the north side of the house.)

The plaster cornices in the passage differ from those in the double parlors. Of somewhat simpler design, they feature a central band of ornamental openwork consisting of leaves entwining a cable, which in turn is bordered by several rounded moldings. The openwork portion of the cornice in the north parlors is wider, with more complex interwoven floral ornament. The oval Rococo Revival plaster medallion in the passage is molded in the form of grape clusters, ears of maize, and stylized horns of plenty. The matching medallions in the north rooms, by contrast, are round, with decoration consisting of paterae and other floral ornaments radiating outward from the center. In every case, the plaster work is beautifully executed, the equal of any of its period in Virginia.

The upstairs plan mirrors that of the main floor. Identical tall windows at either end of the house illuminate the passage; that at the south end lights the stairwell, while the floorlength window on the river side opens onto the deck of the front porch. Detailing on the second floor is much simpler than that on the main floor. For example, architrave door and window casings lack moldings, being composed of thin, flat strips of wood.

All mantels on this floor are original. Those in the two bedrooms on the north side of the house differ from those on the south side. The northeast and northwest chamber mantels feature pilasters with recessed panels and pointed arches, and a frieze with Tudor-arch soffit and central semicircular motif. Those in the two south bedrooms have matching wooden mantels with plain chamfered pilasters and a frieze with fanciful curved and barbed soffit.

While the two west bedrooms have no closets, those in the east rooms have large original closets that project into the room and feature a curving wall extending to the fireplace. At the center of the second-floor passage, a steep, narrow, enclosed winder stair leads to the belvedere on the roof. This small observation room, about nine feet square, provides panoramic views of the surrounding countryside in all directions.

(See Continuation Sheet #9)

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7. **DESCRIPTION -- Jones Stewart Mansion, Jones Stewart Mansion and Outbuildings**

The one- and two-story brick addition to the original 1860 house was erected as a single unit in the mid-1950s by Mr. and Mrs. Victor Stewart. Unaltered since its erection, the wing provides such modern amenities as bathrooms and a large kitchen (which replaced the original detached kitchen still standing in the side yard). Most of the downstairs section is occupied by a the kitchen, a pantry, and service and servants' rooms.

Upstairs, bathrooms and dressing rooms open off the two original south bedrooms, eliminating the need to insert them into the handsomely proportioned rooms of the original house.

In summary, the Jones-Stewart Mansion is typical of other large, late antebellum country houses in Virginia, featuring a standard floorplan and mixing decorative motifs of the Greek, Gothic and Italianate styles. Features which set it apart from most include its exterior stucco cladding; its exterior pilasters and ornamented chimneys; its belvedere; its floorlength windows; its handsome interior ornamental plasterwork, and its extremely tall ceilings (which, oddly, are slightly higher on the second floor than on the main floor). Despite its pretensions, however, the house is lavish in selective and seemingly inconsistent ways. The owner refrained from truly extravagant display--probably due as much to financial considerations as to aesthetic or social ones. For example, plaster cladding is used on only one facade, giving the other exterior walls an unfinished appearance. Similarly, the elaborate plaster cornices and ceiling medallions were installed in only two of the four main-floor rooms. Possible concern for economy may have dictated the use of wooden rather than stone mantels, and the installation of skimpy, almost crude door and window trim on the upper story. Similarly, the belvedere--which in other houses of this period is often highly ornamented--is plain except for rudimentary corner pilasters. Considered as a whole, the Jones-Stewart Mansion illustrates rather obviously the dialectic between showy, academically derived design, and plain, utilitarian design that to some degree characterizes all 19th-century Virginia plantation houses.

JONES-STEWART MANSION KITCHEN AND OUTBUILDINGS

Of the five outbuildings standing in the side and back yards of the Jones-Stewart Mansion, the only original one (and the only one dating to the 19th century) is the detached kitchen. This two-story brick structure, no doubt built at the same time as the mansion, stands 25 yards southwest of the house (to the right as one faces it), on line with the mansion's rear facade.

Measuring 18 x 36 feet, the kitchen is a symmetrical two-room-plan structure built of 4- and 5-course American bond brick and covered with a hipped roof. The building has four front openings at main-floor level and two above. At ground level, the two central doors are flanked by a large six-over-six-light sash windows; upstairs, these are mirrored by scaled-down windows of identical proportions. The end walls of the building have no openings, each incorporating a large interior end chimney.

(See Continuation Sheet #10)

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7. DESCRIPTION -- Jones Stewart Mansion Kitchen and Outbuildings

As at most Virginia plantation complexes of the period, the detached kitchen was the most important domestic outbuilding. The kitchen at the Jones-Stewart Mansion exhibits much of the formality of the main house, being a full two stories in height and boasting such stylish features as a hipped roof, projecting eaves, and outside main-floor windows.

On the interior, however, the building is purely utilitarian, with minimal ornamentation. Like the more modest kitchen at the River House, it originally followed a symmetrical, two-room-plan format, but here fireplaces feed into exterior end chimneys rather than a single central stack. On the exterior all openings have plain wooden lintels and sills. The box cornice is undecorated, but draws character from its one-foot overhang.

Originally, the interior of the building was probably austere finished with simple mantels and plain door and window casings. In the 1950s it was remodeled in Neo-Colonial style to serve as both a guesthouse and as a setting for the owners' collection of antique kitchen equipment and furnishings. At this time the original central partition was removed, creating a single open room on the main floor. The central ladder-like stair with its picturesque Early American detailing dates to this remodeling, as does the recessed-panel dado, Colonial-style door and window trim, and batten doors with large decorative wrought-iron strap hinges. Upstairs, the rooms are finished in a similar manner, with a bathroom being installed between the two bedrooms.

The present rear wing was erected in the mid-1950s, probably at the same time the kitchen's interior was renovated. The wing, designed to accommodate guests, replaced an earlier wooden addition that stood in the 1910s and '20s when the kitchen was occupied by a succession of farm employees and sharecroppers. This wing is a two-story brick structure with hipped roof. Measuring 15 x 22 feet, it is smaller and not as tall as the kitchen, but similar in massing and detail. The addition joins the back of the kitchen via a centered, single-story frame hyphen, creating a building with a T plan overall. Erected by the same mason who built the east wing of the mansion, it blends inconspicuously with the kitchen, being constructed of similarly colored handmade brick laid in five-course American bond. The interior is simply finished, having a kitchen downstairs and a single low-ceilinged bedroom and bath upstairs.

All other secondary dwellings and service buildings in the rear yard of the mansion are of wood-frame construction and date to the 1930s through '50s. Several of these have been considerably altered in the past ten or twenty years, in most cases being assigned new uses.

Behind and slightly to the west of the kitchen is the Garden Pantry gift shop, (Building no. 3), a 1 1/2-story, two-room-plan frame structure dating to the late 1920s or '30s. Erected as a two-car garage with a later attached workshop, the building now functions as an information center and gift shop for visitors to the mansion. Like other buildings in the yard, it is designed in a simple Colonial Revival style, being sheathed with weatherboards and painted white.

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7. DESCRIPTION -- Jones Stewart Mansion Kitchen and Outbuildings, and Farm Buildings

The Gardener's Quarters (Building no. 4) began life as a turkey house on the farm lot southeast of the mansion. Together with the Garden House, it was moved to the edge of the yard in the late 1940s and remodeled into an office for Chippokes' proprietor, Victor Stewart. Later, in the 1950s, it served as the residence of the principal gardener. A modest one-story building consisting of two one-room-plan blocks, it was heavily remodeled in the 1980s and now serves as public toilets.

The Garden House (Building no. 6), similar in form and style to the Gardener's Quarters, stands near the back of the yard more or less on line with the gift shop. Remodeled from a turkey house, it was designed to serve as a garden privy. Expanded by the addition of a storage room in the 1950s, it today contains both restrooms and storage space.

The least altered of the 20th-century buildings in the mansion's back yard is the Carriagehouse (Building no. 5), built to house Stewart's automobiles and antique coaches. Since the state acquired the property, it has housed antique coaches and carriages as part of the park's program to illustrate 18th- and 19th-century plantation life. Designed in Colonial style, its north front has five symmetrical vehicle bays with elliptical-arched openings closed by large double-leaf doors.

FARM BUILDINGS

Twelve farm buildings stand at Chippokes today, perhaps half the number there in the early part of this century. Of these, five were built before 1935, and about half the rest date to the 1950s. Whereas barns and other farm structures were once widely distributed across the 1,400-acre tract, today they are concentrated in two major areas. The earlier group stands in a closely spaced row on the north side of River Road between the River House and the Jones-Stewart Mansion, while the more recent group occupies a farm lot about 175 yards south of the mansion. In addition, a sheep barn and lumber shed stand at the edge of a wooded ravine southwest of the River House.

The Chippokes farm buildings represent a wide range of functional types, including an apple mill, cattle feeder, dairy barn, hay barn, corncrib, stables and equipment sheds. Several of the buildings have seen multiple uses over time (e.g., the apple mill was used after 1920 to cure and pack tobacco, and the sheep barn later housed farm machinery). Since the state took over the property, several agricultural buildings have been put to different, non-farm-related uses (e.g., the machinery shop was renovated for use as a conference center and the corncrib as a museum). Recent changes have been limited, though, and most of the barns are still used for agricultural purposes.

The oldest farm building, once known as the apple mill (Building no. 14), stands at the west end of a row of four barns along River Road. Its steep-pitched gable roof and flanking leantos distinguish it from the three ca. 1920s structures to the east. The earliest portion of the barn is the central, heavy-timber-framed unit. Built of re-used timbers from a still older barn, its original function is uncertain, but in the 1910s it

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7. DESCRIPTION -- Farm Buildings

was used as an apple mill. Inside, a horse or mule team yoked to a circular mill crushed apples and other fruit to make cider and brandy. During this same period, farmhands ground cornmeal under a side leanto using tractor-driven millstones. Shortly after Victor Stewart purchased the farm in 1918, he shut down the distillery and used the building for curing, stripping and packing tobacco. Probably at this time he erected the present leantos on three sides of the building and extended the main block forward ten feet. In later years, Stewart used the barn for crop and equipment storage.

