

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

### 1. Name of Property

Historic name: Port Royal Historic District (2020 Update)

Other names/site number: DHR #284-0047

Name of related multiple property listing:  
N/A

(Enter "N/A" if property is not part of a multiple property listing)

### 2. Location

Street & number: Bounded by Rappahannock River to north, U.S. Rt. 301 to west, Patricia Ln. and Frederick St. to east, and Back St. to south

City or town: Port Royal State: VA County: Caroline

Not For Publication:  N/A Vicinity:  N/A

### 3. State/Federal Agency Certification

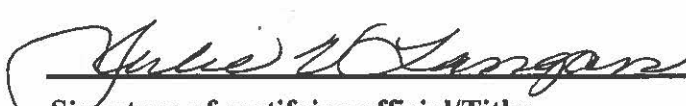
As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  additional documentation  move  removal  name change (additional documentation)  other meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national  statewide  local

Applicable National Register Criteria:

A  B  C  D

 Signature of certifying official/Title:	<u>1-8-21</u> Date
<u>Virginia Department of Historic Resources</u> State or Federal agency/bureau or Tribal Government	

In my opinion, the property <input type="checkbox"/> meets <input type="checkbox"/> does not meet the National Register criteria.	
Signature of commenting official:	Date
Title: State or Federal agency/bureau or Tribal Government	

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

Port Royal Historic District (2020 Update)
Name of Property
Caroline County, VA
County and State
70000786
NR Reference Number

**National Register of Historic Places**  
**Continuation Sheet**

Section number Additional Documentation Page 1

**Introduction**

The following continuation sheets provide additional documentation for the Port Royal Historic District (284-0047) located in Caroline County, Virginia. The Port Royal Historic District was listed in the Virginia Landmarks Register (VLR) and the National Register of Historic Places (NRHP) in 1970. The historic district was listed for its significance in the areas of Architecture, Commerce, Urban Planning (now dubbed Community Planning and Development) and Other: History. This update expands upon the previous areas of Community Planning and Development and Architecture. Levels of significance and eligibility criteria were not specified at the time of listing. Historical research by Reverend Fall, the town’s historical society, property owners, and additional work by the authors demonstrate that the historic district is also eligible under Criterion A at the local level of significance in the areas of Education and Ethnic Heritage: African American, Criterion B at the national level of significance for the contributions of Thomas Waterman in the areas of Architecture and Conservation, Criterion B at the local level for association with Dorothy Buckner Smith Roy in the area of Commerce and Criterion D at the local level of significance in the area of Archaeology: Historic – Non-Aboriginal. At the time of listing, a period of significance with specific start and end dates was not required. The district’s period of significance thus was broadly defined as 18<sup>th</sup> century and 19<sup>th</sup> century. The original district boundaries closely followed the original town boundaries from its establishment in 1744. A 2020 boundary increase as well as the updated information herein provide additional historic context and recognition of the town and its greater surroundings.

As part of the research for the 2020 nomination update, resources within the original Port Royal Historic District were resurveyed to verify their condition and document all significant secondary resources to create an accurate inventory for the historic district. Today, the district consists of 47 contributing primary resources, including residential and commercial properties. In addition, the period of significance for the district is defined as beginning in 1744 with the town’s founding and ending in 1970 to capture the significant continued development of the area through the mid-20<sup>th</sup> century.

These continuation sheets for the Port Royal Historic District 2020 Update do not repeat information previously included in the 1970 district nomination. The additional information included in this update is limited to information that was not in the initial nomination. All new information is organized by section headings as listed in the current NRHP nomination form with parenthetical reference to the original nomination headings where applicable. This nomination update pertains only to the resources within the original historic district boundaries. A 2020 nomination to increase the boundaries has been prepared as a separate action.

**Section 5. Classification**

**Number of Resources within Property**

Contributing	Noncontributing	
<u>66</u>	<u>142</u>	buildings
<u>9</u>	<u>0</u>	sites

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

Port Royal Historic District (2020 Update)
Name of Property
Caroline County, VA
County and State
70000786
NR Reference Number

**National Register of Historic Places**  
**Continuation Sheet**

Section number Additional Documentation Page 2

<u>7</u>	<u>14</u>	structures
<u>5</u>	<u>28</u>	objects
<u>87</u>	<u>184</u>	Total

**Section 6. Function or Use**

**Historic Functions**

- AGRICULTURE/SUBSISTENCE: agricultural outbuilding
- EDUCATION: school
- DOMESTIC: single dwelling
- DOMESTIC: secondary building
- DOMESTIC: hotel
- TRANSPORTATION: water-related
- RELIGION: religious facility
- GOVERNMENT: city hall
- COMMERCE/TRADE: financial institution
- COMMERCE/TRADE: restaurant
- COMMERCE/TRADE: business
- COMMERCE/TRADE: department store
- COMMERCE/TRADE: specialty store
- SOCIAL: meeting hall
- FUNERARY: cemetery

**Current Functions**

- DOMESTIC: single dwelling
- DOMESTIC: secondary building
- DOMESTIC: hotel
- RELIGION: religious facility
- GOVERNMENT: fire station
- GOVERNMENT: city hall
- GOVERNMENT: post office
- RECREATION AND CULTURE: museum
- RECREATION AND CULTURE: monument/marker
- INDUSTRY/PROCESSING/EXTRACTION: communications facility
- INDUSTRY/RPOCESSING/EXTRACTION: waterworks
- COMMERCE/TRADE: financial institution
- COMMERCE/TRADE: restaurant
- COMMERCE/TRADE: business
- COMMERCE/TRADE: department store
- COMMERCE/TRADE: specialty store
- FUNERARY: cemetery
- TRANSPORTATION: water-related
- VACANT: not-in-use

**Section 7. Description**

**Architectural Classification**

- NO STYLE
- COLONIAL: Georgian
- EARLY REPUBLIC: Federal
- MID-19<sup>TH</sup> CENTURY: Greek Revival; Gothic Revival
- LATE VICTORIAN
- LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS: Colonial Revival
- LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS: Bungalow/Craftsman, Cape Cod, Minimal Traditional, Commercial Style
- MODERN MOVEMENT: Corporate Commercial, Ranch Style, Neo-Eclectic

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

**National Register of Historic Places**  
**Continuation Sheet**

Port Royal Historic District (2020 Update)
Name of Property
Caroline County, VA
County and State
70000786
NR Reference Number

Section number Additional Documentation Page 3

**Materials:**

Principal exterior materials of the property: WOOD: Weatherboard; BRICK, METAL: Aluminum; ASPHALT; ASBESTOS; CONCRETE; SYNTHETICS: Vinyl

**Summary Paragraph**

The 1970 National Register nomination for the Port Royal Historic District does not include a list of contributing/non-contributing resources. The period of significance is relatively vague, particularly when referencing the concluding century. The emphasis of the original nomination was the remarkable integrity and significance of the town's 18<sup>th</sup> and early 19<sup>th</sup>-century architecture, landscape design, and historical significance for both individuals and its contributions towards understanding people in our past. The cultural resources built since that time in no way detract from the greater sense of community and cohesiveness, particularly when considering that Port Royal represents a successful adaptation to changes in transportation, commerce, and urban development for small towns in eastern Virginia during the late 19<sup>th</sup> through mid-20<sup>th</sup> centuries. Many of the resources within the original district boundaries that would have been considered "non-contributing" had an inventory been completed for the initial nomination are today classified as contributing for these reasons. They retain a sense of place and cohesiveness across the bounds of the district, particularly considering scale, materials, function, and location. Twenty-four primary resources were built either before or during a presumed original period of significance, specifically 1744 to roughly the mid-19<sup>th</sup> century. Twenty-three primary resources were built between the mid-19<sup>th</sup>-century through 1970 and they continue the same development pattern of the earlier buildings in the district. The majority include single dwellings situated either within lots surrounded by lawns and contemporary landscaping that reflects an evolving post-Civil War through early 20<sup>th</sup>-century village. There are also government and commercial buildings, predominantly along King Street and more so along Main Street/U.S. Rt. 301, that continue the 18<sup>th</sup>- and early 19<sup>th</sup>-century trend of prioritizing road frontage and building placement that accommodate customers and visitors. These buildings are all more than 50 years old and considered contributing resources to the district. By the 1960s/1970s an initial introduction of mobile homes/trailers augmented the construction of only a handful of single-family dwellings, while signaling a trend towards smaller, but more densely-packed, residential units with a relatively temporary and less substantial impact, predominantly on the south side of the town. The inventory reflects a larger ratio of non-contributing resources to contributing resources. However, the majority of non-contributing resources consist of secondary resources such as sheds, garages, carports, and wells/well houses. Additionally, there is a large concentration of post 1970 trailers situated within the original boundaries. While clustered together, they could not be strategically excluded from the boundaries without creating a "donut hole." They do not detract from the historic integrity of the town as a whole and, in actuality, are representative of the late twentieth century development of a town that has remained isolated from large-scale development due to its geographic location.

**Narrative Description**

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

**National Register of Historic Places**  
**Continuation Sheet**

Port Royal Historic District (2020 Update)
Name of Property
Caroline County, VA
County and State
70000786
NR Reference Number

Section number Additional Documentation Page 4

*Architectural Analysis*

*1744 through the mid-19<sup>th</sup> century*

Port Royal is best known for the Georgian or “Colonial” style and it has a nearly unprecedented number of excellent surviving examples in Tidewater Virginia. Fourteen of the primary resources in the Port Royal Historic District were built in this style, all dating from before 1800. The integrity and significance of this collection of buildings and surrounding landscape were noteworthy enough in the early 20<sup>th</sup> century to capture the eye of John D. Rockefeller when he considered the idea for restoring a southern colonial town for visitors to walk through and learn about the American Revolution. While the city of Williamsburg ultimately received his attention and support, the Town of Port Royal certainly captured the fascination of scholars for generations to come, including the foremost experts in landscape architecture and historic architecture of that time, specifically Arthur Shurcliff and Thomas Tilleston Waterman, the latter choosing to design and build a house there, serving as his primary residence, home for his mother and entertainment venue for friends, wealthy benefactors, and experts in colonial architecture from across the United States.

The oldest building in the district is a ruin. Located at 224 Main Street (284-0047-0066), the surviving Flemish bond, exterior, end chimneys, held up with wood braces, are attributed to the Roy family who helped found the town in 1744 and are known to have lived nearby and run this building as a tavern from their residence. More complete buildings, whose construction are dated to the first decade of the town’s existence, include 124 King Street (284-0047-0059), 829 Market Street (284-0047-0048), and 201 Frederick Street (284-0047-0036). The first building, known as Gibbs/Skinker House, is a story-and-a-half, saltbox form, frame building built into the hill above a full basement built of hand-made brick and stone that is accessible from the east elevation (facing King St). The second is a one-and-a-half-story, single pile, frame three-bay building built in the 1740s with a 19<sup>th</sup>-century two-story, three-bay frame addition with weatherboard exterior. It currently serves as St. Peter's Rectory. The third example continues the trend of modest-sized, story-and-a-half frame dwellings with gable end exterior chimneys. Known as Townfield, it is individually listed on the state and federal registers of historic places (NRHP listed, 1994). The original section dates to the mid-18<sup>th</sup> century and consists of a one-and-a-half-story, gable-roofed, central-passage plan frame dwelling with end chimneys. Nineteenth-century changes to the house include a two-story, gable-roofed, Federal hall-and-parlor-plan addition that forms the stem of the “L” plan.

Out of Port Royal’s four earliest buildings, the one that stands out most is 310 King Street (284-0047-0078). It is known as the Brockenbrough-Peyton House for the 18<sup>th</sup>- and 19<sup>th</sup>-century owners, respectively, and predates Champe Brockenbrough’s ownership that began in 1768. It is a two-story, five-bay, double pile dwelling with weatherboard exterior, two interior end brick chimneys, a solid stone foundation, and a hipped standing seam metal roof with modillioned cornice. The largest of this group of early survivals, it represents a significantly larger investment and reflects the property owner’s wealth, sophistication, and access to resources beyond those of even his wealthy merchant-planter contemporaries.

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

**National Register of Historic Places**  
**Continuation Sheet**

Port Royal Historic District (2020 Update)
Name of Property
Caroline County, VA
County and State
70000786
NR Reference Number

Section number Additional Documentation Page 5

The c. 1750 Gravatt house (909 Caroline Street; 284-0047-0079) continues this tradition of modestly sized, one-and-a-half-story dwellings with gable roofs, dormers, and exterior end chimneys. This one includes a three-bay facade and its chimney is laid in Flemish bond. A large, two-story, Colonial Revival frame wing was added circa 1900, dominating the smaller, earlier structure. Its contemporary is the Farish Printing Co. building (317 King Street; 284-0047-0052), a one-and-a-half-story, six-bay frame building with an interior central brick chimney, a filled-in brick pier foundation, weatherboard exterior, and a standing-seam metal roof. It is narrower than the other mid-18<sup>th</sup>-century examples and served a variety of purposes throughout its history including a tavern and dwelling. A third mid-18<sup>th</sup>-century building is the John Murray House (335 King Street; 284-0047-0055), a three-bay, one-and-a-half-story frame building with two exterior end brick chimneys, one with Flemish bond brickwork, the other rebuilt in common bond. The dwelling's foundation is Flemish bond propped up with fieldstones. A fourth and final example from this decade is the Fox Tavern (227 King Street; 284-0047-0065), a two-and-a-half-story frame building with a five-bay facade, central entrance, and double pile plan attributed to the period between 1759 and 1767. The two interior end chimneys are in the front portion of the house (in the front slope of the gable), and the two exterior end chimneys are located on the exterior of the rear portion of the house.