The three farm buildings to the west, all facing gable-end to the road, were probably all built at roughly the same time. Judging from a 1911 plat of the property, they replace three earlier barns or storage buildings in the immediate area. The dairy barn (Building no. 13), the largest and westernmost of the three, was still used as such in the 1960s. It consists of a two-level main block with a one-story rear unit set at right angles to it and forming, in plan, the head of a T. An early metal-sheathed silo stands at the rear of the building. The horse barn to the east (Building no. 12) is a rectangular frame structure with three-bay gable-end front and four-bay sides. It features a hayloft, original stalls, and unglazed windows with wooden shutters. Formerly the yard around this barn was enclosed by tall fences. East of this building, at the far end of the row, stands a corncrib (Building no. 11). This one-story structure has a three-bay gable-end front and a ramp leading to central doors that slide open to admit a wagon or truck. Corn was loaded at the front of the building in an aisle flanked by two small wooden bins. The main corn storage bin occupied the majority of the building at the rear. Until recently, this bin was clearly visible from the exterior, being sheathed with wire mesh attached to narrow wooden slats. However, when the building was converted in the 1970s to an agricultural museum, the sides were covered with weatherboards.

The next oldest group of farm buildings, located 100 yards southwest of the River House, includes two structures, a 1930s sheep barn and an adjoining lumber shed built about five years later. The sheep barn (Building no. 21) is a 1 1/2-story Colonial-style structure with six structural bays open at the front and a steep roof with three pedimented dormers. Besides storing feed, the upper story originally housed machinery for cleaning grain, including soybeans, barley and rye. Standing parallel with and a few feet south of the sheep barn is the lumber shed (Building no. 22), a long one-story post-constructed building with seven open bays in the main block and one in an addition. Today both buildings are used to display antique farm machinery, including plows, harrows, reapers, combines and shellers.

The most recent group of farm buildings, all erected in the 1950s, occupies the farm lot behind the Blount House, about 175 yards south of the mansion. The equipment shed and machine shop (Building no. 8), the largest of these structures, is a pole-supported building with two attached vehicle-storage bays at its east end. It was heavily remodeled in the early 1980s to serve as a picnic area and conference center. To the east of this building stands the hay barn (Building no. 9), two-level rectangular structure with

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7. DESCRIPTION -- Farm Buildings, Tenant Houses

symmetrical three-bay longitudinal front. This is now used for general non-farm storage. Immediately southwest of it stand three other structures: a small metal-clad livestock shed; a wooden privy, and a narrow, 100-foot-long cattle shelter with built-in feed racks.

All these buildings are an important feature of the farm, illustrating a wide range of agricultural activities. Most of them remain substantially unaltered, and could some day be returned to their original uses. It is hoped that even recent buildings such as the cattle shelter and feeding station will be retained in their original form for the education of park visitors.

TENANT HOUSES

One of Chippokes' most valuable historic resources is its tenant and sharecropper houses, which illustrate a way of life that by and large disappeared in Southside Virginia a generation ago. On most large Virginia farms, those few tenant houses still standing have fallen into disrepair or ruin. Those at Chippokes, in contrast, have been carefully maintained and survive with relatively few alterations.

Most of the present sharecropper houses date to the 1920s and '30s, being replacements for an earlier set of buildings standing on the farm before World War I. Distributed fairly evenly across the property, they all face either River Road or Cedar Lane, some standing close to the road and some as much as 300 yards back from it. This dispersed settlement pattern is explained by the fact that each stood near the center of a small leased tract cultivated by a single sharecropper family. This pattern contrasts with that of the slave era, when black workers lived in rows of houses set closely together, either in groups near the main house or on separate "quarters" or subdivisions of a farm.

The oldest tenant house at Chippokes, located midway along Cedar Lane, was probably built to house an overseer or farm manager and his family. This house (Building no. 25) is a small single-story central-passage-plan house typical of those built by middling Virginia freeholders in the antebellum period. Erected either shortly before or after the Civil War, the main block measures 18 x 33 feet and features an asymmetrical three-bay front and exterior end brick chimneys. An early 20th-century one-room-plan kitchen addition at the rear of the house gives the building an overall T-shaped plan.

A house so large and well-built, boasting a central-passage plan, would not have been built for a black sharecropper family. During the postbellum period newly freed blacks would more likely have inhabited a small one-room-plan structure like Building no. 16 (described above). During this century, however, the house was occupied by a number of families, all of them black.

Standing on brick piers, the house retains much of its original exterior detailing, but the interior was remodeled in the second quarter of this century. Like other tenant

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7. DESCRIPTION -- Tenant Houses

houses at Chippokes, the walls and ceiling are sheathed with plain five-inch-wide flush horizontal boards. Downstairs, the ceilings are about 8 1/2 feet high. An openstring winder stair at the back of the passage leads to two finished rooms in the loft, which is lighted by small original, four-pane gable-end windows. The original mantels on both floors were removed in this century when stoves were installed, but the south parlor boasts a fancy Victorian mantel taken from another house. The rear kitchen wing retains its original narrow-board sheathing and built-in cupboards. A small shed porch on the north side of this wing was enclosed in the middle of this century.

The next oldest tenant houses (Buildings no. 15 and 17) stand along River Road in a row with the two 19th-century dwellings described above. Built in the 1910s before Victor Stewart bought Chippokes, both feature 1 1/2-story, two-room-plan main blocks measuring 16 x 31 1/2 feet. Both have central stove flues, asymmetrical four-bay fronts, and raised attics. The four dormers on Building no. 17 were added later in this century; before that it had short frieze windows like those in Building no. 15. Both dwellings have small single-story, one-room-plan kitchen wings. The wing on Building no. 15, fronted by a shed-roofed porch, may be original. The interiors of both houses are very plain, being sheathed with painted four-inch-wide horizontal boards. Built to house a single family, these dwellings each have a single corner stair to the loft. They stand in contrast to the similar-sized slave dwellings at Chippokes, which contain double sets of stairs to accommodate two families in a single structure.

Shortly after Victor Stewart purchased Chippokes, he had a 1 1/2-story gambrel-roofed dwelling erected near the mansion to house one of his farm foremen, Henry Blount. The Colonial Revival style Blount House could blend inconspicuously in a contemporary suburban neighborhood, and it represents perhaps the first example of 20th-century mainstream architecture at Chippokes.

In contrast to the Blount House, three smaller tenant houses built in 1920s and '30s are very much in the vernacular idiom. All are one-story frame structures with low-pitched gable roofs and original rear ells. The two-room front block of each house measures roughly 14 x 28 feet. Two of the houses (Buildings no. 37 and 23) have single-room ells, while Building no. 26 has a two-room ell. The latter two buildings retain their original front and side porches and plain interior detailing. All three houses follow a format widely adopted in eastern Virginia in the late 19th and early 20th century by low-income farmers, especially blacks.

The most recent tenant house at Chippokes was built ca. 1949 in the Colonial Williamsburg style so favored by the Stewarts. An attractive 1 1/2-story two-room-plan structure, it sits on cinderblock piers and has a spacious loft lighted by two front dormers. It is worth noting that many of the decorative features found in this house--such as beaded siding and ornamental cornice boards--were also added about this same time to a number of older buildings on the farm, including the River House kitchen and nearby slave quarters.

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7. DESCRIPTION -- Tenant Houses

Most of the tenant houses at Chippokes continued to be inhabited by black sharecropper or tenant families until the end of the Stewart tenure in the 1960s. Several of these dwellings continued to be occupied by longtime residents after the state took charge of 7. the property. Today, two are occupied by park personell, while others are used for storage or stand vacant, awaiting renovation. It is hoped that eventually at least one or two of these buildings might be restored and furnished to illustrate the lives of the black tenant families who worked the land at Chippokes during the century following Emancipation.

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ARCHEOLOGICAL RESOURCES

Being situated directly adjacent to the James River and opposite the southern tip of Jamestown Island, Chippokes Plantation State Park possesses high potential for both prehistoric and historic archaeological resources. Within this riverine setting are extensive marshes associated with Lower Chippokes Creek, forming the park's eastern boundary, and College Run near its western boundary. These areas, in conjunction with upland forested areas, contain a wide variety of exploitable wild plants and animals. Besides these natural resources, much of the park comprises land highly suitable to agriculture as is evident by the large expanses of open land currently under cultivation.

As a result of the locale's high archaeological potential, staff archaeologists with the Virginia Division of Historic Landmarks initiated a survey of Chippokes Plantation State Park in 1983 followed by more extensive efforts in 1985. Being a working farm, much of the park's acreage is in cultivation. These cultivated fields, after plowing and when characterized by good to excellent surface visibility, were intensively surveyed by staff archeologists. Spaced at intervals of no more than ten meters, staff members walked in straight lines over the majority of the farm's exposed acreage. Slightly over 275 acres were inspected in this fashion, yielding evidence of 27 archaeological sites. Besides this sample, just under 25 acres characterized by poor surface visibility in forest or pasture were examined through shovel tests, typically at regular intervals of 25 meters or less. Areas chosen for shovel tests were those known to have high archaeological potential yet not likely to be characteristic of the cultivated areas inspected. Seven sites were located using shovel tests.

Of the 34 archaeological sites currently identified at Chippokes Plantation State Park, 19 contain evidence of prehistoric occupation. These include one site (44SY113) datable to the Late Archaic Period (ca. 3,000-1,000 B.C.), seven (44SY140, 141, 143, 161, 162, 167 and 168) from the Woodland Period (ca. 1,000 B.C.- A.D. 1,600), and eleven (44SY112, 139, 142,

(See Continuation Sheet #16)

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7. DESCRIPTION -- Archaeological Resources

144, 145, 150, 152, 156, 160, 163, and 165) for which no temporally diagnostic artifacts were recovered.

The near total absence of site dating before the Woodland Period was completely unexpected and raises major questions about the apparent under-utilization of this locale prior to 1,000 B.C. Absolutely no evidence of Early and Middle Archaic Period (ca. 8,000-3,000 B.C.) occupation was noted. Late Archaic Period occupation is represented only by site 44SY113, which likely represents a small encampment, and a projectile point from this period found at historic site 44SY148. These sites are within 250 meters of each other at the southwestern edge of the park in an upland setting near a ravine leading to College Run. No evidence of sites dating to the Paleo-Indian Period (ca. 9,500-8,000 B.C.) was recovered, although this was not surprising given the extreme rarity of such sites.

All identified Woodland Period sites were situated in elevated areas either directly adjacent to the confluence of streams with the James River or further inland, overlooking College Run or Lower Chippokes Creek and their adjacent marshes. While available data are quite limited, a variety of functional site types appear to be represented, including lithic workshops, small short-term encampments, and larger base camps. No clear examples of sedentary hamlets or villages were found, although this was not unexpected due to the park's short James River frontage.

Twenty-one of the 34 archaeological sites currently identified at Chippokes Plantation State Park contain evidence of historic occupation. These include two sites (44SY146 and 153) dating to the mid-17th century, one (44SY110) from the second half of the 17th century, one (44SY168) from the fourth quarter of the 17th century, one (44SY166) from the second quarter of the 18th century, one (44SY146) from the third quarter of the 18th century, one (44SY155) from ca. 1725-1775, fourteen (44SY108, 109, 111, 145, 146, 147, 148, 149, 150, 151, 154, 156, 157, and 164) from the late 19th through early 20th centuries, and two (44SY111 and 160) for which no temporally diagnostic artifacts were recovered. With two exceptions, all were found in cultivated fields. This may be contrasted with the six prehistoric sites located in wooded areas.

While European settlement may have occurred as early as the first quarter of the 17th century at Chippokes Plantation State Park, current archaeological data indicate the presence of four sites ranging from the mid-17th through fourth quarter of the 17th century. Of particular note is the concentration of the three likely earlier sites (44SY110, 146, and 153) in the central uplands of the park in a roughly linear formation stretching from College Run to Lower Chippokes Creek and intersecting Cedar Lane (Route 633) at a right angle. Probably the latest 17th-century site (44SY168) is situated to the north, closer to the James River. As is typical elsewhere in coastal Virginia, those 17th-century archaeological sites discovered in the park were characterized by extremely low artifact densities, making their identification difficult even under ideal field conditions. The probability of other 17th-century sites being present is high, particularly in the large areas of pasture, woods, and cultivated fields with poor

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7. DESCRIPTION -- Archaeological Resources

visibility not inspected during the 1983 and 1985 archaeological surveys. Regardless of such survey limitations, results are consistent with historical accounts suggesting increased utilization of the property by the mid-17th century.

Data for 18th-century occupation are similarly limited. Most obvious is the continued occupation on or near two 17th-century sites (as seen at 44SY146 and 44SY166, which is directly adjacent to 44SY168). The sole other currently identified 18th-century site (44SY155) is adjacent to Cedar Lane, continuing the apparent focus of occupation along this road.

Archaeological survey efforts to date have identified no sites from the first half of the 19th century. However, the still standing River House is known to date from this period and is likely to have high archaeological potential. While the pasture in front of the house has been tested, locating an 18th-century site (44SY166), the yard immediately around the house and to its rear, being in grass cover, has not yet been investigated.

The largest number of identified historic archaeological sites, totaling fourteen, date to the late 19th through early 20th century. These are predominately situated along Cedar Lane, continuing an apparent pattern of settlement concentration along this road dating back to the 17th century. These late sites take on added significance not typical for this time period, since a major goal of the interpretive program for Chippokes State Park is to concentrate not only on early settlement but also on the dynamics of 19th- and 20th-century plantation life.

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(See Continuation Sheet #18)

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INVENTORY

Jones-Stewart Mansion (90-70 #01).* Dwelling (now a house museum). Italianate; ca. 1860; ca. 1955 addition. Brick (5-course American bond; clad with stucco on main front) 2 stories; low basement, symmetrical 5-bay front; hipped roof; 1-story, 1-bay front porch. Belvedere on roof. One- and two-story brick wing on SW end, ca. 1955. No significant alterations. Contributing building.

Kitchen. Jones-Stewart Mansion (90-70 #02). Kitchen (now a museum). Greek Revival; ca. 1860. Brick (4-course American bond), 2 stories, symmetrical 4-bay front; hipped roof. Rectangular 2-story wing added at rear ca. 1955. Interior remodeled ca. 1955. Contributing building.

* Garden Pantry Gift Shop (90-70 #03). Originally a garage and workshop; (now Information Center and Gift Shop); Colonial Revival; ca. 1920s; altered ca. 1950. Wood frame (weatherboard); 1 story; 3-bay gable-end front; gable roof. Shed-roofed side porch is the only addition. Noncontributing building.

* Gardener's Quarters (90-70 #04). Gardener's quarters (now public toilets). Originally a poultry house; moved to site and remodeled into an office ca. 1950. Colonial Revival; ca. 1950. Wood-frame (weatherboard); 1 story, asymmetrical 4 bay front; gable roof; shed-roofed overhang on porch. Interior completely altered. Noncontributing building.

* Carriage House (90-70 #05). Garage and carriage house (now museum for early conveyances). Colonial Revival; ca. 1950. Wood frame (weatherboard); 1 story; symmetrical 5-bay front; gable roof. No alterations. Noncontributing building.

* Garden Toilet (90-70 #06). Toilet (now storage). Originally a poultry house; moved to site and remodeled into toilets ca. 1950. Colonial Revival; ca. 1950. Wood frame (weatherboard); 1 story, asymmetrical 4-bay front; gable roof. NE 2-bay section is an addition. Noncontributing building.

Blount House (90-70 #07). Farm Manager's house (now residence of park Assistant Superintendent). Colonial Revival; ca. 1918. Wood frame (weatherboard); 1½ stories; symmetrical 3-bay front; gambel roof; shed (monitor) dormers; Colonial Revival, 1-story, 1-bay, pedimented porch. Rear screen porch is not original. Contributing building.

*The numbers assigned all individual structures (i.e., the number following the general Chippokes file number, 90-70) are identical to the Chippokes State Park building inventory numbers assigned by the Division of Parks. Buildings and structures numbered 44 through 48 have no office park inventory numbers, and have been assigned numbers by the DHL. Ten buildings (nos. 27 through 36) in Chippokes State Park are omitted from this list because they stand on the adjoining Chestnut Farm portion of the park, not on the original Chippokes tract being nominated to the Register.

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- * Farm Equipment Building (90-70 #8). Farm equipment storage (now used for picnics and conferences). Vernacular; mid-1950s. Pole construction (weatherboard); 1 story; symmetrical 2-bay front; gable roof. Wing at east end originally for machinery storage. Interior completely remodeled early 1980s. Noncontributing building.

- * Hay Barn (90-70 #09). Barn (now storage for conference center). Vernacular; mid-50s. Wood frame (weatherboard); 1 story; 3-bay front; gable roof. No significant alterations. Noncontributing building.

- * Cattle Shed (90-70 #10). Cattle shed (now vacant). Vernacular; mid-50s or later. Post construction (sheet metal); 1 story; shed roof. Noncontributing building.

- Corncrib (90-70 #11). Corncrib (now a museum). Vernacular; ca 1925-30. Wood frame; vertical siding; 1 story; 1-bay gable-end front; gable roof. Some alterations ca. 1980 when converted into a museum. Contributing structure.

- Horse Barn (90-70 #12). Horse barn (now used for equipment and storage). Vernacular; ca. 1920-30. Wood frame (weatherboard); 1 story; symmetrical 3-bay gable-end front; gable roof. Largely unaltered. Contributing building.

- Dairy Barn (90-70 #13). Dairy Barn (now used for storage). Vernacular; ca. 1920-30. Wood frame (weatherboard); 1 story; symmetrical 3-bay gable-end front; gable roof. Largely unaltered. Contributing building.

- Old Barn (90-70 #14). Apple mill and grist mill (now used as miscellaneous storage). Vernacular; late 19th/early 20th c. Wood frame (weatherboard); 1 story; symmetrical 1-bay gable-end front flanked by 1-bay shed additions; gable roof on main block. Unaltered barn partly built of re-used antebellum timbers. Contributing building.

- Tenant House (90-70 #15). Dwelling (temporarily used for furniture storage). Vernacular; ca. 1918. Wood frame (weatherboard); 1½ stories, asymmetrical 5-bay front; gable roof; appears to have been built in two stages. Largely unaltered. Contributing structure.

- Tenant House (90-70 #16). Tenant farmer's dwelling (now public restrooms). Vernacular; 2nd half 19th c. Wood frame (weatherboard); 1 story; asymmetrical 4-bay-front main block; gable roof. Expanded to W in early 20th c. from one-room-plan house. Heavily altered ca. 1980. Contributing building.

- Tenant House (90-70 #17). Tenant farmer's dwelling (now park ranger's residence). Vernacular; ca. 1910-18. Wood frame (weatherboard); 1½ stories with raised attic; asymmetrical 4-bay front; gable roof with 2 dormers per slope. Ca. 1930s 1-bay kitchen wing on W end; main block largely unaltered. Contributing building.

- Slave Quarters (90-70 #18). Slave quarters (temporarily vacant residence). Vernacular; ca. 1930-50. Wood frame (weatherboard); 1½ stories; symmetrical 5-bay front; gable roof with 2 dormers per slope. Dormers and E 1-bay kitchen wing added on ca. 1930s; interior remodeled ca. 1950. Contributing building.