Several buildings in Port Royal are attributed to the 1760s and 1770s. Through minor changes in architectural details they demonstrate the evolving language of Virginia's 18<sup>th</sup>-century buildings tradition as owners kept within a single style but sought to separate themselves from earlier constructed buildings through accurate portrayal of a single architectural language while demonstrating nuanced interpretations of key elements. Continued investment by property owners resulted in well-crafted buildings that persisted for hundreds of years to follow. Known as the Farish house (307 King Street; 284-0047-0011), the one-and-a-half story, wood frame building, clad in weatherboards, has four bays topped with a side gable metal standing-seam roof. The clipped gable ends may be the minor detail that reflects a slightly later construction date. Attributed to the 1760s, it has a full English basement with two exterior end brick chimneys; significant rebuilding/repointing resulted in a predominantly common bond building.

The Tennant House (724 Middle Street; 284-0047-0046) is a four bay, one-and-a-half-story frame dwelling with weatherboard siding, a mixed English/common bond continuous foundation with a one-and-a-half-story one-room addition on the west over a concrete block foundation. It is attributed to the 1770s, showing elements of that period and a handful of early 19<sup>th</sup>-century changes, including Federal period mantels and other interior elements alongside significant restoration work from the 1970s. The c. 1775 Holloway House (704 Water Street; 284-0047-0077) may appear to differ significantly from the other two and, while it has a larger original footprint, its current two-story, five-bay frame building with two additions on the south elevation hides the fact that a smaller house evolved into this form in the 19<sup>th</sup> century. Its earlier form consisted of only a story-and-a-half; additions were added to the south, and the decorative wood shingles in the gables are of later vintage. Its surviving earlier elements include two Flemish bond interior end brick chimneys (and a third on the addition), a continuous Flemish bond brick foundation, and an 18<sup>th</sup>-century dwelling for enslaved persons in the yard to the south.

There are two buildings, built c. 1787, that document the continued persistence of the Colonial

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

**National Register of Historic Places**  
**Continuation Sheet**

Port Royal Historic District (2020 Update)
Name of Property
Caroline County, VA
County and State
70000786
NR Reference Number

Section number Additional Documentation Page 6

architecture style past the period of the American Revolution. The Quesenberry House (305 Market Street; 284-0047-0056) is a frame, one-and-a-half-story, three-bay building with side gable roof, pedimented dormers and an exterior end brick chimney laid in Flemish bond. It has a likely early 19<sup>th</sup>-century single-bay, frame addition with exterior end brick chimney, and the entrance is in the hyphen that connects them. Similarly, the Roach house (926 Caroline Street; 284-0047-0057) is a one-and-a-half-story, three-bay frame building clad in weatherboard with two exterior end chimneys. A final building attributed to the late 18<sup>th</sup>/early 19<sup>th</sup> century, based on documentary evidence and local tradition, is the Farinholt House (211 King Street; 284-0047-0054). In its current form, it is a two-story, three-bay, frame dwelling with a gable end primary entrance. It now is clad in vinyl siding over a brick pier foundation filled with stretcher-bond-laid brick; it has an interior central brick corbeled chimney. This building clearly breaks from the Colonial style represented by its contemporaries and predecessors.

The remaining primary resources from the district's original period of significance concentrate in the second quarter of the 19<sup>th</sup> century, leading up to the years preceding the Civil War. It is difficult to confirm if there was an intentional pause in major construction through the first quarter of the century (due to economic conditions, for instance), or if these buildings have been coincidentally lost. There are three buildings attributed to the 1830s, though. One, a shed located on Caroline Street (284-0047-0058), was either demolished or removed between 1970 and 2018. The second, located at 234 King Street (284-0047-0080), is a frame, two-story, three-bay single pile house on a raised brick foundation with weatherboard and a two-story, frame rear addition. This building is largely reminiscent of contemporary farmhouses of the antebellum period although it fits well within the urban environment of Port Royal with its similar materials and layout, excepting the addition of a full second story. The third is characterized as "Folk Victorian" and located at 826 Water Street (284-0047-0053). This 2.5-story frame dwelling is clad in weatherboard, has a two-story addition to the west and south, two exterior end chimneys laid in common bond, and a continuous brick common bond foundation. Its construction began c. 1818 as a far more modest enterprise, one-and-a-half stories tall with proportions similar to buildings of the Colonial style that preceded it, albeit with a substantial 32' x 20' footprint. Perhaps the most significant building from this period, though, is the c. 1835 Gothic Revival St. Peter's Episcopal Church (823 Water Street; 284-0047-0049). A brick building covered in stucco, it has a bell tower on top of the pediment with a round fixed wood window. The church façade has a recessed three-bay porch beneath the pediment on two large stone fluted columns. Originally without stucco, several fires in the mid-19<sup>th</sup> century led to renovations and the opportunity to add finish details reflective of more contemporary designs.

The mid-19<sup>th</sup>-century buildings cluster primarily in the 1850s and cover a range of styles from classical revivals and late Federal style through more vernacular buildings with evolved treatments from later periods. One of Port Royal's most prominent landmarks, built c. 1846, is the Greek Revival Riverview house (923 Water Street; 284-0047-0035). It has 3,456 finished square feet on the two main levels, plus a 1,500-square-foot dry basement. The individually listed property was placed on the state and federal registers of historic places in 1994 and consists of a two-story, five-bay, frame dwelling clad in weatherboard with a hipped roof. The brick foundation exhibits one-to-five common bond. There are four exterior end chimneys laid in common bond. The Lumpkin House, far smaller than Riverview, is located at 517 King Street (284-0047-0027). This c. 1850 frame, two-story, three-bay dwelling is an

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

**National Register of Historic Places**  
**Continuation Sheet**

Port Royal Historic District (2020 Update)
Name of Property
Caroline County, VA
County and State
70000786
NR Reference Number

Section number Additional Documentation Page 7

evolved structure with several additions, a continuous brick foundation, and a combination of stretcher bond brick veneer (on the first-story facade) and wide horizontal asbestos shingle siding. The dwelling has one interior central brick chimney, one interior brick end chimney, and one exterior concrete block end chimney. In contrast, the c. 1856 Catlett house (304 Main Street; 284-0047-0064) is a two-story, three-bay, Federal style, side-passage dwelling with a one-story, three-bay addition on the north and shed roof additions on the south and west. The frame building is clad in weatherboard, has a foundation of various materials including concrete block, brick, and stucco, and two interior end brick chimneys (parged) on the south gable.

The final two buildings from this period are the doctor's office (411 King Street; 284-0047-0042) and, about two blocks to the north, the Masonic Hall (222 King Street; 284-0047-0067). The office has an asymmetrical, three-bay facade with classical portico which includes triglyphs and metopes. The office was converted first into a dwelling and then, after having been moved at least once (it was previously located on the southeast corner of Water and Market streets) and restored, was converted into the current Museum of Medicine. The one-story, three-bay, frame building has beaded weatherboard siding and a restored hand-made, stretcher-bond brick foundation and exterior end brick chimney. Built c. 1854, the Masonic Hall is two-story, four-bay Greek Revival brick building currently under restoration with a relatively new front gable standing-seam metal roof and steel braces stabilizing the south side of the building. The building had vertical siding, a decorative veneer and dentils in the pediment. It retains a complete record of construction records from its erection between 1851 and 1854, marking it as the best-documented building in Port Royal.

*The late 19<sup>th</sup> century through 1970*

The period immediately after the Civil War was understandably not a time of ambitious building projects or significant financial investments as the former Confederate states, and Virginia in particular, experienced great hardships in the aftermath of war. Northern transplants often purchased and retained buildings rather than removing and rebuilding, and the two properties at Port Royal attributed to the last three decades of the century are understandably not dwellings. The first is a barn located on Market Street (284-0047-0060). An earlier survey (1988) referenced two barns, one with weatherboard siding and the other clad in vertical boards. By the time of the current survey only the latter remained, situated on its concrete block pier foundation with a front gable standing seam metal roof. The other resource was the c. 1882 Methodist church (Main Street; 284-0047-0043). While no longer standing, the frame, two-story church served as the focal point for the congregation, replacing the original church (built c. 1830) which was lost in 1880 during a storm. The church was converted in 1927 to a Baptist Sunday School, abandoned by 1944, and torn down in 1977 (after the original district nomination). The four brick corners mark the site of the 1883 church and there are several gravestones in the surrounding yard.

The first significant increase in building stock that survived to the present day is attributed to the early 20<sup>th</sup> century, specifically the first two decades. While largely assigned to the generalized period "c. 1900," these buildings have similar characteristics that link them into a cohesive, vernacular tradition of houses built for middle class families. The house at 518 Market Street (284-0047-0014) is a two-story frame dwelling with vinyl siding, a front gable asphalt shingle roof, and one interior central brick



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

**National Register of Historic Places**  
**Continuation Sheet**

Port Royal Historic District (2020 Update)
Name of Property
Caroline County, VA
County and State
70000786
NR Reference Number

Section number Additional Documentation Page 8

chimney and one exterior end brick chimney. The house at 715 Caroline Street (284-0047-0073) is a two-story, five-bay, frame dwelling with asbestos siding, an asphalt shingle, side gable roof, an interior end brick chimney, and a continuous brick foundation. While obscured by more recent additions, 338 King Street (284-0047-0074) is also a two-story frame dwelling, originally clad in weatherboard, with a continuous brick foundation and a front gable standing seam metal roof and a brick interior chimney. The slightly smaller house at 824 Caroline Street (284-0047-0010) is one-and-a-half stories with weatherboard siding, a side gable, asphalt shingle roof, a concrete block foundation and an interior central stretcher-bond brick chimney.

Around the same time that these houses were constructed, the leadership of Port Royal invested in a new school (c. 1905) for white students (later the Town Hall) located at 419 King Street (284-0047-0044). The one-story, eight-bay concrete block building has two periods of concrete block shed additions (east side), a concrete slab foundation, oversized double-hung wood sash windows, and an interior central machine-made brick corbeled chimney that penetrates a hipped gable roof. About a decade later, construction was completed on the African American community's Shiloh Baptist Church at 505 Market Street (284-0047-0045). This two-story, frame church has a combination of brick facade and vinyl siding, with a concrete block foundation, and a large four-bay addition on the east. There is one exterior end brick chimney on the main section and one exterior end brick chimney on the addition. The church has a front gable, asphalt shingle roof, with a three-story tower with pyramid roof on the northwest corner. There is one cornerstone noting the date of the original church, constructed in 1867, and another cornerstone noting the church was rebuilt in 1915. Until recently there stood an iconic symbol of Port Royal's early 20<sup>th</sup>-century history: the town's water tower on Market Street (284-0047-0037). This industrial iron beam water tower had a cast concrete foundation alongside a concrete block pump house. Both were demolished and replaced in 2019.

The rate of construction discernable from the surviving buildings in town appears to have increased slightly in the 1920s with the erection of largely commercial buildings. The building at 528 Main Street (284-0047-0020) was likely an automobile service station and later a general store. It consists of a one-story, five-bay frame building with a two-bay concrete block addition to the south and a concrete block addition to the west. The main section has weatherboard siding and a post-in-ground foundation, one exterior brick chimney and one interior brick chimney (on the additions) and a hipped, metal pressed shingle roof. An early automobile dealership and, later, post office, is currently converted into a residence at 328 King Street (284-0047-0004). The one-story, three-bay dwelling has a low-pitched, side gable asphalt roof with exposed rafter tails (curved), continuous concrete foundation, vinyl siding, and an attached two-car garage on the rear with a brick interior end chimney.

Perhaps the two most significant buildings of this period, though, are a bank and a school. The bank at 806 Water Street (284-0047-0050) was built in 1924 and originally fronted on King Street before it was converted to a house (which now fronts Water Street). The three-bay house has Flemish bond brickwork throughout and an interior end brick chimney, a side gable asphalt shingle roof, and room addition (stretcher bond) on the southeast. To the west of the bank, on the town's primary 20<sup>th</sup>-century thoroughfare, is the African American Rosenwald School at 520 Main Street (284-0047-0021). Built in 1928, the one-story, three-bay frame schoolhouse was moved less than 100 yards to the current site in

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

**National Register of Historic Places**  
**Continuation Sheet**

Port Royal Historic District (2020 Update)
Name of Property
Caroline County, VA
County and State
70000786
NR Reference Number

Section number Additional Documentation Page 9

1976 and is currently used as a museum. The single-story building is clad in weatherboard, has a continuous concrete block foundation, a side gable, standing-seam metal roof, and an interior brick chimney. A nomination for the school to the state and federal registers of historic places was completed in 1993, but never submitted.