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River House (90-70 #19). Plantation dwelling (now vacant). Vernacular/Federal; ca. 1829-30; ca. 1847. Wood frame (weatherboard); 1½ stories, symmetrical 5-bay front; gable roof with 5 dormers per slope; symmetrical double-pile, central-passage plan. Porches removed; no additions or significant alterations. Contributing building.

River House Kitchen (90-70 #20). Detached kitchen/quarters (now park ranger's residence); ca. 1830-50. Wood frame (weatherboard); 1½ stories; symmetrical 5-bay front main-block; gable roof with 2 dormers per slope; 2-room, central-chimney plan. Ca. 1930s kitchen wing on E. end; fenestration and interior remodeled ca. 1950. Contributing building.

Sheep Barn (90-70 #21). Shelter for sheep at ground level and farm machinery upstairs (now used for antique farm machinery display). Vernacular; ca. 1930s. Pole construction (weatherboard); 1½ stories; 6-bay front; gable roof with 3 dormers at front; open plan. No alterations. Contributing building.

* Lumber Shed (90-70 #22). Lumber storage (now used to display antique farm machinery). Vernacular; ca. 1935-45. Pole construction (weatherboards); 1 story; symmetrical 7-bay front with 1-bay addition; gable roof; open plan. No alterations. Noncontributing building.

Gwaltney Tenant House (90-70 #23). Tenant farmer's dwelling (now vacant). Vernacular; ca. 1930s. Wood frame (weatherboard); 1 story; asymmetrical 3-bay front; gable roof; 2-room-plan front block with original 1-room-plan rear ell. No alterations. Contributing building.

* Spratley Tenant House (90-70 #24). Tenant farmer's dwelling (now vacant). Neo-Colonial; ca. 1949. Wood frame (weatherboard); 1½ stories asymmetrical 3-bay front; gable roof with 2 front dormers; 2-room plan. No alterations. Noncontributing building.

Overseer's House (90-70 #25). Probably overseer's or farm manager's dwelling (temporarily vacant). Vernacular; ca. 1850-75. Wood frame (weatherboard); 1 story; asymmetrical 3-bay front; gable roof; central-passage plan with exterior end brick chimneys. Interior remodeled 2nd quarter 20th c. Rear 1-room T addition, 20th c. Contributing building.

Chatman Tenant House (90-70 #26). Tenant farmer's dwelling (now vacant). Vernacular; ca. 1930. Wood frame (weatherboard); 1 story; asymmetrical 3-bay front; gable roof; 2-room plan front block and 2-room-plan original rear ell. No alterations. Contributing building.

Hatchet Tenant House (90-70 #37). Tenant farmer's dwelling (now park intern's residence). Vernacular. ca. 1930. Wood frame (weatherboard); 1 story; asymmetrical 3-bay front; gable roof; 2-room-plan front block and 1-room-plan original rear ell. Interior remodeled ca. 1970s. Contributing building.

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- * Cattle Feeder Shed (90-70 #38). Cattle shelter with feed racks. Vernacular; mid-1950s. Post construction; 1-story; 16 bays; gable roof; open on E side; built-in feed racks on W. side. No alterations. Noncontributing structure.
- * Farm Lot Privy (90-70 #39). Pit toilet. Vernacular; mid-1950s. Wood frame (vertical board sheathing); 1 story; 1 bay; gable roof. No alterations. Noncontributing building.
- * River Road Privy (90-70 #40). Pit toilet. Vernacular; 1940s or '50s. Wood frame (vertical board sheathing); 1 story; 1 bay; gable roof. No alterations. Noncontributing building.
- * Smokehouse (90-70 #41). Smokehouse. Vernacular; ca. 1950. Wood frame (weatherboard); 1 story; 1 bay; pyramidal roof; brick foundations and sunken floor. No alterations. Noncontributing building.
- * Chicken House (90-70 #42). Chicken house. Vernacular; ca. 1950. Wood frame (vertical board sheathing); 1 story; 1 bay gable-end front; gable roof. Interior unaltered, with original roosting shelves. Noncontributing building.
- * Spratley Tenant House Privy (90-70 #43). Pit toilet. Vernacular; ca 1950. Wood frame (vertical board sheathing); 1 story; 1 bay; gable roof. Unaltered. Noncontributing building.
- * Storage Building at Slave Quarters (90-70 #44). Storage structure. Vernacular; ca. 1950. Wood frame (weatherboard); 1 story; 1-bay gable end, 2-bay sides; gable roof. Unaltered. Noncontributing building.
- River Road Well (90-70 #45). Well and wellhead. Vernacular (well); Neo-Colonial (wellhead); 19th c. and mid-1950s. Brick well lining; frame superstructure; 1 story; pyramidal roof. No alterations. Contributing structure.
- Mansion Wellhead (90-70 #46). Wellhead on site of early well. Neo-Colonial (wellhead); 19th c. and mid-1950s. Brick well lining; frame superstructure; 1 story; pyramidal roof. No alterations. Contributing structure.
- Blacksmith Shop Chimney (90-70 #47). Freestanding chimney to former blacksmith shop. Vernacular; late 19th or early 20th c. Brick (random American bond); stepped weatherings. Contributing site.
- * Sawmill (90-70 #48). Sawmill and shelter. Vernacular; 3rd quarter 20th c. Pole construction; gable roof. Noncontributing building.

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8. SIGNIFICANCE -- Historical Background

Unlike many large plantations along the James River, Chippokes was never a family seat during the 17th or 18th centuries. During the first decades of English occupation the property changed hands frequently, always serving as a secondary plantation managed by overseers or farmed by tenants. Even during the 130-year tenure of the prominent Ludwell family and their descendants, beginning around 1684, it continued to be run by overseers. Not until its purchase in 1837 by Albert C. Jones of neighboring Isle of Wight County did Chippokes become an owner-occupied plantation seat.

The earliest identifiable English owner of the Chippokes tract was Captain William Powell, a shareholder in the Virginia Company of London. According to Captain John Smith, Powell had come to Virginia in 1609 as part of the Third Supply. In 1617, Deputy Governor Samuel Argall named him Captain of the Governor's Guards and Company, and Lieutenant Governor and Commander of Jamestown. In July and August 1619, Powell represented James City at the New World's first legislative assembly.³ As a military officer, Powell occasionally joined diplomatic missions to local Powhatan Confederacy leaders. After Opechancanough's Uprising of 1622, which left hundreds of English settlers dead, Powell led forays against the natives. In early 1623, he joined forces with Captain Nathaniel Butler of Jamestown, and "going against the Chickahomnies, . . . dispersed the Indians, taking their corn and destroying their towns."⁴ The natives fled, but Powell was apparently killed in the attack; in March of that year the colony's treasurer noted that Powell was "now with God."⁵

William Powell's widow Margaret remarried within a month or two of his death, taking Edward Blaney of Jamestown as her new husband. Blaney, then 27 years old, had served as a merchant on the Virginia Company's magazine ship since 1621 or before. With his marriage to Margaret Powell, Blaney took charge of the Chippokes tract. Records show that in 1625 Blaney and his wife were living at Jamestown, where he owned two dwellings; however, the majority of his servants were living across the river at Chippokes. A census taken that year shows that the Blaney-Powell plantation contained three dwelling houses, three tobacco houses, and was inhabited by fifteen heavily armed men aged seventeen through forty.⁶ (To date, however, no archeological evidence of this settlement has come to light).

By February 1626, Edward Blaney was dead. Once again, his widow remarried quickly, taking as her third husband Sir Francis West. Though the surviving records make no mention of the Powell property at Chippokes between 1626 and 1643, prior to 1643 it had come into the possession of George Powell, son of the deceased Captain William Powell. In 1643, George Powell leased part of the Chippokes tract to Stephen and Clara Webb, conveying them 300 of his 500 acres. This land was divided into two parcels of 150 acres each flanking a reserved tract of 200 acres. Powell leased these tracts to the Webbs for three consecutive lifetimes, which he defined as those of Stephen Webb, his son Robert, and Robert's survivor.⁷

In granting the lease, Powell stipulated that the Webbs build on some part of the leased acreage (no doubt at their own expense) "a good and sufficient framed house containing

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8. SIGNIFICANCE -- Historical Background

forty-five feet in length and twenty feet in breadth with two chimneys and glass windows to the sme [sic] and a cellar adjoining to it also of fifteene feet square...." The house was to be "ground-selled & underpinned with brickets." It is doubtful, however, that the Webbs ever carried out this directive, as Powell died within a few months of drafting the lease.⁸ (This lease has led some local historians to conclude that the present River House at Chippokes is a remodeling or rebuilding of a 1640s dwelling. Although the dimensions and other specifications of the two houses are similar, architectural evidence clearly shows that the present house and its foundations could not have been constructed before the early 19th century.)

Since Powell had no legal heirs, his property was escheated and reverted to the Crown. In 1643, by order of the General Court, it was granted to Governor William Berkeley. Three years later, in October 1646, Berkeley granted Colonel Henry Bishop, a recent immigrant from Sussex, England, 1,200 acres "lyeing on the South side of James River Comonly called by the name of Lower Chipoak...." Half of this acreage was purchased from Berkeley and the other half was granted for paying twelve persons' passage to Virginia.⁹

Bishop eventually returned to England, where he briefly served as postmaster general under Charles II. In 1656, his agent William Martin, who apparently lived at Chippokes, sold 700 acres to John Groves, a Bristol merchant. Groves, who probably never lived there, leased what appears to be part of the Chippokes tract to George Domingo and his wife Ann "during their Naturall lives." Groves also gave Domingo as much timber as "Will build a dwelling house of thirty foote Long...." ¹⁰

After Groves' death in 1671, the Chippokes tract was repurchased by Sir William Berkeley, who held the property until his death seven years later. Chippokes adjoined the home plantation of Arthur Allen (later known as Bacon's Castle), a rebel stronghold during Bacon's Rebellion. Since Berkeley was the rebels' nemesis, it seems likely they would have burned or plundered any buildings standing at Chippokes at the time.¹¹

At his death in 1678, Berkeley left all his property, including Chippokes, to his "deare and virtuous wife, the Lady Frances Berkeley." Shortly after Berkeley's death, Lady Frances remarried, taking as her husband Colonel Philip Ludwell. By 1664 the Chippokes property was listed under Ludwell's ownership in the local court records, along with seven slaves. In the quitrent rolls of 1704, Colonel Philip Ludwell was credited with 1,100 acres of Surry County land.¹²

After Colonel Philip Ludwell's death, Chippokes descended to his son and namesake, Philip Ludwell II. At the latter's death in 1727, the property passed to Philip Ludwell III, who owned it for the next forty years. During the Ludwells' eighty year tenure, Chippokes Plantation remained under the care of overseers, the Ludwell family electing to live at Greenspring Plantation near Jamestown. Mid-18th-century maps show no major buildings at Chippokes, confirming that it was not a plantation seat.¹³ A detailed 1781 map, however, shows a modest house at Chippokes located at or near the site of the present River House, as well as a second structure between it and the river.¹⁴

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8. SIGNIFICANCE -- Historical Background

Philip Ludwell III died in 1767, leaving Chippokes to his daughter Lucy. An appraisal of Ludwell's Surry estate lists a total of 22 black slaves, 7 draught steers, 30 head of cattle, 6 calves, 14 sheep, 25 hogs, and various farm tools, conveyances and stores of grain and tobacco. ¹⁵ The absence of all but minimal household equipment further suggests that Ludwell never maintained a personal residence there.

In 1769, two years after inheriting Chippokes, Ludwell's daughter Lucy married John Paradise of London, a linguist and scholar. During the 1770s, the Paradises made their home in England, where in 1771 he was elected a Fellow of the Royal Society. Paradise was an intimate friend of Dr. Samuel Johnson, and when Dr. Johnson started an evening club at the Essex Head in 1783, Paradise was one of the constant attendants. ¹⁶

During the American Revolution, acts passed by the Virginia Assembly in 1777 and 1779 authorized the confiscation of property owned by British subjects. Thus, the real and personal property of John and Lucy Ludwell Paradise was taken into custody by the Virginia government until the end of the war. In October 1779 an inquisition was held at Chippokes Plantation, where it was determined that John Paradise had been a British subject prior to April 19, 1775, and that he owned two tracts of land in Surry, including "Chepoax" with 1,280 acres, and "College Quarter" with 960 acres. Both these properties continued to be listed in the Surry County tax records under John Paradise's name until 1805. ¹⁷

During a visit to England in 1786, Thomas Jefferson met John and Lucy Paradise, and they subsequently became close friends. Jefferson encouraged them to come to America to assert their claim to her family's property. The following year the Paradises sailed for Virginia and succeeded in establishing their claim through the help of Jefferson and other powerful friends. Having accomplished their mission, the couple returned to London in 1788. Thomas Jefferson's papers reveal that he continued to take a personal interest in the Paradises' property. In January 1790 Jefferson wrote to John Paradise, reporting on the condition of Chippokes plantation and indicating that he had directed its manager, William Wilkinson, to harvest timber there and open up more land for tobacco. ¹⁸

John Paradise died in London in 1795 and his widow, Lucy, remained there until 1805, when she returned to Virginia. She took up residence in Williamsburg in a brick mansion on the Duke of Gloucester Street now known as the Ludwell-Paradise house. There she lived until 1812, when she was committed to Williamsburg's Public Asylum for the insane, where she died two years later.

An inventory taken of Lucy Paradise's property at Chippokes in January, 1812, shows that the plantation's work force consisted of 21 adult slaves and ten children. Livestock included 8 horses, 8 oxen, 40 head of cattle, 20 sheep, 12 breeding sows, 40 pigs and 23 shoats. At that time the plantation was under the direction of an overseer named John Bell. Earlier overseers included Richard D. Brown, Robert Sanford, William Binns and James Jones. ¹⁹

(See Continuation Sheet #25)

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8. SIGNIFICANCE -- Historical Background

After the death of Lucy Ludwell Paradise, a dispute arose among her potential heirs regarding the ownership of Chippokes. Her daughter Lucy Paradise had married a Venetian count named Antonia Barziza, and their two sons would ordinarily have inherited the property. However, the decedent's nieces, who were living in Virginia, seized possession of Chippokes. In 1815, one of Lucy Ludwell Paradise's grandsons, Viscount Philip Ignacio Barziza, traveled to Virginia to assert his and his brother's legal claim to the property. The Barziza case was tried twice in the court of James City County and then forwarded to the state Court of Appeals. There, in February 1824, a judgment was rendered against the Barziza brothers' claim. The high court determined that "persons born in a foreign country, of parents also born in foreign countries, are not citizens of Virginia, and consequently cannot inherit lands there."²⁰

In April 1827, the Superior Court of Chancery allotted Chippokes Plantation to Portia Lee Hodgson, a daughter of Hannah Phillipa Ludwell Lee, sister of Lucy Ludwell Paradise. That same year Portia Hodgson, a resident of Alexandria, sold "Chipoax" (which had recently been surveyed and found to contain 1,334 acres), to John Fitzhugh May for \$7,750. May, a prominent Petersburg lawyer who served in the Virginia House of Delegates between 1825 and 1829, probably bought the land as an investment. Two years later May sold Chippokes to fellow Petersburg attorney Charles Francis Osborne for \$250 more than he had paid for it.²¹

Osborne owned the property eight years, but it is doubtful that he ever lived there. He did, however, make substantial improvements to the property. Within a year of purchase, he erected the original part of the present River House, raising the value of buildings on the property from \$300 to \$1,300. Originally only one room deep, the 1 1/2-story frame structure was nonetheless a substantial dwelling for its day. Osborne may have built the house as a part-time country residence; it seems unlikely that a house of its size and quality would have been built for an overseer unless the overseer were a member of his family.²²

In a deed dated January 1, 1837, Charles F. Osborne conveyed the 1,334-acre Chippokes tract to Albert Carrol Jones of neighboring Isle of Wight County. (The western boundary of Isle of Wight County runs only a mile east of Chippokes, indicating Jones was a local farmer and probably familiar with the tract). Jones paid \$12,000 for the plantation, \$4,000 more than Osborne had paid for it eight years earlier. A relatively prosperous farmer owning eleven adult slaves, Jones was no doubt pleased to acquire such an expansive river tract--one with a large proportion of level, well-drained agricultural land, a mile of river frontage, and at least one boat landing. (Before 1800 a public way called "Chippokes Road" led to Chippokes Creek and a place called Lucas' Landing on the James River).²³

Albert Jones lived with his family at Chippokes until his death in 1882. The first land tax book entry showing him as owner gives the value of buildings on the property as \$1,300, with the total assessed value of buildings and land being \$14,350, over \$2,000 more than he had paid for it. The value of buildings remained the same until ca. 1847.

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8. SIGNIFICANT - Historical Background

The tax book of 1848 states in a marginal note that an assessment of \$1,000.50 was added for new buildings, bringing the total for buildings to \$2,334.50.²⁴

In all likelihood it was at this time that Jones doubled the size of the River House erected by Osborne. The thousand dollars in improvements may also represent the erection of several outbuildings, including, perhaps, the central-chimney kitchen/quarters that still stands just south of the River House. The 1847 date dovetails with the architectural evidence, and the tax books show no other major building activity until 1860, the year Jones completed the brick mansion one-third mile east.²⁵

Albert Jones prospered at Chippokes. Between 1838, shortly after he arrived there, and 1860, the year he built the brick mansion, the number of adult slaves under his direction nearly tripled, from eleven to thirty. In 1849, shortly after he had enlarged the River House, he was taxed for ownership of eighteen slaves, eight horses, a carriage, a gold watch, and a piano worth \$250. His total tax bill indicates that he and his family ranked in the upper seven percent of households in the county. Only nine other heads of households in Surry owned personal property worth more than Jones, and most of these owned less than half again as much as he did.²⁶

The 1856 Surry Personal Property Tax Books, which are somewhat more detailed than those of 1849, give a fuller picture of the Jones plantation. In that year, 28 adult slaves worked the land and carried out domestic chores. The Jones family owned ten horses and mules (worth \$1,000), sixty head of cattle (\$310), two carriages (\$250), \$81 worth of gold and silver plate and jewelry, \$500 worth of household and kitchen furniture (perhaps a low estimate), and \$5,000 worth of bonds and securities. These assets yielded a tax of \$66.31, among the highest in the county.

Significantly, the 1860 personal property tax book shows that Jones no longer held any bonds or other convertible financial assets. No doubt he spent much of his nest egg on his stylish new mansion, which shows up in the 1861 land tax book in a marginal note reading "\$4,000 added for new buildings," giving Jones a total of \$8,000 worth of buildings on the 1,334-acre tract.

After the Civil War, the value of Jones property fell, as did property values throughout eastern Virginia.²⁷ In 1872, he gave his only child Mary Sutton 125 acres of land at Chippokes identified as "the River Field," a parcel containing the present River House.

The boundaries mention College Creek, an "old orchard," a "Winesap orchard," a "row of fig bushes," and "the enclosure on the river road." The boundary line ran from the road "round the lot enclosing the kitchen, stables, and old dwelling house &c so as to include the same" and then followed a fence "around the field to the old quarter near to a point east of the well, and on down to the ice pond."²⁸ Probably it was about this time, at the beginning of Mary Sutton's tenure, that the interior of the River House was updated with the installation of the present late Greek-Revival style detailing.