The second quarter of the 20<sup>th</sup> century is largely reflective of the town's most prominent shift in identity from its role as a center for commerce to a waypoint for travelers and commuters, connected with developing population centers through U.S. Rt. 17 and Main Street/U.S. Rt. 301. The town was increasingly a crossroads community, and the buildings within the district built at this time reflect this changing identity, both in scale and function. Dwellings were most often plain, functional, moderately sized, and constructed with an eye towards Bungalow/Craftsman, Cape Cod, or Minimal Traditional styles. Examples include 235 Main Street (284-0047-0072), which is a one-and-a-half-story concrete and frame house with stucco exterior, side gable, asphalt shingle roof, two gable dormers, and an interior brick chimney. The house at 621 Main Street (284-0047-0030) is a slightly larger, two-story, concrete and frame dwelling with multiple additions, vinyl siding, an exterior end brick chimney, and a side gable, asphalt shingle roof. In addition, the house at 813 Water Street (284-0047-0051) is a U-shaped concrete block dwelling five bays wide, with one-room wings that project to east (forming the U shape). The dwelling has one interior end concrete chimney and one exterior end concrete/parged chimney, and a side gable, standing-seam metal roof, although there are hipped standing-seam metal roofs on the wings.

As the town approached the mid-20<sup>th</sup> century, new construction shifted to predominantly service stations and motels. The c. 1950 service station at 421 Main Street (284-0047-0016) is built in a style similar to Streamlined Art Moderne. The two-bay service garage has an adjacent office, with vinyl siding over cinder block walls, metal ribbon windows, and a flat roof. It retains its iconic two-foot-tall projection above the entrance door with remnants of glass block (now painted over). The store at 331-351 Main Street (284-0047-0003) was built around that time, starting off as an L-shaped, concrete and wood frame motel/motel court but was converted into its current "The Minnow Bucket Antiques and Treasures" and losing much of its integrity in the process, although the metal twelve-light windows were retained and reflect some of its earlier function. This is one of five motels built around mid-century as travelers made their way through Port Royal. The others include 322-328 Main Street (284-0047-0023), a fifteen-bay frame motor court now converted into Port Royal Square, 224 Main Street (284-0047-0024), a seventeen-bay now commercial building (former motor court) now associated with Port Royal Self Storage and Mid-Atlantic Laboratories, Inc., the now demolished 136 Main Street (284-0047-0025), and 119 Main Street (284-0047-0013), a nine-bay frame motel with three motel units and an open shed addition on the east. In each instance, the building incorporates a single-story design with between nine and seventeen rooms, simple gable roofs covered in asphalt shingles, simple wood frame or concrete block exterior, and a concrete slab foundation. Windows range from fixed metal to wooden double hung sash. The Memorial Baptist Church was founded in 1944 and the cornerstone laid for its building at 719 Water Street (284-0047-0033) in 1952. It is a three-bay, one-story concrete block building with a stucco exterior and a 1985 two-story, five-bay addition on the north end with a flat metal roof.

The two decades preceding the end of the period of significance (1950-1970) saw a resurgence in

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

**National Register of Historic Places**  
**Continuation Sheet**

Port Royal Historic District (2020 Update)
Name of Property
Caroline County, VA
County and State
70000786
NR Reference Number

Section number Additional Documentation Page 10

construction of single dwellings, many following the popular single-story Ranch style (323 King Street, 284-0047-0006), the Minimal Traditional style (430 King Street (284-0021, 284-0047-0017), and the early introduction of the mobile home/trailer (816 Caroline Street, 284-0047-0075). There was also the construction of Caddon Manor, a motel at 409 Market Street (284-0047-0002) owned, operated by, and oriented towards African Americans. Built c. 1964, the two-story concrete block building has a concrete block foundation and stucco exterior, side gable, asphalt shingle roof and one concrete block interior central chimney and one brick exterior end chimney on the north gable. The building incorporates a three-bay main section with a four-bay, single-story addition on the north and two single-story, one-room additions on the south and east sides.

Finally, this era witnessed the construction of a building associated with the town and its infrastructure. On the extreme north extent of town, extending into the Rappahannock River, is the wooden dock/pier and public landing on King Street (284-0047-0047) (later replaced with the current dock). Close to the center of town is the fire station at 435 King Street (284-0047-0018). Built in 1963, the building consists of a three-bay garage built on a concrete block foundation with a side gable asphalt shingle roof, with additions extending east on Cumberland Street.

Non-contributing buildings, largely constructed after 1970 (when the revised period of significance concludes), reflect the continued trend towards lower and middle class single-family residential housing within the middle and southern portions of the town and commercial buildings primarily along Main Street/U.S. Rt. 301. The most prominent shift is the dramatic increase in the number of mobile homes/trailers, which are largely concentrated on the south end of town on Back Street (284-0047-0069), but also cluster along VJ Lane (284-0047-0070), Market Street (284-0047-0007 and 284-0047-0019) and a few others. Single-family residential units include several examples of mid-1970s/1980s Ranch and split-level houses (284-0047-0015, 284-0047-0005, 284-0047-0038, 284-0047-0001, 284-0047-0063 and 284-0047-0028) often with brick veneers, garage additions, side gable, asphalt shingled roofs and either weatherboard or vinyl siding overtop of a continuous concrete block foundation. Other new construction includes corporate commercial buildings on Main Street (284-0047-0061, 284-0047-0026), adaptive re-use of the Union Bank and Trust building (c. 1980) by the Port Royal Museum (284-0047-0022), telecommunications infrastructure (284-0047-0040), and a post office (284-0047-0062), consisting of a single-story, three-bay, wood frame building with vinyl siding, a continuous brick foundation, and a side gable asphalt shingle roof.

**Inventory**

The inventory below is a full listing of all resources, including secondary resources, within the original Port Royal Historic District (NRHP 1970). Generated using the Virginia Cultural Resource Information System (V-CRIS), the resource information is based on the updated survey of resources conducted by DATA Investigations in 2017 and 2018. Information listed for each resource includes the address, DHR ID number, primary resource type, architectural style, date of construction, secondary resource type and contributing or non-contributing status. The properties are placed in sequential order.

For the purposes of this survey, “contributing” was defined as possessing the capacity to convey reliable

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

**National Register of Historic Places**  
**Continuation Sheet**

Port Royal Historic District (2020 Update)
Name of Property
Caroline County, VA
County and State
70000786
NR Reference Number

Section number Additional Documentation Page 11

historic information about the physical and cultural development of Port Royal in Caroline County, Virginia. A property was considered “contributing” if the primary resource was constructed in or before 1970 and the resource retained sufficient integrity dating to the period of significance for the district. A property was determined to be “non-contributing” to the historic district if the primary resource was constructed in or after 1971 or the primary resource was altered to a level that any historic integrity it might have possessed was significantly destroyed or obscured.

The inventory reflects a larger ratio of non-contributing resources to contributing resources. However, the majority of non-contributing resources consist of secondary resources such as sheds, garages, carports, and wells/well houses. Additionally, there is a large concentration of post 1970 trailers situated within the original boundaries. While clustered together, they could not be strategically excluded from the boundaries without creating a “donut hole.”

**Back Street**

**723 Back Street 284-0047-0041** *Other DHR Id#:*

*Primary Resource: Mobile Home/Trailer (Building), Stories 1, Style: No Discernible Style, Ca 1980*

**Non-contributing Total: 1**

*Secondary Resource: Shed (Building)*

**Non-contributing Total: 1**

**822 Back Street 284-0047-0028** *Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 1, Style: Ranch, Ca 1980*

**Non-contributing Total: 1**

*Secondary Resource: Garage (Building)*

**Non-contributing Total: 1**

*Secondary Resource: Shed (Building)*

**Non-contributing Total: 1**

**827 Back Street 284-0047-0039** *Other DHR Id#:*

*Primary Resource: Mobile Home/Trailer (Building), Stories 1, Style: No Discernible Style, Ca 1970*

**Non-contributing Total: 1**

**Back Street 284-0047-0069** *Other DHR Id#:*

*Primary Resource: Mobile Home/Trailer (Building), Stories 1, Style: No Discernible Style, Ca 1970*

**Non-contributing Total: 1**

*Secondary Resource: Mobile Home/Trailer (Building)*

**Non-contributing Total: 27**

*Secondary Resource: Shed (Building)*

**Non-contributing Total: 12**

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

**National Register of Historic Places**  
**Continuation Sheet**

Port Royal Historic District (2020 Update)

Name of Property

Caroline County, VA

County and State

70000786

NR Reference Number

Section number Additional Documentation Page 12

**Caroline Street**

**715 Caroline Street 284-0047-0073** *Other DHR Id#:*

*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 1900**

**Contributing Total:** 1

*Secondary Resource:* **Garage (Building)**

**Non-contributing Total:** 1

**816 Caroline Street 284-0047-0075** *Other DHR Id#:*

*Primary Resource:* **Mobile Home/Trailer (Building), Stories 1, Style: No Discernible Style, Ca 1968**

**Non-contributing Total:** 1

*Secondary Resource:* **Shed (Building)**

**Non-contributing Total:** 1

**824 Caroline Street 284-0047-0010** *Other DHR Id#:*

*Primary Resource:* **Single Dwelling (Building), Stories 1.5, Style: Cape Cod, Ca 1900**

**Contributing Total:** 1

*Secondary Resource:* **Shed (Building)**

**Indeterminate Total:** 0 (demolished)

*Secondary Resource:* **Well (Structure)**

**Non-contributing Total:** 1

*Secondary Resource:* **Workshop (Building)**

**Non-contributing Total:** 1

**909 Caroline Street 284-0016** *Other DHR Id#: 284-0047-0079*

*Primary Resource:* **Single Dwelling (Building), Stories 1.5, Style: Colonial, Ca 1750**

**Contributing Total:** 1

*Secondary Resource:* **Barn (Building)**

**Non-contributing Total:** 1

*Secondary Resource:* **Cemetery (Site)**

**Contributing Total:** 1

*Secondary Resource:* **Gateposts/Entry (Object)**

**Non-contributing Total:** 1

*Secondary Resource:* **Shed (Building)**

**Contributing Total:** 1

*Secondary Resource:* **Well (Structure)**

**Non-contributing Total:** 1

**926 Caroline Street 284-0036** *Other DHR Id#: 284-0047-0057*

*Primary Resource:* **Single Dwelling (Building), Stories 1, Style: Colonial, Ca 1787**

**Contributing Total:** 1

*Secondary Resource:* **Privy (Building)**

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

**National Register of Historic Places**  
**Continuation Sheet**

Port Royal Historic District (2020 Update)
Name of Property
Caroline County, VA
County and State
70000786
NR Reference Number

Section number Additional Documentation Page 13

**Non-contributing Total:** 1

*Secondary Resource:* **Shed (Building)**

**Non-contributing Total:** 2

*Secondary Resource:* **Smoke/Meat House (Building)**

**Non-contributing Total:** 1

*Secondary Resource:* **Well House (Building)**

**Non-contributing Total:** 1

**Caroline Street 284-0037** *Other DHR Id#:* 284-0035, 284-0047-0058

*Primary Resource:* **Shed (Building), Stories 1, Style: No Discernable Style, Ca 1830**

*Total:* 0 (demolished)

**Cumberland Street**

**826 Cumberland Street 284-0047-0015** *Other DHR Id#:*

*Primary Resource:* **Single Dwelling (Building), Stories 1, Style: Ranch, Ca 1975**

**Non-contributing Total:** 1

*Secondary Resource:* **Shed (Building)**

**Non-contributing Total:** 1

**Frederick Street**

**201 Frederick Street 284-0015 (Townfield)** *Other DHR Id#:* 284-0047-0036

*Primary Resource:* **Single Dwelling (Building), Stories 1.5, Style: Colonial, Ca 1740**

**Contributing Total:** 1

*Secondary Resource:* **Animal Shelter/Kennel (Building)**

**Non-contributing Total:** 1

*Secondary Resource:* **Cemetery (Site)**

**Contributing Total:** 1

*Secondary Resource:* **Landscape Feature (concrete trough), Man-Made (Object)**

**Non-contributing Total:** 1

*Secondary Resource:* **Shed (Building)**

**Contributing Total:** 1

*Secondary Resource:* **Silo (Structure)**

**Non-contributing Total:** 1

*Secondary Resource:* **Single Dwelling (Site; 44CE0136)**

**Contributing Total:** 1

*Secondary Resource:* **Well/Well House (Building)**

**Contributing Total:** 1

\*The resources for 201 Frederick Street (284-0047-0036) are included in the Port Royal Historic District Update counts, not the Boundary Increase total resource counts. However, boundary Increase Area #3 now encapsulates

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

**National Register of Historic Places**  
**Continuation Sheet**

Port Royal Historic District (2020 Update)
Name of Property
Caroline County, VA
County and State
70000786
NR Reference Number

Section number Additional Documentation Page 14

the entirety of 284-0047-0036.

**333 Frederick Street 284-0047-0009** *Other DHR Id#:*

*Primary Resource: Mobile Home/Trailer (Building), Stories 1, Style: No Discernable Style, Ca 1980*

**Non-contributing Total: 1**

*Secondary Resource: Garage (Building)*

**Non-contributing Total: 1**

*Secondary Resource: Secondary Dwelling (Building)*

**Non-contributing Total: 1**

*Secondary Resource: Shed (Building)*

**Non-contributing Total: 2**

**422 Frederick Street 284-0047-0001** *Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 1, Style: Ranch, Ca 1980*

**Non-contributing Total: 1**

*Secondary Resource: Landscape Feature, Man-Made (Object)*

**Non-contributing Total: 1**

*Secondary Resource: Shed (Building)*

**Non-contributing Total: 1**

**423 Frederick Street 284-0047-0063** *Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 1, Style: Neo-eclectic, Ca 1980*

**Non-contributing Total: 1**

**Lot 28 Frederick Street 284-0047-0031** *Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 1920*

**Contributing Total: 0** (demolished)

*Secondary Resource: Shed (Building)*

**Non-contributing Total: 0** (demolished)

**Lot 28 Frederick Street 284-0047-0032** *Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Other, Ca 1950*

**Non-contributing Total: 0** (demolished)

**King Street**

**124 King Street 284-0040** *Other DHR Id#: 284-0047-0059*

*Primary Resource: Single Dwelling (Building), Stories 1, Style: Colonial, Ca 1740*

**Contributing Total: 1**

*Secondary Resource: Gazebo (Structure)*

**Non-contributing Total: 1**

*Secondary Resource: Landscape Feature, Man-Made (Object)*

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

**National Register of Historic Places**  
**Continuation Sheet**

Port Royal Historic District (2020 Update)
Name of Property
Caroline County, VA
County and State
70000786
NR Reference Number

Section number Additional Documentation Page 15

**Non-contributing Total:** 1

*Secondary Resource:* **Shed (Building)**

**Contributing Total:** 2

*Secondary Resource:* **Well (Structure)**

**Contributing Total:** 1

**South of 124 King Street** *Other DHR Id#:* **44CE0029**

*Primary Resource:* **Single Dwelling (Building), Stories 1.5, Style: Colonial, Ca 1740**

**Contributing Total:** 1

**211 King Street 284-0023** *Other DHR Id#:* **284-0047-0054**

*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Federal, Ca 1800**

**Contributing Total:** 1

*Secondary Resource:* **Garage (Building)**

**Non-contributing Total:** 1

**222 King Street 284-0033** *Other DHR Id#:* **284-0047-0067**

*Primary Resource:* **City/Town Hall (Building), Stories 2, Style: Greek Revival, 1854**

**Contributing Total:** 1

**227 King Street 284-0014** *Other DHR Id#:* **284-0047-0065**

*Primary Resource:* **Tavern/Ordinary (Building), Stories 2.5, Style: Georgian, 1759**

**Contributing Total:** 1

**234 King Street 284-0019** *Other DHR Id#:* **284-0047-0080**

*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Classical Revival, Ca 1830**

**Contributing Total:** 1

*Secondary Resource:* **Shed (Building)**

**Contributing Total:** 1

**307 King Street 284-0022** *Other DHR Id#:* **284-0047-0011**

*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Colonial, Ca 1760**

**Contributing Total:** 1

*Secondary Resource:* **Garage (Building)**

**Non-contributing Total:** 1

**310 King Street 284-0008** *Other DHR Id#:* **284-0047-0078**

*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Georgian, Ca 1744**

**Contributing Total:** 1

*Secondary Resource:* **Garage (Building)**

**Non-contributing Total:** 1

*Secondary Resource:* **Smoke/Meat House (Building)**

**Contributing Total:** 1



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

**National Register of Historic Places**  
**Continuation Sheet**

Port Royal Historic District (2020 Update)
Name of Property
Caroline County, VA
County and State
70000786
NR Reference Number

Section number Additional Documentation Page 16

**317 King Street 284-0013** *Other DHR Id#: 284-0047-0052*

*Primary Resource: Commercial Building (Building), Stories 1.5, Style: Colonial, Ca 1750*

**Contributing Total: 1**

*Secondary Resource: Shed (Building)*

**Contributing Total: 1**

**323 King Street 284-0047-0006** *Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 1, Style: Ranch, Ca 1959*

**Contributing Total: 1**

*Secondary Resource: Carport (Structure)*

**Non-contributing Total: 1**

*Secondary Resource: Garage (Building)*

**Non-contributing Total: 1**

*Secondary Resource: Workshop (Building)*

**Non-contributing Total: 1**

**328 King Street 284-0047-0004** *Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 1, Style: No discernible style, Ca 1920*

**Contributing Total: 1**

*Secondary Resource: Shed (Building)*

**Non-contributing Total: 2**

**335 King Street 284-0032** *Other DHR Id#: 284-0047-0055*

*Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Colonial, Ca 1750*

**Contributing Total: 1**

**338 King Street 284-0047-0074** *Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, Ca 1900*

**Contributing Total: 1**

*Secondary Resource: Mobile Home/Trailer (Building)*

**Non-contributing Total: 1**

**411 King Street 284-0017** *Other DHR Id#: 284-0047-0042*

*Primary Resource: Museum (Building), Stories 1, Style: Classical Revival, Ca 1851*

**Contributing Total: 1**

*Secondary Resource: Monument/Marker (Object)*

**Non-contributing Total: 1**

*Secondary Resource: Sign (Object)*

**Non-contributing Total: 1**

**419 King Street 284-0034** *Other DHR Id#: 284-0047-0044*

*Primary Resource: City/Town Hall (Building), Stories 1, Style: Craftsman, Ca 1905 (originally a*

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

**National Register of Historic Places**  
**Continuation Sheet**

Port Royal Historic District (2020 Update)
Name of Property
Caroline County, VA
County and State
70000786
NR Reference Number

Section number Additional Documentation Page 17

school)

**Contributing Total:** 1

*Secondary Resource:* **Landscape Feature, Man-Made (Object)**

**Non-contributing Total:** 1

*Secondary Resource:* **Monument/Marker (Object)**

**Contributing Total:** 1

*Secondary Resource:* **Playing Field (Structure)**

**Non-contributing Total:** 1

*Secondary Resource:* **Sign (Object)**

**Non-contributing Total:** 1

*Secondary Resource:* **Well (Structure)**

**Contributing Total:** 1

**430 King Street 284-0021** *Other DHR Id#: 284-0047-0017*

*Primary Resource:* **Single Dwelling (Building), Stories 1, Style: Ranch, Ca 1965**

**Non-contributing Total:** 1

*Secondary Resource:* **Gateposts/Entry (Object)**

**Non-contributing Total:** 1

*Secondary Resource:* **Single Dwelling (Building)**

**Contributing Total:** 0 (demolished)

*Secondary Resource:* **Workshop (Building)**

**Non-contributing Total:** 1

**435 King Street 284-0047-0018** *Other DHR Id#:*

*Primary Resource:* **Fire Station (Building), Stories 1, Style: No discernible style, 1963**

**Contributing Total:** 1

*Secondary Resource:* **Garage (Building)**

**Non-contributing Total:** 1

*Secondary Resource:* **Landscape Feature, Man-Made (Object)**

**Non-contributing Total:** 1

**422 King Street 284-0031** *Other DHR Id#: 284-0047-0081*

*Primary Resource:* **Mobile Home/Trailer (Building), Stories 1, Style: No Discernible Style, Ca 2000**

**Non-contributing Total:** 1

*Secondary Resource:* **Shed (Building)**

**Non-contributing Total:** 1

*Secondary Resource:* **Single Dwelling (Building)**

**Non-contributing Total:** 1

**517 King Street 284-0047-0027** *Other DHR Id#:*

*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Classical Revival, Ca 1850**

**Contributing Total:** 1

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

**National Register of Historic Places**  
**Continuation Sheet**

Port Royal Historic District (2020 Update)
Name of Property
Caroline County, VA
County and State
70000786
NR Reference Number

Section number Additional Documentation Page 18

*Secondary Resource: Foundation (Site)*

**Contributing Total: 1**

*Secondary Resource: Well (Structure)*

**Contributing Total: 1**

*Secondary Resource: Workshop (Building)*

**Contributing Total: 1**

**520 King Street 284-0047-0040 Other DHR Id#:**

*Primary Resource: Communications Facility (Structure), Stories, Style: No discernible style, Ca 2000*

**Non-contributing Total: 1**

*Secondary Resource: Generator (Object)*

**Non-contributing Total: 1**

**King Street 284-0047-0047 Other DHR Id#:**

*Primary Resource: Dock/Pier (Structure), Stories, Style: No discernible style, Ca 1960*

**Contributing Total: 1**

*Secondary Resource: Sign (Object)*

**Non-contributing Total: 6**

\*The majority of this resource is included in the Port Royal Historic District Update. However, boundary Increase Area #2 now encapsulates the entire resource. The resources are counted in the Boundary Increase nomination, not in this update.

**Main Street**

**119 Main Street 284-0047-0013 Other DHR Id#:**

*Primary Resource: Motel/Motel Court (Building), Stories 1, Style: No discernible style, Ca 1955*

**Contributing Total: 1**

*Secondary Resource: Dock/Pier (Structure)*

**Non-contributing Total: 1**

*Secondary Resource: Mobile Home/Trailer (Building)*

**Non-contributing Total: 0 (demolished)**

*Secondary Resource: Secondary Dwelling (Building)*

**Contributing Total: 1**

*Secondary Resource: Secondary Dwelling (Building)*

**Non-contributing Total: 1**

**136 Main Street 284-0047-0025 Other DHR Id#:**

*Primary Resource: Motel/Motel Court (Building), Stories 2, Style: Minimal Traditional, Ca 1950*

**Contributing Total: 0 (demolished)**

*Secondary Resource: Mobile Home/Trailer (Building)*

**Non-contributing Total: 2**

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

**National Register of Historic Places**  
**Continuation Sheet**

Port Royal Historic District (2020 Update)
Name of Property
Caroline County, VA
County and State
70000786
NR Reference Number

Section number Additional Documentation Page 19

*Secondary Resource: Shed (Building)*

**Non-contributing Total: 2**

*Secondary Resource: Sign (Object)*

**Non-contributing Total: 1**

**139 Main Street 284-0047-0012 Other DHR Id#:**

*Primary Resource: Restaurant (Building), Stories 1, Style: No Discernible Style, Post 1955*

**Non-contributing Total: 1**

*Secondary Resource: Shed (Building)*

**Non-contributing Total: 1**

**224 Main Street 284-0024 Other DHR Id#: 284-0047-0066**

*Primary Resource: Chimney (Site), Stories, Style: Colonial, Ca 1700*

**Contributing Total: 1**

*Secondary Resource: Sign (Object)*

**Non-contributing Total: 1**

**224 Main Street 284-0047-0024 Other DHR Id#:**

*Primary Resource: Motel/Motel Court (Building), Stories 1, Style: Minimal Traditional, Ca 1950*

**Non-contributing Total: 1**

*Secondary Resource: Commercial Building (Building)*

**Non-contributing Total: 1**

*Secondary Resource: Garage (Building)*

**Non-contributing Total: 1**

*Secondary Resource: Shed (Building)*

**Non-contributing Total: 2**

*Secondary Resource: Sign (Object)*

**Non-contributing Total: 1**

**235 Main Street 284-0047-0072 Other DHR Id#:**

*Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Cape Cod, Ca 1930*

**Contributing Total: 1**

*Secondary Resource: Shed (Building)*

**Non-contributing Total: 1**

**304 Main Street 284-0012 Other DHR Id#: 284-0047-0064**

*Primary Resource: Single Dwelling (Building), Stories 2, Style: Federal/Adamesque, Ca 1856*

**Contributing Total: 1**

*Secondary Resource: Gateposts/Entry (Object)*

**Contributing Total: 1**

*Secondary Resource: Sign (Object)*

**Non-contributing Total: 1**

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

**National Register of Historic Places**  
**Continuation Sheet**

Port Royal Historic District (2020 Update)
Name of Property
Caroline County, VA
County and State
70000786
NR Reference Number

Section number Additional Documentation Page 20

**322-328 Main Street 284-0047-0023 Other DHR Id#:**

*Primary Resource:* **Motel/Motel Court (Building), Stories 1, Style: Minimal Traditional, Ca 1950**

**Contributing Total:** 1

*Secondary Resource:* **Sidewalks (Site)**

**Contributing Total:** 1

*Secondary Resource:* **Pond (Structure)**

**Non-contributing Total:** 1

*Secondary Resource:* **Shed (Building)**

**Non-contributing Total:** 1

*Secondary Resource:* **Single Dwelling (Building)**

\*These resources are included in the Port Royal Historic District Update, not in the total resource count for the Boundary Increase. However, boundary Increase Area #6 now encapsulates the entire resource

**Non-contributing Total:** 1

**331-351 Main Street 284-0047-0003 Other DHR Id#:**

*Primary Resource:* **Store (Building), Stories 1, Style: Minimal Traditional, Ca 1950**

**Non-contributing Total:** 1

*Secondary Resource:* **Gateposts/Entry (Object)**

**Non-contributing Total:** 1

*Secondary Resource:* **Shed (Building)**

**Non-contributing Total:** 1

**421 Main Street 284-0047-0016 Other DHR Id#:**

*Primary Resource:* **Service Station (Building), Stories 1, Style: Corporate Commercial, Ca 1956**