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8. SIGNIFICANCE -- Historical Background

When Albert Jones died in 1882, he bequeathed part of the mansion house at Chippokes to his wife Roberta P. Jones. In his will he specified the rooms exclusively for her use. These included "the two east rooms on the second floor, and the back parlor or library on the first floor, together with the usual furniture...." He stipulated that she could substitute "our Chamber furniture...for that of one of the upper rooms." In addition, he gave her "one third part of the garden and one room in the kitchen," as well as one-third of the net annual proceeds of his orchards and one-third of all the bonds he owned. The remainder of his estate he left to his daughter Mary Jones Sutton, who was to have it for her "exclusive use and enjoyment during her natural life. At her death the estate was to pass to her children.²⁹

Mary Sutton died in 1901, followed two years later by her son Henry T. Sutton. The entire 1,334-acre Chippokes farm then passed to Henry's aunt Roberta P. Jones, who lived there until her death in 1910. A 1911 inventory of her estate details the entire contents of the mansion, which were valued at \$1,190.³⁰ Among the inventory's list of farm machinery, livestock and field crops are two stills and six barrels of vinegar, indicating the apple orchards planted before the Civil War by Albert Jones were still producing.

A plat of the property made in 1911* shows these orchards, along with every major building on the farm, including several tenant houses and farm structures that have since been destroyed or replaced. A schoolhouse, probably built after 1900, is shown standing about midway along Cedar Lane. According to Willy Blount, who was born at Chippokes in 1898 and who spent most of his life working on the farm, this was a one-room private school erected to serve the farm's tenant families. During Blount's childhood, Bible lessons and the "three Rs" were taught there two mornings a week. This school closed around 1920, and was later demolished.³¹

Roberta Jones willed the property to her sister Isabella Cuthbert, who acquired it in 1910 and mortgaged it several years later, eventually losing it in a foreclosure suit. On September 18, 1918, Chippokes Plantation, then containing 1,403 acres, was sold at auction on the steps of Surry Courthouse for \$47,000. The purchasers were Victor W. Stewart of Wilson, North Carolina and Thornton Jeffress of Rochester, New York. Stewart, who later bought out Jeffress' interest,³² owned Chippokes until his death in 1965, gradually building it into a model farm.

From the beginning, Stewart, a lumberman, took the more active roll in managing the farm. Immediately after purchasing it in 1918, Stewart directed the rebuilding of several tenant houses and farm buildings.³³ This construction activity is reflected in the Surry County Land Tax Books, which show³⁴ a rise in the value of buildings on the property from \$4,000 in 1920 to \$8,160 in 1921. In 1925 Stewart, who was then living in Petersburg, paid Jeffress \$5,000 for his share of the farm. Thereafter, he and his wife Evelyn began spending weekends at Chippokes horseback riding, entertaining visitors and overseeing the

*For a reproduction of this plat, see Fig. 1 following the photographs at the end of this report.

(See Continuation Sheet #28)

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8. SIGNIFICANCE -- Historical Background

development of the farm. Evelyn Bleakley Stewart (1884-1969), a native of Franklin, Pennsylvania and alumna of Vassar College, took a keen interest in the property, laying out formal gardens behind the main house and filling the mansion with Virginia antiques. (These furnishings, now on view to the public, are still arranged as they were during the Stewart tenure). Her husband Victor (1880-1965), an Ohio native, concentrated on the agricultural aspects of the farm, raising sheep, hogs, cattle and horses, as well as field crops such as corn, wheat, rye and peanuts, thus maintaining the farm's tradition of mixed agriculture.³⁵

During the Stewarts' tenure, the farmland at Chippokes was leased to several sharecropper families, the large majority of them black. These farmers took half the crop if they used Stewart's draft teams, or three-quarters if they farmed with their own animals. The harvested crops were purchased and marketed by Stewart. Most of the farmers at Chippokes, as well as members of their families, made additional money by working for Stewart at a wide variety of jobs.³⁶ These included tending the livestock; maintaining the farm buildings and fences; helping professional carpenters and masons erect new buildings; operating the farm's grist and apple-cider mills, repairing farm equipment; working in the blacksmith shop; and tending the formal gardens. Stewart appointed a foreman to oversee these activities. For nearly thirty years, beginning around World War I, Randall Blount filled this job. He was followed by his nephew Willy Blount until the mid-1950s.³⁷

Farming was an avocation for Victor Stewart; his main business was timber. In the early 1900s Stewart established the Colonial Pine Company, based in Petersburg, operating several sawmills in Virginia and North Carolina. In 1943 he was elected the first president of the Virginia Forest Association, serving in that capacity for the next fifteen years. In 1948, Governor William Tuck appointed Stewart to the Virginia Conservation Commission (later the Board of Conservation and Economic Development). Stewart became chairman of the board in 1958, a post he held until his death.³⁸

Both Mr. and Mrs. Stewart were actively interested in Virginia history. Beginning the 1950s, Victor Stewart served as a trustee for both the Jamestown Corporation and the Jamestown Foundation. During their years at Chippokes, Evelyn Stewart assembled two typescript volumes of documents relating to the history of the farm. In the 1940s she and her husband invited a cameraman to record traditional aspects of life on the farm at Chippokes, ranging from quotidian tasks like harvesting crops and tending livestock to such special events as a James River baptism. (This rare footage is now available on videotape at the park's information center.)³⁹

Two years after her husband's death in 1965, Evelyn Stewart donated Chippokes to the Commonwealth of Virginia to insure its continued preservation as an historic farm. Since Mrs. Stewart's death in 1969, it has been administered by the state's Division of Parks and Recreation. An adjoining 200-acre parcel known as Chestnut Farm was purchased by the state about this same time, being developed in the late 1970s and early '80s as a public recreation area with information center, swimming pool, nature trails, and other amenities.⁴⁰ The state, in cooperation with the privately operated Chippokes Farm

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8. SIGNIFICANCE -- Historical Background, Archaeological Background

Foundation, has maintained the 1,403-acre Chippokes tract as a working farm, and has opened several buildings to the public, including the Jones-Stewart Mansion and three farm buildings displaying antique carriages and farm machinery.⁴¹ Park plans call for eventually opening the River House to the public as a museum and for renovating more tenant houses as residences for park personnel. Currently, the farm is used for conferences and for occasional agricultural demonstrations and experiments. In the future part of the property may be developed as a living-history farm. Since 1975, Chippokes Plantation has served as the site for the annual Pork, Peanut and Pine Festival, a county-sponsored event that draws thousands each July for exhibits of regional arts, crafts, food and farm products, as well as for traditional craft demonstrations and presentations of folk and popular music.

Chippokes Plantation is significant because it combines a wide variety of historic and scenic resources. Open to the public since the late 1960s, it offers visitors a view of a typical large Southside Virginia farm of the first half of the 20th century. Retaining its 19th-century layout, the farm features two architecturally significant antebellum plantation dwellings together with their outbuildings and servants' quarters, as well as a number of early-20th-century farm structures and tenant houses. These buildings provide an opportunity to interpret the little-studied lives of black slaves and sharecroppers, as well as the more familiar lifestyles of the antebellum plantation owner and his family. The farm's archeological resources offer potential insights into the lives of its Native American inhabitants, as well as those of the region's first generations of European and African settlers. As a working farm, Chippokes provides residents of towns and cities an opportunity to view modern crops and farming methods. And, with its long river frontage, broad open fields, marshy creeks and mature forestland, Chippokes affords visitors natural surroundings of unusual beauty.

JMO

ARCHAEOLOGICAL BACKGROUND

The 19 prehistoric archaeological sites currently identified at Chippokes Plantation State Park represent a significant archaeological sample useful to the study of regional environmental adaptations and settlement patterns along the lower James River, particularly for the Woodland Period (1000 B.C.-A.D. 1600). Surveys to date have identified a variety of site types, including likely examples of lithic workshops, small short-term encampments, and base camps. Site preservation across the property is good to excellent, given the large areas in pasture, woods, and agricultural fields with only minor sections impacted by domestic and farm-related construction. Particularly important for Woodland Period studies on environmental adaptations and settlement patterns are data related to rising population densities over time and the increasingly important role of agriculture in subsistence practices. The large number and wide range of well-preserved

(See Continuation Sheet #30)

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8. SIGNIFICANCE -- Archaeological Background

prehistoric sites in the park should be of substantial aid in pursuing such studies. With the exception of Paleo-Indian sites documenting the initial Native American occupation of present day Virginia, the rarest class of archaeological sites is that for early European settlement and colonization in Virginia during the 17th century. Sites dating to this time period have proven to have high significance for regional historical and anthropological studies related to this time period. During surveys covering only approximately 300 acres, four 17th-century sites have already been located. Numerous others undoubtedly exist in other sections of the park not yet surveyed. Such a high density of 17th-century archaeological sites is a rare occurrence in coastal Virginia, further enhancing their archaeological significance.

Archaeological sites at Chippokes Plantation State Park dating to the 18th, 19th, and 20th centuries as a group are significant for local studies on changing lifeways and land utilization on plantations and working farms. Particularly when taken in conjunction with 17th-century archaeological remains on the property, sites here document over 300 years of nearly continuous agricultural use. For the 19th and 20th centuries, these remains are supplemented by standing structures related to the occupation and utilization of this land.

Also of significance, a primary role of the park is to serve as a working farm and develop an interpretive program on the significance of farming regionally and the plantation/farm landscape here from the 17th through 20th centuries. Sites at Chippokes Plantation State Park should prove to be highly suitable for adding an archaeological perspective to such a program, whether related to the Native American sites dating to the Woodland Period, during which time agriculture first appeared in the region, or to later historic sites closely tied to a farming economy.