**Contributing Total:** 1

*Secondary Resource:* **Service Station (Building)**

**Non-contributing Total:** 1

**506 Main Street 284-0047-0022 Other DHR Id#:**

*Primary Resource:* **Museum (Building), Stories 1, Style: Neo-Eclectic, Ca 1980**

**Non-contributing Total:** 1

*Secondary Resource:* **Sign (Object)**

**Non-contributing Total:** 1

*Secondary Resource:* **Smoke/Meat House (Building)**

**Contributing Total:** 1

**507 Main Street 284-0047-0026 Other DHR Id#:**

*Primary Resource:* **Commercial Building (Building), Stories 1, Style: Neo-Eclectic, Ca 2018**

**Non-contributing Total:** 1

*Secondary Resource:* **Service Station (Building)**

**Non-contributing Total:** 1

*Secondary Resource:* **Shed (Building)**

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

**National Register of Historic Places**  
**Continuation Sheet**

Port Royal Historic District (2020 Update)
Name of Property
Caroline County, VA
County and State
70000786
NR Reference Number

Section number Additional Documentation Page 21

**Non-contributing Total:** 1

**520 Main Street 284-0047-0021 Other DHR Id#:**

**Primary Resource: School (Building), Stories 1, Style: Craftsman, 1928**

**Contributing Total:** 1

**Secondary Resource: Sign (Object)**

**Non-contributing Total:** 1

**528 Main Street 284-0047-0020 Other DHR Id#:**

**Primary Resource: Commercial Building (Building), Stories 1, Style: Commercial Style: Crossroads, Ca 1920**

**Contributing Total:** 1

**602 Main Street 284-0047-0062 Other DHR Id#:**

**Primary Resource: Post Office (Building), Stories 1, Style: No discernible style, Ca 2000**

**Non-contributing Total:** 1

**621 Main Street 284-0047-0030 Other DHR Id#:**

**Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 1939**

**Contributing Total:** 1

**Secondary Resource: Shed (Building)**

**Non-contributing Total:** 2

**621 Main Street 284-0047-0029 Other DHR Id#:**

**Primary Resource: Mobile Home/Trailer (Building), Stories 1, Style: No Discernible Style, Ca 1970**

**Non-contributing Total:** 1

**Secondary Resource: Gateposts/Entry (Object)**

**Non-contributing Total:** 1

**Secondary Resource: Landscape Feature, Man-Made (Object)**

**Non-contributing Total:** 1

**630 Main Street 284-0047-0061 Other DHR Id#:**

**Primary Resource: Commercial Building (Building), Stories 2, Style: Neo-Eclectic, Ca 2017**

**Non-contributing Total:** 1

**Secondary Resource: Shed (Building)**

**Non-contributing Total:** 1

**Secondary Resource: Sign (Object)**

**Non-contributing Total:** 1

**Main Street 284-0030 Other DHR Id#: 284-0047-0043**

**Primary Resource: Church/Chapel (Building), Stories 2, Style: Other, Ca 1882**

**Contributing Total:** 1

**Secondary Resource: Cemetery (Site)**

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

**National Register of Historic Places**  
**Continuation Sheet**

Port Royal Historic District (2020 Update)
Name of Property
Caroline County, VA
County and State
70000786
NR Reference Number

Section number Additional Documentation Page 22

**Contributing Total:** 1  
**Secondary Resource:** **Sign (Object)**  
**Contributing Total:** 1

**Market Street**

**305 Market Street 284-0035** *Other DHR Id#: 284-0047-0056*  
**Primary Resource:** **Single Dwelling (Building), Stories 1.5, Style: Colonial, Ca 1787**  
**Contributing Total:** 1  
**Secondary Resource:** **Shed (Building)**  
**Non-contributing Total:** 1

**331 Market Street 284-0047-0007** *Other DHR Id#:*  
**Primary Resource:** **Mobile Home/Trailer (Building), Stories 1, Style: No Discernable Style, Ca 1970**  
**Non-contributing Total:** 1  
**Secondary Resource:** **Garage (Building)**  
**Non-contributing Total:** 1

**409 Market Street 284-0047-0002** *Other DHR Id#:*  
**Primary Resource:** **Mixed: Commerce/Domestic (Building), Stories 2, Style: No discernible style, Ca 1964**  
**Contributing Total:** 1  
**Secondary Resource:** **Garage (Building)**  
**Contributing Total:** 1  
**Secondary Resource:** **Landscape Feature, Man-Made (Object)**  
**Non-contributing Total:** 1  
**Secondary Resource:** **Pool/Swimming Pool (Structure)**  
**Non-contributing Total:** 1  
**Secondary Resource:** **Pump House (Structure)**  
**Contributing Total:** 1

**412 Market Street 284-0047-0038** *Other DHR Id#:*  
**Primary Resource:** **Single Dwelling (Building), Stories 1, Style: Ranch, Ca 1980**  
**Non-contributing Total:** 1

**433 Market Street 284-0047-0019** *Other DHR Id#:*  
**Primary Resource:** **Mobile Home/Trailer (Building), Stories 1, Style: No Discernable Style, Post 1975**  
**Non-contributing Total:** 1  
**Secondary Resource:** **Shed (Building)**  
**Non-contributing Total:** 2

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

**National Register of Historic Places**  
**Continuation Sheet**

Port Royal Historic District (2020 Update)
Name of Property
Caroline County, VA
County and State
70000786
NR Reference Number

Section number Additional Documentation Page 23

**505 Market Street 284-0039** *Other DHR Id#: 284-0047-0045*

*Primary Resource: Church/Chapel (Building), Stories 2, Style: Gothic Revival, 1915*

**Contributing Total: 1**

*Secondary Resource: Cemetery (Site)*

**Contributing Total: 1**

*Secondary Resource: Sign (Object)*

**Contributing Total: 1**

*Secondary Resource: Well (Structure)*

**Contributing Total: 2**

**518 Market Street 284-0047-0014** *Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, Ca 1900*

**Contributing Total: 1**

*Secondary Resource: Garage (Building)*

**Contributing Total: 1**

*Secondary Resource: Shed (Building)*

**Non-contributing Total: 1**

**829 Market Street 284-0005** *Other DHR Id#: 284-0047-0048*

*Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial, Ca 1730*

**Contributing Total: 1**

*Secondary Resource: Workshop (Building)*

**Contributing Total: 1**

**Market Street 284-0041** *Other DHR Id#: 284-0047-0060*

*Primary Resource: Barn (Building), Stories 1, Style: No discernible style, Ca 1870*

**Contributing Total: 1**

**Market Street 284-0047-0037** *Other DHR Id#:*

*Primary Resource: Water Tower (Structure), Style: No discernable style, 2019*

**Non-contributing Total: 1**

**Middle Street**

**724 Middle Street 284-0043** *Other DHR Id#: 284-0047-0046*

*Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Colonial, Ca 1770*

**Contributing Total: 1**

**811 Middle Street 284-0047-0034** *Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 1, Style: Minimal Traditional, Ca 1930*

**Contributing Total: 1**

*Secondary Resource: Carport (Structure)*



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

**National Register of Historic Places**  
**Continuation Sheet**

Port Royal Historic District (2020 Update)
Name of Property
Caroline County, VA
County and State
70000786
NR Reference Number

Section number Additional Documentation Page 24

**Non-contributing Total:** 1

*Secondary Resource:* **Garage (Building)**

**Non-contributing Total:** 1

*Secondary Resource:* **Shed (Building)**

**Non-contributing Total:** 2

**827 Middle Street 284-0047-0076 Other DHR Id#:**

*Primary Resource:* **Mobile Home/Trailer (Building), Stories 1, Style: No Discernible Style, Ca 1980**

**Non-contributing Total:** 1

*Secondary Resource:* **Landscape Feature, Man-Made (Object)**

**Non-contributing Total:** 1

*Secondary Resource:* **Shed (Building)**

**Non-contributing Total:** 3

**923 Middle Street 284-0011 Other DHR Id#: 284-0047-0008**

*Primary Resource:* **Single Dwelling (Building), Stories 1, Style: Ranch, Ca 1980**

**Non-contributing Total:** 1

*Secondary Resource:* **Animal Shelter/Kennel (Building)**

**Non-contributing Total:** 0 (originally 2, demolished)

*Secondary Resource:* **Shed (Building)**

**Non-contributing Total:** 1

*Secondary Resource:* **Single Dwelling (Building)**

**Contributing Total:** 0 (demolished)

**VJ Lane**

**708 VJ Lane 284-0047-0071 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 1, Style: No discernible style, Ca 2000**

**Non-contributing Total:** 1

**VJ Lane 284-0047-0070 Other DHR Id#:**

*Primary Resource:* **Mobile Home/Trailer (Building), Stories 1, Style: No Discernible Style, Ca 1970**

**Non-contributing Total:** 1

*Secondary Resource:* **Chicken House/Poultry House (Building)**

**Non-contributing Total:** 1

*Secondary Resource:* **Gateposts/Entry (Object)**

**Non-contributing Total:** 1

*Secondary Resource:* **Mobile Home/Trailer (Building)**

**Non-contributing Total:** 4

*Secondary Resource:* **Shed (Building)**

**Non-contributing Total:** 1

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

**National Register of Historic Places**  
**Continuation Sheet**

Port Royal Historic District (2020 Update)
Name of Property
Caroline County, VA
County and State
70000786
NR Reference Number

Section number Additional Documentation Page 25

*Secondary Resource: Well (Structure)*  
**Non-contributing Total: 1**

**Water Street**

**704 Water Street 284-0002** *Other DHR Id#: 284-0047-0077*

*Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, Ca 1775*

**Contributing Total: 1**

*Secondary Resource: Fence (Object)*

**Contributing Total: 1**

*Secondary Resource: Kitchen (Building)*

**Contributing Total: 1**

*Secondary Resource: Landscape Feature, Man-Made (Object)*

**Non-contributing Total: 1**

*Secondary Resource: Smoke/Meat House (Building)*

**Contributing Total: 1**

*Secondary Resource: Stable (Building)*

**Contributing Total: 1**

**719 Water Street 284-0047-0033** *Other DHR Id#:*

*Primary Resource: Church/Chapel (Building), Stories 1, Style: Gothic Revival, Ca 1944*

**Contributing Total: 1**

*Secondary Resource: Sign (Object)*

**Non-contributing Total: 1**

**806 Water Street 284-0007** *Other DHR Id#: 284-0047-0050*

*Primary Resource: Bank (Building), Stories 1, Style: Commercial Style: Main Street, Ca 1924*

**Contributing Total: 1**

*Secondary Resource: Shed (Building)*

**Non-contributing Total: 1**

**807 Water Street 284-0047-0005** *Other DHR Id#:*

*Primary Resource: Single Dwelling (Building), Stories 1, Style: Ranch, Ca 1976*

**Non-contributing Total: 1**

*Secondary Resource: Garage (Building)*

**Non-contributing Total: 1**

*Secondary Resource: Shed (Building)*

**Non-contributing Total: 1**

**813 Water Street 284-0010** *Other DHR Id#: 284-0047-0051*

*Primary Resource: Single Dwelling (Building), Stories 1, Style: Colonial Revival, Ca 1940*

**Contributing Total: 1**

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

**National Register of Historic Places**  
**Continuation Sheet**

Port Royal Historic District (2020 Update)
Name of Property
Caroline County, VA
County and State
70000786
NR Reference Number

Section number Additional Documentation Page 26

*Secondary Resource: Shed (Building)*

**Non-contributing Total: 1**

*Secondary Resource: Workshop (Building)*

**Non-contributing Total: 1**

**823 Water Street 284-0006** *Other DHR Id#: 284-0047-0049*

*Primary Resource: Church/Chapel (Building), Stories 1, Style: Gothic Revival, 1835*

**Contributing Total: 1**

*Secondary Resource: Bell Tower/Carillon (Structure)*

**Contributing Total: 1**

*Secondary Resource: Cemetery (Site)*

**Contributing Total: 1**

*Secondary Resource: Sign (Object)*

**Non-contributing Total: 1**

**826 Water Street 284-0020** *Other DHR Id#: 284-0047-0053*

*Primary Resource: Single Dwelling (Building), Stories 2.5, Style: Folk Victorian, Ca 1830*

**Contributing Total: 1**

*Secondary Resource: Chicken House/Poultry House (Building)*

**Non-contributing Total: 2**

*Secondary Resource: Shed (Building)*

**Contributing Total: 2**

*Secondary Resource: Well/Well House (Building)*

**Contributing Total: 1**

**923 Water Street 284-0003 (Riverview)** *Other DHR Id#: 284-0047-0035*

*Primary Resource: Single Dwelling (Building), Stories 2, Style: Greek Revival, 1846*

**Contributing Total: 1**

*Secondary Resource: Dock/Pier (Structure)*

**Non-contributing Total: 1**

*Secondary Resource: Gateposts/Entry (Object)*

**Non-contributing Total: 1**

*Secondary Resource: Smoke/Meat House (Building)*

**Contributing Total: 1**

**Section 8. Statement of Significance**

**Applicable National Register Criteria**

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

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

Port Royal Historic District (2020 Update)
Name of Property
Caroline County, VA
County and State
70000786
NR Reference Number

**National Register of Historic Places**  
**Continuation Sheet**

Section number Additional Documentation Page 27

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

**Criteria Considerations**

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

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

**Areas of Significance**

(Enter categories from instructions.)

ETHNIC HERITAGE: African American  
CONSERVATION  
ARCHAEOLOGY: HISTORIC – NON-ABORIGINAL  
EDUCATION

**Period of Significance**

1744 - 1970

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

**National Register of Historic Places**  
**Continuation Sheet**

Port Royal Historic District (2020 Update)
Name of Property
Caroline County, VA
County and State
70000786
NR Reference Number

Section number Additional Documentation Page 28

**Significant Dates**

- 1744
- 1928
- 1930
- 1934
- 1940

**Significant Person**

(Complete only if Criterion B is marked above.)

- Waterman, Thomas
- Roy, Dorothy Buckner Smith

**Cultural Affiliation**

- African American
- European American

**Statement of Significance Summary Paragraph**

The original nomination for the Port Royal Historic District states that it is significant in the areas of Architecture, Urban Planning (now dubbed Community Planning and Development), Commerce, and Other: History. This update expands upon the previous areas of Community Planning and Development and Architecture. Levels of significance were not specified at the time of listing. Historical research by Reverend Fall, the town’s historical society, property owners, and additional work by the authors demonstrate that the historic district is also eligible under Criterion A at the local level of significance in the areas of Education and Ethnic Heritage: African American, under Criterion B at the national level of significance for the contributions of Thomas Waterman in the area of Conservation, Criterion B at the local level for association with Dorothy Buckner Smith Roy in the area of Commerce and under Criterion D at the local level of significance in the area of Archaeology: Historic – Non-Aboriginal. The district is significant for the period from its founding in 1744 through 1970, which marks the end of historic period construction. Significant years include the construction of the town’s Rosenwald school in 1928 and the construction of Thomas Waterman’s house, Caithness, in 1940. Little notable new construction followed 1970 until the 1990s and beyond. The town continues to grow and evolve and significantly contributes to our understanding of changing communities, particularly those with colonial precedents that endured the Civil War and survived the transition from slavery to freedom, and from boats and wagons to tractor trailers and Winnebagos. Future archaeological excavations may prove that the period of significance would extend deeper into the past, acknowledging that only limited evidence of Virginia Indian occupation has been found within the original bounds of the district (44CE0136). The 2020 Boundary Increase includes Site 44CE0017, which has prehistoric cultural deposits. Both sites highlight the potential for learning a great deal more about the first occupants of this region, should field investigations be conducted.

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

**National Register of Historic Places**  
**Continuation Sheet**

Port Royal Historic District (2020 Update)
Name of Property
Caroline County, VA
County and State
70000786
NR Reference Number

Section number Additional Documentation Page 29

**Narrative Statement of Significance**

The Port Royal Historic District is a remarkably well-preserved 250+ year-old town nestled on the south bank of the Rappahannock River in Caroline County. With Main Street/U.S. Rt. 301 cutting north-south through the west side of town, it is simultaneously connected with the surrounding world via road and river, while distant enough from heavily populated, urban areas to stand out for its gridded streets, sleepy-village setting, and highly significant concentration of 18<sup>th</sup>- and 19<sup>th</sup>-century buildings. As one of Virginia's first historic districts, nominated to the Virginia Landmarks Register and the National Register of Historic Places in 1969 and 1970, respectively, the narrative arguing for its integrity and significance is simultaneously inarguable and brief, reflecting the priorities for preservation of that period while overlooking so much of what is valued today. It is, nonetheless, still valid to argue that 1) the town possesses a notable collection of 18<sup>th</sup>- and early 19<sup>th</sup>-century buildings with few substantial-sized modern intrusions and 2) it is "extremely significant" because it retains a semblance of its early atmosphere and appearance despite few special protections and little outside investment beyond individual property owners, the town council, and the historical society. The additional documentation provided here builds on the prior nomination, clarifying arguments for specific areas of significance and expanding the period of significance to reflect our changing understanding of the architectural, archaeological, and historical elements contained within its bounds. It is also complemented by the contemporary Port Royal Historic District 2020 Boundary Increase document.

The resources inventoried here (and in the 2020 Boundary Increase) include evidence of Virginia Indian occupations before European settlement, the early colonization and use of this narrow part of the Rappahannock River as a ferry and tobacco inspection station, a hugely important 18<sup>th</sup>- and early 19<sup>th</sup>-century commercial, social, and political center, and the seldom recognized but significant evolution of a small Virginia town from an important destination for many to a stop along the way to somewhere else. It has never lost the love and passion of its residents, as evidenced by the care and continued use of much of its building stock rather than the demolition and cheaper replacement options chosen by many other small historic towns. The town of Port Royal recognizes and understands the significance of its past without ignoring the more recent contributions inherent in their very survival as a community.

The original nomination highlighted the predominance of residential properties with little insensitive in-fill and, recognizing that they were less inclined to recognize the significance of commercial buildings along Main Street at that time, this remains true. Those commercial properties are an essential chapter in the town's history and are significant in their own right. The town now represents both a remarkably intact colonial community and a significant example of the long history of Virginia's urban enclaves among its rural eastern counties.

The district's landscape remained cohesive and relatively consistent throughout the town's evolution. The roads connect the town figuratively and literally. Town lots, including those along Main Street, prioritized road frontage and exposure to traffic. The face of each property was, and is, presented to those along the public right of way. Whether small businesses or single family houses, the district's architectural resources only rarely dominate more than the bounds of a single lot, and those instances are

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

**National Register of Historic Places**  
**Continuation Sheet**

Port Royal Historic District (2020 Update)
Name of Property
Caroline County, VA
County and State
70000786
NR Reference Number

Section number Additional Documentation Page 30

clustered (such as the development of motels on Main Street), acknowledging the shift of the town's commercial artery from King Street, which played that role in the 18<sup>th</sup> century, to the parallel thoroughfare one block over which took center stage in the 20<sup>th</sup> century as Main Street/U.S. Rt. 301. The transition was less costly to the town's identity than if the 1934 James Madison Bridge had come down King Street, which would have resulted in the loss of a larger number of historic buildings. According to Fall, in 1934 "it was believed that the bridge would boost Port Royal's economy and business; at that time the town did not boast of a single gasoline-pump, filling station, or motel."<sup>1</sup>

As the town's needs changed, and a reliance on automobiles increased, property owners converted colonial and early American storefronts into single-family homes and built new businesses along what was once a peripheral street. This is clear to see in the work of Arthur Shurcliff, a landscape architect who spent considerable time documenting the architectural fabric and dynamic historic landscape of Port Royal in 1930. Shurcliff's detailed landscape drawings, which included buildings (extant and not), roads, graves, gardens, and the diameter and type of nearly every tree, are an irreplaceable time capsule of town history. The town's "moment captured in time" identity is both confirmed and refuted through his detailed maps as they clearly document its remarkable integrity in exacting detail while also showing the layers upon layers of history in both extant buildings and past "sites." Within a few decades of his 1930 map of Port Royal came the influx of motor courts, service stations, restaurants, car dealerships, garages, and gift shops. But as is described in detail below, the effort resulted in an evolved landscape rather than a wholly replaced one.

**Criterion A: Urban Planning (now Community Planning and Development)**

The Port Royal Historic District is locally significant under Criterion A in the area of Urban Planning/Community Planning and Development for the role the town's development played as an initial center for trade, and later as an urban enclave, on the Rappahannock River along the edge of Caroline County. Established in 1744, the 60 acres for the town were acquired from the estate of Robert Smith via his widow and executrix Elizabeth.<sup>2</sup> The impetus for the town's creation was based on several factors, including the success and close proximity of the Roy family's ferry across the Rappahannock River and the tobacco inspection warehouse they operated just west of the town.<sup>3</sup> While the majority of town building efforts in the 17<sup>th</sup>- and 18<sup>th</sup>-century Chesapeake resulted in relatively few successful endeavors, the interest from community leaders in creating centralized and regulated trade, commerce, and social centers led to the continued attempts by the wealthiest members of society to establish them throughout the colonial period, including Port Conway across the river later in the 18<sup>th</sup> century. The population of Caroline County and neighboring King George County provided a sufficient market for both the profitable import and export of goods, as well as the patronizing of craftsmen they hoped would establish businesses in town, and always desired taverns, ordinaries, and inns that provided food, drink, and temporary lodging.

The town was first laid out with a grid of streets (four running north-south and five running east-west), each uniform in width, creating a series of mostly four-lot blocks. A total of 84 numbered half-acre lots were offered for sale and the town grew steadily throughout the second half of the 18<sup>th</sup> century. While pre-Civil War 19<sup>th</sup>-century maps do not show roads linking the town to overland transportation routes,

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

**National Register of Historic Places**  
**Continuation Sheet**

Port Royal Historic District (2020 Update)
Name of Property
Caroline County, VA
County and State
70000786
NR Reference Number

Section number Additional Documentation Page 31

these existed since before the town's platting, changed over time (in the 18<sup>th</sup> and 19<sup>th</sup> centuries) in response to community needs as these roads depended on county or privately-funded maintenance and the desire for lot owners to route increased traffic towards (or away from) their businesses and properties. Multiple wharves existed along the waterfront across the history of the town with records attesting to the continued frustration with maintaining suitable road conditions that provided ease of accessibility for traders and travelers.

The town's plan was well suited for a small urban development on the banks of a major river. Multiple avenues of access to the water made these lots desirable, with the majority of businesses developing along Main and King streets, and Water Street serving as the primary east-west avenue that connected them at approximately one block's length from the waterfront. Eventually the focused development of these avenues led to the placement of government buildings to the south, on the Public Square southeast of the intersection of Middle and King streets. The town's ownership of these parcels helped draw businesses inland and, at the town's height of development in the 18<sup>th</sup> century, there were dozens of houses, shops, and taverns extending almost to the southern extent of the town.

The integrity of the town's 18<sup>th</sup>-century plan is perhaps its most remarkable quality. With only a handful of street sections no longer in existence (the northernmost extent of Market and Frederick streets, for instance), the town stands out as largely reflective of the originally envisioned 60-acre colonial port town, even as more recent buildings have been constructed. The eastern and southern boundaries of the town appear to be consistent throughout the 18<sup>th</sup> and 19<sup>th</sup> centuries, with eastern lot owners occasionally extending beyond lot lines on the eastern edges of their property (and occasionally breaking free from convention and building overtop of prior roadways, such as at Townfield (284-0047-0036)). This and the areas to the west of Main Street appear to have been informal parts of town for years prior to any legal change as property owners situated several businesses there and acquired parcels that would provide them the benefits of immediate proximity to Port Royal.

Throughout the 19<sup>th</sup> and 20<sup>th</sup> centuries, and presumably in the less well-documented 18<sup>th</sup> century, Port Royal's leadership invested consistently in improvements to the town. The Town Council brought water (1876) and power to the town, invested in gas (1883) and later "lumen" street lighting (1961), adopted sidewalks in the 19<sup>th</sup> century (by 1885), and made road maintenance a priority (in light of the fines for quick driving of cattle and carts) specifically on the sections of King and Main streets leading to the wharves. The particular emphasis on maintaining trees in the district (1880), with fines for anyone cutting them down without permission from the town council, attests to their desire to maintain a strong community identity as well as a cool and pleasant environment for its citizens.<sup>4</sup>

The town's development slowed, but never stopped. The recent expansion of the town's bounds to the south reflects the changing identity of Port Royal as it navigated the 20<sup>th</sup> century and the most recent decades. By extending the town boundaries to the south, to incorporate the "Port Royal Cross Roads" intersection, the town acknowledged the inherent association with this largely commercial development of the early 20<sup>th</sup> century. The location of buildings on road frontage, always oriented with the town's original grid and with an emphasis on compact, outwardly-focused facades, augmented by lighting and signage to bring travelers and local customers, argue for the strong connection across the town's



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

**National Register of Historic Places**  
**Continuation Sheet**

Port Royal Historic District (2020 Update)
Name of Property
Caroline County, VA
County and State
70000786
NR Reference Number

Section number Additional Documentation Page 32

landscape through the last century in spite of the replacement and widening of the James Madison Memorial Bridge in the early 1960s and the destruction involved in the widening of Main Street/U.S. Rt. 301 in 1966.