ERT

Notes:

1. Edward M. Riley, History of Chippokes Plantation. (Richmond: Virginia Division of Parks, n.d. [c. 1981]), p. 1. This unpaginated 18-page pamphlet was printed word-for-word from a 23-page typescript report of 1970 by Edward M. Riley, then Director of Research at Colonial Williamsburg; the pamphlet, however, does not acknowledge his authorship. Riley's report, which is carefully footnoted (the footnotes are printed in full in the pamphlet) was based to a large degree on two typescript notebooks of documents on the history of Chippokes collected by Mrs. Victor Stewart, the last private owner of the farm. A copy of Riley's 1970 typescript is available in the Chippokes file (no. 90-3) at the Virginia Division of Historic Landmarks, Richmond. Mrs. Stewart's collected papers on Chippokes are housed in the archives at the Chippokes State Park Information Center, Surry, Virginia.

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8. SIGNIFICANCE -- Historical Background

The name Chippoke has many different spellings, including Choupouke and Choapoke. (The name of the plantation probably derives from Chippokes Creek, rather than directly from Choapoke himself). In the 19th and 20th centuries, the plantation is referred to in the Surry County court records as Chip Oax or Chip Oaks.

2. Riley, History of Chippokes, p. 1; note 1.
3. Ibid., pp. 1-2.
4. Susan Myra Kingsbury, ed. Records of the Virginia Company of London, 4 vols. (Washington, 1906-1935), Vol. 4, p. 9.
5. Ibid., p. 23.
6. Martha McCartney, "Chippokes History." Unpublished report, Virginia Division of Historic Landmarks, Richmond, May 1986, pp. 4-6. McCartney's 23-page typescript relies heavily on Riley's 1970 report (op. cit.), but provides new information on the 17th- and 18th-century history of Chippokes. McCartney specifically attempts to provide a fuller historic context for the archeological sites discovered in the VDHL's 1985-86 survey of the property.

During Powell's tenure, the Chippokes tract was known as Tappahanna.
7. Riley, History of Chippokes, pp. 2-3; McCartney, "Chippokes History," pp. 6-7.
8. Riley, History of Chippokes, p. 3; notes 10 and 11.
9. Ibid., pp. 4-5.
10. Ibid., pp. 5-6; note 18. It is not certain whether Domingo's house was built within the bounds of the present Chippokes tract.
11. Ibid., pp. 6-7; note 22; McCartney, "Chippokes History," pp. 11-12. It has not been possible to determine with certainty the inhabitants of the Chippokes tract during this period. The Webbs may have lived on an adjoining parcel, and one William Batt, described as being "of Chippokes" may have lived there during the Powell ownership. Later occupants may have included tenants leasing from William Berkeley, Henry Bishop, and John Grove.
12. McCartney, "Chippokes History," p. 12.
13. Ibid., pp. 12-13.
14. Desandrouins, "Carte des environs de Williamsburg en Virginie...." Williamsburg, Va., 1782. (Copy available at Virginia State Library, acc. no. 755.4 M6 1775.83 1782).

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8. SIGNIFICANCE -- Historical Background
15. Riley, History of Chippokes, p. 12; note 30.
16. Ibid., pp. 7; 12-13.
17. Ibid., p. 12.
18. McCartney, "Chippokes History," pp. 14-15.
19. Riley, History of Chippokes, pp. 12-14; note 34.
20. Ibid., p. 14; note 36.
21. Ibid., pp. 14-15.
22. The value of buildings at Chippokes remained at \$1,300 throughout Osborne's tenure. (Surry County Land Tax Books, 1830-37). The \$1,000 increase noted in the 1831 Land Tax Book probably represents the erection of several outbuildings--perhaps including the present River House kitchen. That Osborne lived in the city throughout his ownership of Chippokes is indicated by the land tax books, which assign him a Petersburg address through 1837.
23. Riley, History of Chippokes, p. 13. An 1812 court order notes that this road was "very little used except by a few fishermen and persons carrying a small amount of produce to Williamsburg." (Ibid., pp. 13-14; note 35).
24. Surry County Land Tax Books, 1838-1848. A marginal note in the 1850 land tax book notes that "200\$ [was] added for new build" [sic] in that year, indicating that Jones continued to make improvements to the property, perhaps adding new slave houses or farm buildings.
25. According to Martha McCartney (personal communication, June 1986), an 1854 map of the 1860 James River by C.M. Bache shows a building standing approximately at the site of the 1860 Jones-Stewart Mansion. This map has not been available for inspection, but it seems likely that if anything stood on the site of the mansion, it would have been a farm building. The low tax valuation of \$300 for buildings on the property in 1820-30 proves that no substantial dwelling remained from an earlier era. This contradicts the unsubstantiated claim made by some 20th-century writers that the present mansion stands on the site of an earlier house.
26. These figures are based on a count of all 680 heads of households listed in the Surry County Personal Property Tax Book of 1849. A conspicuous exception to the norm was William Allen, with 108 slaves and \$1,086 worth of gold and silver plate and jewelry. Allen paid personal property taxes of \$59 in 1849, while Albert Jones paid \$12.

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8. SIGNIFICANCE -- Historical Background
27. According to a persistent oral tradition, during the Civil War Federal gunboats fired on the River House, damaging its upper chimney stacks. While this story seems implausible, stories that Jones sold brandy to both Northern and Southern troops may have some basis in fact. Jones was responsible for developing the large orchards at Chippokes (no longer extant) that are mentioned in his postbellum will and which show up in early 20th-century maps of the property.
28. Surry County Deed Book 15, p. 575.
29. Surry County Circuit Court Books, 1867-1903, pp. 13-15.
30. Riley, History of Chippokes, p. 17.
31. Surry County Plat Book 4, p. 44; Jeffrey O'Dell, "William Blount at Chippokes: An Oral Account of Life on a Southside Virginia Plantation, 1898-1955," unpublished report, Virginia Division of Historic Landmarks, Richmond, June 1986. Located in VDHL's "Chippokes" file, (no. 90-3). This schoolhouse also appears on a 1908 map of the James River.
32. Riley, History of Chippokes, pp. 17-18.
33. O'Dell, "William Blount."
34. The year 1920 apparently was one in which tax assessments were raised, judging from a limited sample of land tax book entries. While the assessed value of buildings on most properties rose at a rate of roughly 20 or 30 percent, those at Chippokes rose over 100 percent, indicating that large-scale improvements had been made to the property. (However, there is no marginal note specifically stating that new buildings had been erected).
35. Stewart Papers, Chippokes State Park, Surry, Va.; Chippokes, a Name in History, (Richmond: Virginia Division of Parks, n.d. [c. 1980]). Victor Stewart's 1959 personal property records for Chippokes show that he owned 60 cows, 3 bulls, 57 calves, 42 sheep and 2 rams. His 1965 tax returns show a similar number and mix of livestock.
36. Victor Stewart's 1962 income tax forms (the earliest available) show that he paid wages of at least \$600 to fifteen men and one woman that year at Chippokes. Employees' yearly incomes ranged from \$672 to \$2,300, and the "exemptions listed" column shows that most of them supported two or more children. (Stewart Papers, Chippokes State Park).
37. O'Dell, "William Blount."
38. Chippokes, a Name (op. cit.)

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8. SIGNIFICANCE -- Historical Background
39. Shortly after he purchased Chippokes, Victor Stewart found the 18th-century Ludwell coach abandoned in a wooded ravine on the farm. He sent the coach to a restoration firm and later displayed it in one of the farm buildings at Chippokes. (William Blount, personal communication, June 1986). Today it is displayed with several other early conveyances in the carriagehouse behind the mansion.
40. The state received Chippokes in 1967 and the following year took charge of the entire farm except the main house, where Mrs. Stewart lived until her death in 1969. Following the stipulations of Mrs. Stewarts gift, the state purchased the Chestnut Farm portion of the park shortly afterwards to develop as a recreational area. This section of the park was opened to the public in 1981 after completion of the information center and other facilities.
41. These include the "carriagehouse" behind the mansion, built ca. 1950 for housing both automobiles and antique carriages, and the sheep barn and equipment shed near the River House, which are used for displaying late-19th- and early-20th-century plows, harrows, combines, shellers and other farm machinery. The corncrib, located among the group of barns on River Road, has been refitted as a museum of local agriculture, but currently is open to the public only on special occasions or by appointment. The farm displays are all operated under the aegis of the Chippokes Farm Foundation, rather than the Division of Parks and Recreation.

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6. REPRESENTATION IN EXISTING SURVEYS

- 2) Historic American Buildings Survey Inventory No
1959 Federal
Library of Congress
Washington, D.C.
- 3) Division of Historic Landmarks survey file #90-3 No
1986 State
Division of Historic Landmarks
Richmond, VA 23219

9. MAJOR BIBLIOGRAPHICAL REFERENCES

1. "Chippokes, a Name with History," Richmond: Virginia Division of Parks and Recreation, n.d. (c. 1981). A 4-page pamphlet.
2. McCartney, Martha. "Chippokes History," Unpublished report, Virginia Division of Historic Landmarks, Richmond, May 1986. A 23-page typescript with endnotes.
3. O'Dell, Jeffrey M. "William Blount at Chippokes: An Oral Account of Life on a Southside Plantation, 1898-1955." Unpublished report, Virginia Division of Historic Landmarks, Richmond, June 1986. A 16-page typescript.
4. Riley, Edward M. History of Chippokes Plantation. Richmond: Virginia Division of Parks and Recreation, n.d. (ca. 1981). An unpaginated 18-page pamphlet based on a 1970 typescript report.
5. Scott, Phillip E. "Typical House Plans of Surry County; Chippokes Plantation House," n.d. (ca. 1985). Blueprint floorplans of River House with accompanying ms.
6. Stewart, Victor and Evelyn Papers, ca. 1920-1968. Misc. typescript and ms. files at Information Center, Chippokes State Park, Surry, Va.
7. Surry County Deed Books, Land Tax Books, Personal Property Tax Books, Plat Books and Will Books.
8. Upton, Dell. "Chippokes River House," 1976. Ms. field notes and drawings, Virginia Historic Landmarks Commission, Richmond.