**Criterion A: Education**

The Port Royal Historic District is locally significant under Criterion A in the area of Education for the role the town's tutors, schoolteachers, and school buildings played for the community, including the surrounding region. Rural eastern colonial Virginia, with few towns and relatively little education infrastructure, seldom offered opportunities for learning beyond wealthy families who would sponsor tutors often brought in from England. While the wealth and population growth associated with the town after its establishment in 1744 argues for potentially earlier efforts at education, the earliest documented tutor in town was Johnathan Boucher, sponsored by Captain Edward Dixon. He operated out of a house on either Lot 7 or 14 in 1759. Several tutors operated in Port Royal and the surrounding plantations, often serving more than just the families of their sponsors. The first purpose-built school, though, was advertised for construction and likely built around 1772, a three-room "Public School House on the Public Square." Its mission was "...to undertake the education of children and youth of both sexes, and qualified to teach the English, Latin, and Greek languages in their purity and elegance, Writing, Arithmetick, Accounts, and the Mathematicks." It operated through 1820.<sup>5</sup>

Growing support for education in general after the Revolutionary War led to an increased effort to provide opportunities for the instruction of women, albeit those whose families could afford it. The first school in Port Royal exclusively for women was known as the "Female Academy" and was situated on the western edge of the town or in the immediate acreage to the west (included in the 2020 Boundary Increase). It was announced to open on May 3, 1813, using the "large and commodious house formerly occupied by Major Miller immediately adjoining the Town," the site of which is located directly behind the current Port Royal Motor Court (284-0047-0023). There they taught reading, English grammar, geography, arithmetic, and writing, along with "Musick on the Piano forte" for an additional fee. Another woman's school, "The Port Royal Academy" operated for at least three years (1838-1840). As private efforts, with a fluctuating economy, inconsistent interest from the community, and a dependence on the interest and lifespan of available teachers, schools came and went fairly frequently in the town and region, with the notable exception of the Rappahannock Academy & Military Institute located south of the town within the current bounds of Ft. A.P. Hill, which lasted for several generations (and in several iterations) into the 20<sup>th</sup> century.<sup>6</sup>

Education was almost entirely focused on the white populations and, when exceptions were made, segregated for African Americans. When educational opportunities were provided, both before and after emancipation, they were often linked to religious organizations. A noteworthy early example is the effort of John Harrower who taught enslaved persons in the surrounding plantations using the Psalter of the Church of England. In 1774 he noted that "a small Congregation of Negroes, learning their Catechism and hearing me read to them" resulted in their improved schoolwork, with one noteworthy student reading "very distinctly" while at least two others were "ready to enter" into studies. These efforts towards educational opportunities for African Americans were exceptional for that time. Despite

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

**National Register of Historic Places**  
**Continuation Sheet**

Port Royal Historic District (2020 Update)
Name of Property
Caroline County, VA
County and State
70000786
NR Reference Number

Section number Additional Documentation Page 33

Fall’s exhaustive research into town records, there do not appear to have been any successful efforts at creating schools specifically for African Americans within the town boundary until after the Civil War.<sup>7</sup>

This changed by 1875 with the creation of the “Peyton School” for African American children (Lot 40). It marked the beginning of more consistent educational opportunities, largely due to the efforts of the African American families in Port Royal. In 1909, the Jackson School replaced the Peyton School, also for African American students, which moved to Lot 68 from Lot 40 that year. The construction of a Rosenwald School (284-0047-0021) in 1928, built by members of the African American community and St. Luke’s Lodge of Port Royal, demonstrated the significance of, and their commitment to, formal education for their children. The building was originally located about 100 yards from its current location along Main Street/U.S. Rt. 301. Heated by a wood-burning stove, the frame building contained a large classroom filled with benches and desks, along with two smaller rooms that served as a lunchroom and office. Mrs. Hortense B. Rich taught there for the duration of the school’s existence, serving as its only teacher. She continued teaching African American students throughout her 40-year career, working from the school in Bowling Green after the Port Royal Rosenwald School closed.<sup>8</sup>

Schools in Port Royal largely consolidated into the Caroline County school system around 1942; many students were moved to other schools and the buildings repurposed (including 419 King Street (284-0034; 284-0047-0044) into the town hall and post office), sold, or demolished. The Rosenwald School was not consolidated into the county school system until the 1950s and the building went into disuse until an initial restoration effort by the Port Royal Restoration Society in 1976. This early restoration effort is additional evidence of the longstanding commitment by the community to preserve all of its past, including the stories and experiences of the African American community, particularly in the 20<sup>th</sup> century.

**Criterion A: Ethnic History – African American**

At the simplest level, Port Royal could not exist without the labor of African Americans. These men, women, and children provided the means by which crops grew, houses were maintained, and ships sailed on the river. Though often reduced to hashmarks on a tax roll or a census taker’s sheet, enslaved men and women fueled Virginia’s economy at every level during the colonial, early national, and antebellum periods and Port Royal was no exception. Together with a small but significant number of free people of color, these washer women, carpenters, chauffeurs, laborers, teachers, and hundreds more of their descendants represent a majority of the town population for no less than half of Port Royal’s 280-year history. Their contributions are no less significant because we cannot now name and document them in the detail they deserve and that is afforded many of their white counterparts. Port Royal’s history is very much an African American history.

Where references to African Americans do survive in the historical record, they place Port Royal in a somewhat unique position among recognized historical landscapes. Enslaved African Americans equaled or exceeded those of European descent in town, but largely occupied spaces of service and labor, often in the upper and lower reaches of a house, sleeping in hallways or, when numbers were sufficiently large, above detached kitchens or in separate quarters in town. Shurcliff’s map shows no fewer than nine extant buildings or “sites” in 1930 for slave quarters/servants housing and another eight

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

**National Register of Historic Places**  
**Continuation Sheet**

Port Royal Historic District (2020 Update)
Name of Property
Caroline County, VA
County and State
70000786
NR Reference Number

Section number Additional Documentation Page 34

referenced as “kitchen” suggesting the archaeological record is likely more robust (extant buildings include the kitchen on Lot 8 (284-0047-0036), the “Servants” building on Lot 21 (284-0047-0077), and the Peyton House on Lot 40 (284-0047-0055); Shurcliff’s data is based on interviews and observations and is undoubtedly limited. In contrast, based on census data and legislative petitions, Free Black individuals lived relatively comfortably in Port Royal and those that did so, such as the Bundys, stayed resident for significant periods in buildings they built and on lots they owned (specifically Lot 44). It seems, then, that Port Royal was a town with a substantial enslaved population that also accepted Free Black residents in the first half of the nineteenth century, and possibly earlier, with little social or cultural friction. This was not a static condition by any means, and is not meant to suggest equal treatment as there was enough concern by the white citizens of town in 1829 to give the town’s ruling council the ability to suppress “riots, routs, and unlawful assemblies of slaves, free-negroes and mulattoes.” Coexistence was likely an economic imperative.<sup>9</sup>

The best corollary to these circumstances can be found in the early nineteenth century on Pocahontas Island (123-0114) in Petersburg, Virginia,, where Free Black landownership accounted for 12-15% of all lots owned. Unlike Pocahontas Island, which attracted increasing numbers of Free Blacks prior to the Civil War due to the economic opportunities in nearby Petersburg, Port Royal did not develop into a predominately Free Black community prior to the Civil War or a primarily African American neighborhood thereafter. Other antebellum African American communities offer less connected points of comparison. Many Free Black communities were established to serve exactly those constituents, sometimes after moments of mass manumission. Hot Water in James City County and Smoke Town (093-5058) in Warren County’s Rockland Rural Historic District (093-5058; NRHP 2015) serve as two such examples. While other towns, such as Israel Hill in Prince George County and Woodlawn Crossroads (029-5181) in Fairfax County, included a multi-ethnic population, those communities were to some degree results of social experiments set in motion by Richard Randolph and northern Quakers respectively. In Port Royal, there is no immediate explanation for how Free Black men and women found themselves residing in the town, other than that they chose and were free to do so. In contrast, the enslaved people of Port Royal did not have the choice. A majority of lot owners in the town owned other human beings, with surviving records from the late 18<sup>th</sup> century documenting the numbers although not specifying who resided in town or on neighboring plantations. For middle- and lower-class lot owners like Samuel Lucas (Lot 41) and Watts Parker (Lot 52), who owned less than five African Americans, Port Royal was their primary (and likely only) residence for themselves and their bondpeople. In this instance, it is likely that these groups lived under a single roof, and likely within the primary residence, including the Catlett and Roach houses (284-0047-0011 and 284-0047-0057, respectively) which survive to this day. While the archaeological sites that undergird the entirety of the town hold perhaps the greatest potential to tell the stories of these enslaved individuals, these buildings immediately and viscerally represent the enslaved people of Port Royal as much as any other group who resided within their walls.<sup>10</sup>

Port Royal’s size likely did not allow it to follow the post-Civil War development patterns of other Virginia towns. Whereas the Halifax Triangle district (123-5494; NRHP 2019) in Petersburg, the Uptown/Parker-Gray district (100-0133; NRHP 2010) in Alexandria, and the Blackwell neighborhood in Richmond (127-5817; NRHP 2019) developed to support African Americans following emancipation

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

**National Register of Historic Places**  
**Continuation Sheet**

Port Royal Historic District (2020 Update)
Name of Property
Caroline County, VA
County and State
70000786
NR Reference Number

Section number Additional Documentation Page 35

and eventually grew into major residential and commercial hubs, no such shift took place in Port Royal. African Americans tended to reside generally in the southeast portion of the town during this period, where they had developed an infrastructure of homes (e.g. C. Jefferson House on Lot 67 (no longer extant)) and businesses (e.g. Caddon Manor on Lot 45 (284-0047-0002)). With relatively little known about the earlier development in this area, it was more open to use by recently emancipated persons and others. This likely led to the placement of the mid-to-late 19th-century African American cemetery and school on the lots south of Cumberland Street (specifically Lots 57-59), although some of the “colored” schools were located outside of this area (the “Peyton School” for African American children (Lot 40), the Jackson School (moved to Lot 68 from Lot 40), and eventually the Rosenwald School (284-0047-0021) (originally located about 100 yards from its current location along Main Street/U.S. Rt. 301).<sup>11</sup>

But there was no substantial development that grew beyond this limited area, contrasting with larger communities like those listed above. Port Royal’s small size in many ways necessitated interracial cooperation among the community if it hoped to survive. The town was not large enough to support the full array of ethnically specific commercial enterprises and so some accommodations had to be made. Many in the first generation of freedom, who had received so much of the investment of education, recognized the challenges inherent in finding economic security in a small port town and left for more diverse urban areas, contributing to the town’s population decline across all demographic groups in the early-to-mid-20<sup>th</sup> century.

While demographic data highlights the possibility of community wide cooperation, individual stories recovered from historical documents show the cost of that cooperation at the individual level. Though raised in Port Royal as a Free woman, Floreal Floretta could not stay in the state once she reached her majority because Virginia’s antebellum Black Codes required manumitted people to leave Virginia in most circumstances. Positions like postmaster came with the assumption of a political agenda, which James H.A. Cyrus (who lived at 284-0047-0017) had to circumvent in the midst of congressional testimony. Cyrus was minister of Shiloh Baptist Church (284-0047-0045), became the second Black postmaster (1882-1885) and left this position when he was elected to the Board of Trustees for Port Royal. Isaac Morton’s life (first Black postmaster, 1870 to 1872) reveals how interconnected African American communities were, even as they spanned continents, and how dangerous simply being an African American man could be. He was mysteriously murdered when Kleckner’s Circus & Animal Menagerie was performing on the Town Green, and his murderer was never apprehended. As with Cyrus, he lived in the “Morton House” (284-0047-0017). During the 20<sup>th</sup> century, Ruth Cadden found success independent of her husband by identifying changing transportation patterns and establishing her “Cadden Manor” motor court and restaurant to serve them (Lot 45 (284-0047-0002)). The individual African American lives lived in Port Royal reveal not only the textures of a small port community in Virginia, but how African Americans engaged with changing societal trends, whether political, geographic, or economic. These individuals distill broad historical narratives into human experiences, revealing just how significant individual lives can be for understanding the past.<sup>12</sup>

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

**National Register of Historic Places**  
**Continuation Sheet**

Port Royal Historic District (2020 Update)
Name of Property
Caroline County, VA
County and State
70000786
NR Reference Number

Section number Additional Documentation Page 36

**Criterion B: Dorothy Buckner Smith Roy: Commerce**

The Port Royal Historic District Update is locally significant under Criterion B in the area of Commerce for Dorothy (Buckner) Smith Roy who was an entrepreneur and businesswoman in early-to-mid-18th-century Virginia. Relatively little is known about her when compared to her male contemporaries. This results from both the limitations on the roles that women were permitted to have in a male-dominated, patriarchal, English-colonial society and the tendency for historians to under-represent women's accomplishments in the historical record. While she is inherently noteworthy because she held positions typically associated with men, she is significant for the success she had in those positions, and her efforts to promote the development of local commerce in Caroline County.