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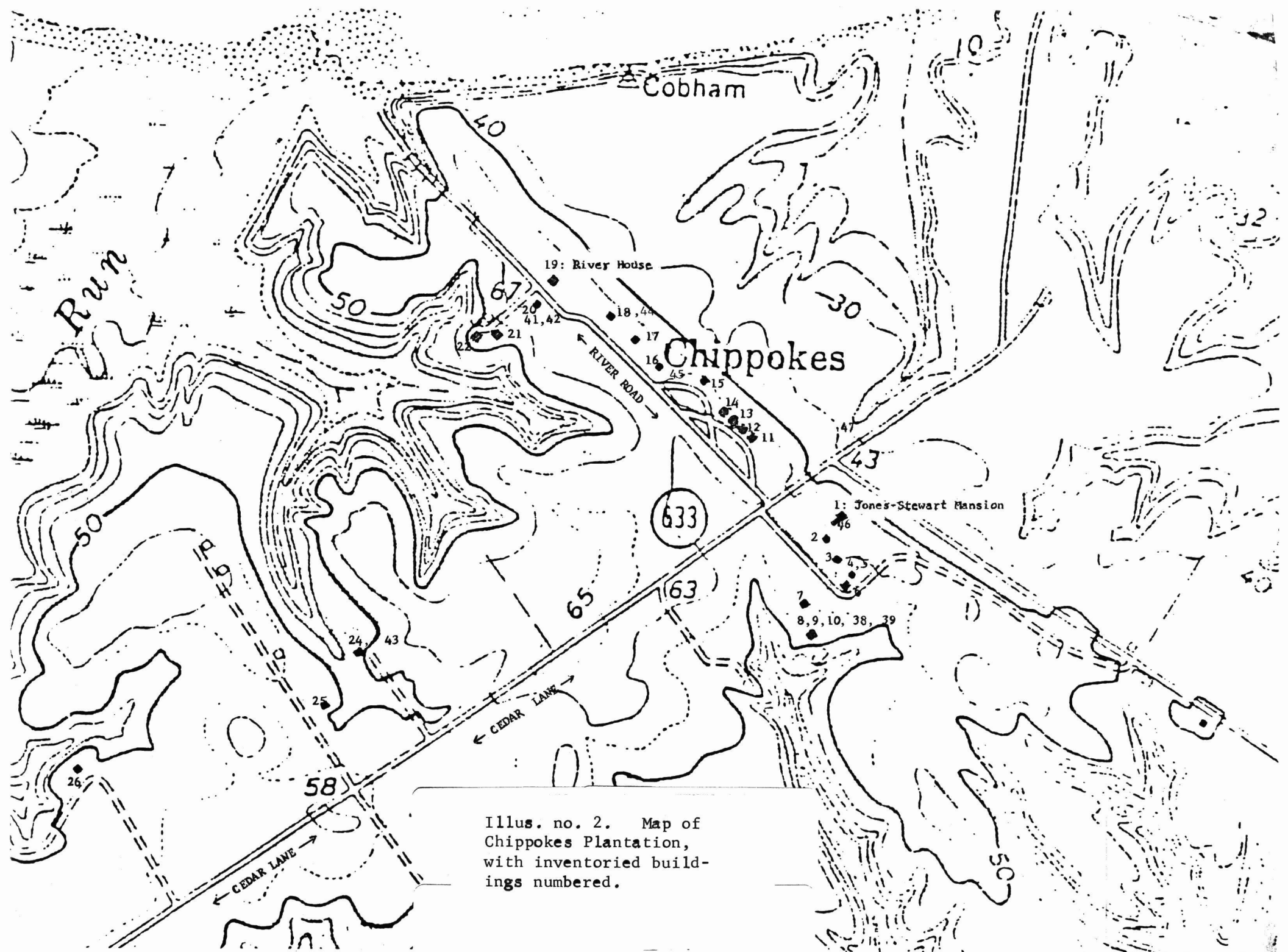
10. GEOGRAPHICAL DATA

Verbal Boundary Description (See Map 1 of 2)

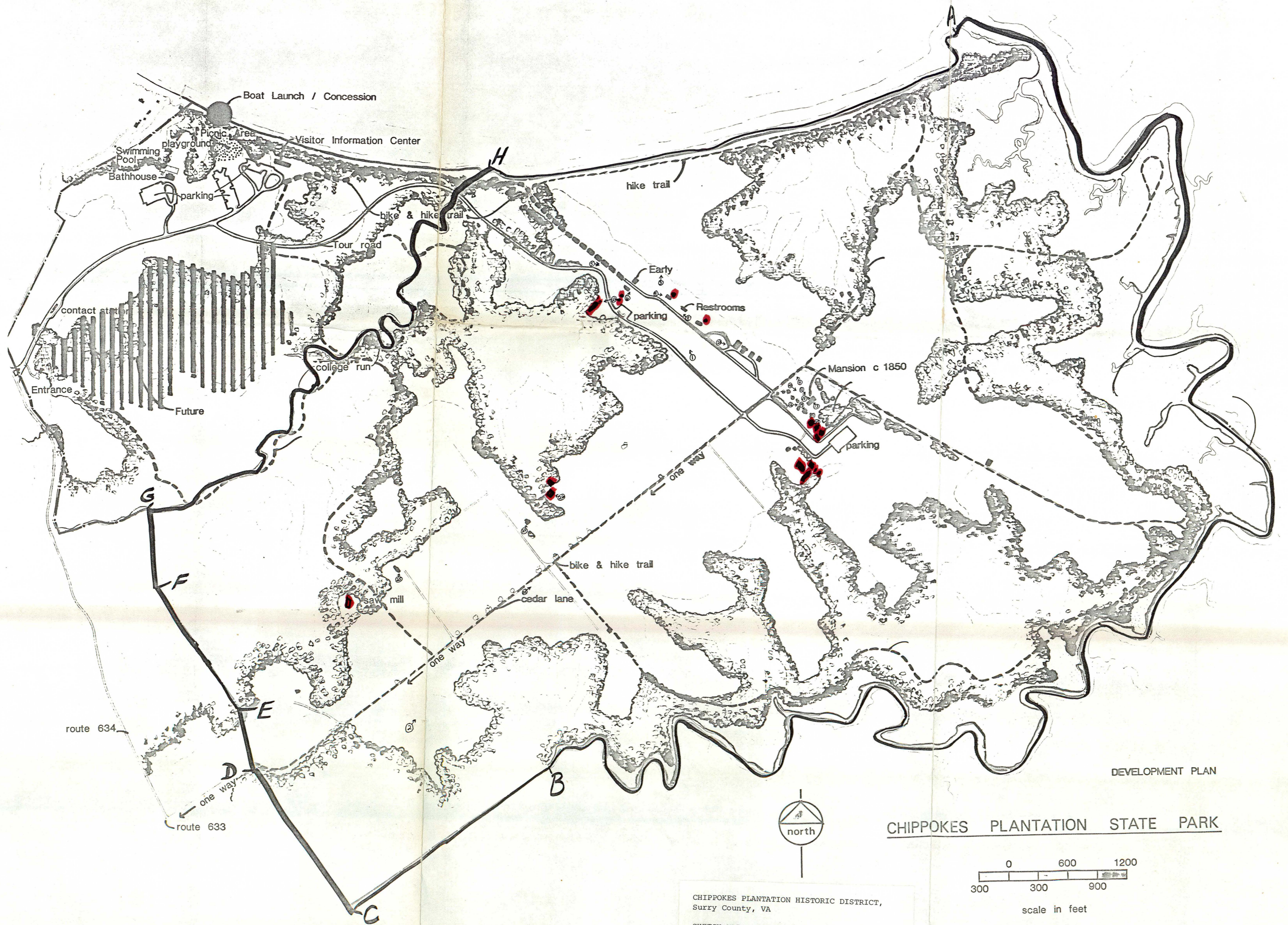
Beginning at a point (A) on the W side of Chippokes Creek at its confluence with the James River; thence approx. 2 1/2 miles S and W following the parks boundary along the center of the creek as it meanders to a point (B) thence SW approx. 2,450' in a straight line to a point (C); thence NW approx. 1,700' in a straight line to a point (D) where SR 633 curves; thence jogging E and N approx. 350' to a point (E); thence NW approx. 1,500' to a point (F); thence N approx. 900' to a point on College Run (G); thence NE approx. 2/3 mile along the E side of College Run as it meanders, to a point (H) where it empties into the James River; thence E approx. 5,600' along the shore of the river to the point of origin.

Boundary Justification

The boundary chosen for Chippokes Plantation Historic District is coterminous with the entire 1,403-acre Chippokes parcel, which comprises the eastern nine-tenths of Chippokes State Park. Chippokes Plantation is defined by three natural boundaries: the James River on the north, Chippokes Creek on the east and south, and College Run on the west. The plantation has maintained these boundaries since the early 19th century, and contributing historic buildings and archaeological sites are dispersed throughout the high ground on these 1,403 acres. The tract contains no intrusive buildings or other development, and is shielded from adjoining land by water and woodland.

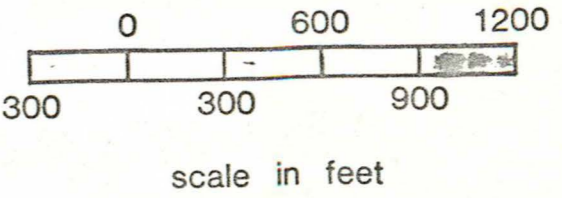


Illus. no. 2. Map of Chippokes Plantation, with inventoried buildings numbered.



DEVELOPMENT PLAN

CHIPPOKES PLANTATION STATE PARK



CHIPPOKES PLANTATION HISTORIC DISTRICT,
 Surry County, VA
 SKETCH MAP Map 1 of 2
 Source: Division of Parks and Recreation
 Date: ca. 1980
 Scale: 1" = 300'
 ■ = Noncontributing