Dorothy Roy married John Roy in 1711 and had at least six children. At John Roy's death in 1734, their son Thomas became owner of his father's warehouse and a ferry crossing the Rappahannock River. His mismanagement, though, required Dorothy to secure the chartered tobacco inspection warehouse (within the 2020 Boundary Increase), managing the business and opening her home as a licensed tavern (284-0047-0066) while maintaining the family farm, which included no fewer than four enslaved Africans inherited by her from her first husband's estate. Reverend Fall, in his exhaustively detailed research into the history of the Town of Port Royal, refers to her as "one of America's first businesswomen" crediting her with these noteworthy accomplishments. In addition to running several businesses prior to the establishment of Port Royal, she persuaded county magistrates in 1731 to install a "rolling road" from near Milford to the warehouse she managed. Fall believes that this road followed the approximate route of present-day Main Street/U.S. Rt. 301. Dorothy Roy died from illness in 1746. By 1810, the tobacco warehouse she managed was no longer extant, but the two brick chimneys (284-0047-0066) that attract the eyes of every driver traveling along U.S. Rt. 301 are believed to mark the house she and her husband built.<sup>13</sup>

**Criterion B: Thomas T. Waterman: Architecture and Conservation**

The Port Royal Historic District Update is nationally significant under Criterion B in the area of Conservation for its association with Thomas Tileston Waterman (1900-1951) who is considered a founder of the disciplines of Architectural History and Historic Preservation in America and who set an early high standard for fieldwork and analysis that prevails today. Following closely in the wake of Fiske Kimball, who devoted much of his career to the detailed examination of Thomas Jefferson's work in Virginia, published in 1916, *Thomas Jefferson, Architect*, Waterman carried on the notion that colonial architecture in American takes much of its forms from English antecedents. To make those connections Waterman conducted detailed examinations and made meticulous drawings of the grand eighteenth-century houses in several of the original colonies, thereby establishing standards for fieldwork and study that remain unprecedented today. His linkages to specific English influences, while not always proven completely accurate, nonetheless set the stage for scholars who continued to construct the various and diverse influences on the early builders transplanted to the English colonies. Waterman's confident assertions pushed other scholars of the time, such as Henry Chandler Forman, who served as chief architect for the National Park Service in the 1930s, to challenge some of Waterman's conclusions through their own fieldwork and analysis. Marcus Whiffen, a mid-twentieth-

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

**National Register of Historic Places**  
**Continuation Sheet**

Port Royal Historic District (2020 Update)
Name of Property
Caroline County, VA
County and State
70000786
NR Reference Number

Section number Additional Documentation Page 37

century architectural historian, influenced by Kimball, Waterman and Forman, synthesized pieces of the seminal works of these scholars in his own treatise on colonial architecture, *The Eighteenth-Century Houses of Williamsburg*.<sup>14</sup>

His association with Port Royal is through his house, Caithness (284-0047-0051), which he designed and built in 1940 on Lot 5 on Water Street. It is at this residence that he wrote his best-known book, *The Mansions of Virginia, 1706--1776*, published in 1945, and described recently by Camille Wells as a work that, "quickly became – and has long remained – the most influential treatment of domestic architecture in colonial Virginia."<sup>15</sup> This building was also his permanent residence while he finished his work with the National Park Service (NPS) (1933-1942), worked for the U.S. Navy (1942-1946), and committed himself full-time to private practice (1946-1950), each of which form an important element of his career beyond the state of Virginia. While he frequently commuted to projects and employment across the Mid-Atlantic, Caithness also operated as a crucial meeting place for architectural historians, government officials, and potential clients who were both inspired by his design of the house and its landscape while being clearly situated in one of Virginia's most intact 18<sup>th</sup>-century collection of buildings. Waterman's residency in Port Royal also encompassed his influential turn as the National Trust for Historic Preservation's representative on the National Council of Historic Sites and Buildings. He lived in this house longer than any other permanent residence during a professional tenure that never touched on retirement and it is the appropriate resource to represent his significant career and long-time association with the mid-Atlantic.<sup>16</sup>

Across his varied career, he worked as a draftsman while apprenticing to Ralph Adams Cram in Boston, volunteered with William Sumner Appleton to assist the Society for the Preservation of New England Antiquities with the preservation of several buildings in Massachusetts, and was one of the four initial draftsmen hired by Perry, Shaw & Hepburn to work on the restoration and rebuilding of Colonial Williamsburg from 1928 to 1933. It was during this period that he was introduced to, and forever fell in love with, the architecture of Virginia and its surrounding mid-Atlantic neighbors. In Williamsburg he was afforded the rare opportunity to conduct in-depth study of a remarkable collection of intact 18<sup>th</sup>-century building fabric and collaborate with similarly passionate professionals who found great fascination in the complete immersion within the English colonial-built environment.<sup>17</sup>

His weekends and off hours while working in Williamsburg were filled with visits to archaeological sites and colonial-era buildings, commissions for new building designs and interior restorations, and frequent travels across the state. These experiences and collaborations with close friend John Barrows significantly influenced his initial groundbreaking work, *Domestic Colonial Architecture of Tidewater Virginia*. It not only set the standard for the documentation, presentation, and discussion of buildings from Virginia's first two centuries, but served as the foundation for more expansive works. This included his most important contribution, *The Mansions of Virginia, 1706--1776* (discussed above), but also his article "English Antecedents of Virginia Architecture," in the *Proceedings of the American Philosophical Society* and his book *The Dwellings of Colonial America*, which argued, among other things, for the importation of English ideas and the development of uniquely American expressions of those ideas, respectively. Waterman's sophisticated approach to studying buildings brought into the growing architectural history discipline an eager and interested public anxious to learn more from the

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

**National Register of Historic Places**  
**Continuation Sheet**

Port Royal Historic District (2020 Update)
Name of Property
Caroline County, VA
County and State
70000786
NR Reference Number

Section number Additional Documentation Page 38

landmarks they visited (and sometimes owned). Waterman's excursions and side projects often connected elsewhere with endangered buildings and landscapes, whole structures and occasionally just interiors, whether the Savage House (Waterman, HABS, 1941) or Province House in Boston (demolished 1922), Patuxent Manor in Maryland (paneling removed to Winterthur, House NRHP listed, 1972), or Montmorenci in North Carolina (dismantled, portions moved to Winterthur). The threatened circumstances of these early projects led to his advocacy for saving endangered buildings and landscapes, including congressional testimony, passionate articles in magazines and journals promoting adaptive reuse, and guidance for property owners caring for their own historic homes.<sup>18</sup>

His employment with the National Park Service (1933-1942) and the Navy (1942-1946), which partially overlap with his construction and residency at Caithness in Port Royal (1940-1951), occurred during the second half of his career and led him to significant work in New Jersey. Restoration work, particularly at the Tempe-Wick House (Morristown National Historic Park, NRHP listed 1966), Peirce Mill (Rock Creek Park, NRHP listed 1969), and Ford Mansion (Morristown National Historic Park, NRHP listed 1966), led to a generation of restoration architects influenced by his analysis and insight. Perhaps more influential, though, was his role with the Historic American Building Survey (during his tenure with the NPS) that led to his review and comment on thousands of drawings for buildings and structures across the United States. His attention to detail, accuracy, and emphasis on craftsmanship and materials, influenced multiple generations to come.

In the years following his death, his countless visits to houses became legend and his guidance became gospel due to his insights into the aesthetics, materials, craftsmanship, and origins of 17th- and 18th-century buildings in America. These visits became the core of his understanding of colonial architecture as an element of the larger landscape and the essential connection between the building and its setting.<sup>19</sup>

His introduction to Port Royal may have come during his initial employment in Williamsburg where the town's noteworthy, intact landscape and 18th-century building stock informed many decisions, as well as designs, during the restoration of Virginia's second capital into an outdoor museum. Port Royal was centrally located at the physical intersection of his many friendships and scholarly interests, including his patron H.F. Du Pont at Winterthur in Delaware, co-author Frances Benjamin Johnston and the architecture of North Carolina, and various projects in and around Washington D.C. and the mid-Atlantic region with the National Park Service (Charles E. Peterson), and his long-time investment in the built landscape of central and eastern Virginia.

The design of his residence in Port Royal, Caithness, was inspired by his holidays in the Caribbean, integrating a U-shaped, unadorned plan with a dramatic viewshed across the Rappahannock River, communicating a sense of calm and operating as both a venue for entertaining as well as a home for his mother. A quiet place, convenient for the process of contemplation and writing, the house offered a break from his non-stop research and frequent travels.<sup>20</sup> His interest in the French influences on the architecture of the Caribbean is also well exhibited in his design of Bois Dore, a house in Fairfax County, Virginia that he designed in partnership with William Max Haussmann in 1950, during the time he lived at Caithness and shortly before his death. On a bluff overlooking the Potomac River, Bois Dore, was designed with an H-plan and is described as a one-and-one-half-story, French Villa-style house on a continuous,

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

**National Register of Historic Places**  
**Continuation Sheet**

Port Royal Historic District (2020 Update)
Name of Property
Caroline County, VA
County and State
70000786
NR Reference Number

Section number Additional Documentation Page 39

poured concrete foundation with masonry walls and a cement finished overlay<sup>21</sup>. Bois Dore (DHR file no. 029-6641) was listed on the National Register in 2020.

Caithness serves as the appropriate location for recognizing Waterman's contributions because of its integrity of materials and setting, its significant location at the geographic center of his regional architectural interests, and because no other known residences survive that rival these factors and cover eleven years of his productive career. Not only does it represent a building of his own design, but it demonstrates both a desire by Waterman to be surrounded by the very thing he studied in the architecture represented by Port Royal as well as an immediate landscape and architecture wholly different as it is inspired by his frequent holidays in the Caribbean and a need to escape the chaos and 20<sup>th</sup>-century urbanity of Washington D.C.

Fay Campbell Kaynor, a preservationist and local historian who wrote a detailed biography of her uncle in the *Winterthur Portfolio*, states that his private endeavors never emerged out of a formal office. Waterman's commissioned works, the writing and drawings for his books, and his meetings with colleagues and clients happened at a variety of places including "his drawing table in his room at the Arts Club, in the living rooms of his various apartments and his house [presumably Caithness] in the country, or, in the last three years, on the top floor of his New Hampshire Avenue town house. The specific address of his New Hampshire Avenue town house is not provided, but its relatively short period of use does not elevate it to the significance of Caithness in his career.<sup>22</sup> Ultimately, the multitude of significant projects associated with Waterman, over such a substantial and diverse collection of mid-Atlantic and New England properties, including the convergence of so many elements of interior and exterior architectural quality that were re-assembled at DuPont's Winterthur, essentially cancel out one another. In any honest assessment of which project most clearly represents the man and his national significance, it is his Caithness in the heart of Port Royal that remains above the others.

**Criterion C: Architecture**

The Port Royal Historic District is locally significant under Criterion C in the area of Architecture for its remarkably intact collection of 18<sup>th</sup>- and 19<sup>th</sup>-century buildings and largely intact surrounding context. It is the intersection of these two elements, the buildings and the landscape, that elevate the architecture of the district to such a high level of integrity. The existence of no fewer than 14 resources from the Colonial and Early Republic periods in American history have few parallels in Virginia. The primary competing landscapes for the honor of either "most intact" or "most resources" include well known urban areas, such as Williamsburg, Alexandria, Petersburg, and sections of Richmond and Fredericksburg. But each has grown beyond its original plan and in many cases either reflect a "restored" past (Williamsburg) or include a higher percentage of infill representative of later periods. Port Royal's integrity is rivaled most by the late 18<sup>th</sup>-century mill town of Buckland in Prince William County, although its town plan is significantly different, designed to incorporate mill works and a distinctly different topography.

Port Royal's architecture has been noteworthy for generations before its nomination to the state and federal registers of historic places in 1969 and 1970, respectively. It was one of the sites considered by



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

**National Register of Historic Places**  
**Continuation Sheet**

Port Royal Historic District (2020 Update)
Name of Property
Caroline County, VA
County and State
70000786
NR Reference Number

Section number Additional Documentation Page 40

John D. Rockefeller for the reconstruction of a colonial American town in the 1920s and, during this selection process, attracted two of the most influential architects of the early 20<sup>th</sup> century. Thomas Tileston Waterman and Arthur Shurcliff, the latter a landscape architect, spent considerable time living within (former) and documenting (both) the architectural fabric and dynamic historic landscape of Port Royal. Shurcliff's detailed landscape drawings, which included buildings (extant and not), roads, graves, gardens, and the diameter and type of nearly every tree, are an irreplaceable time capsule of town history. The town's "moment captured in time" identity is both confirmed and refuted through his detailed maps as they clearly document its remarkable integrity in exacting detail while also showing the layers upon layers of history in both extant buildings and past "sites." The town was never static; the town's most remarkable quality is that it survived due to adaptation, changing only the most necessary elements, rather than refusing to change or abandoning the past.

Port Royal's earliest buildings reflect the initial settlement of the town in the mid-18<sup>th</sup> century. These include the Roy family's ruin (284-0024; 284-0047-0066), with its Flemish bond, hand-made chimneys, the Gibbs/Skinker (284-0040, 284-0047-0059), Brockenbrough-Peyton (284-0008; 284-0047-0078), and Townfield (284-0015; 284-0047-0036) houses, with their often symmetrical three- or five-bay facades, hall and parlor or central hall plans, weatherboard exterior, double hung sash, and gable chimneys. They exhibit desirable details for aspiring upper middle-class townfolk who wished to exhibit a comfortable, genteel lifestyle through the design and exhibition of their home and surrounding landscape. Smaller buildings, surviving in evolved forms (such as 284-0005; 284-0047-0048) repeat the same architectural vocabulary. The two decades preceding the American Revolution witnessed a continued trend with the construction of the Gravatt House (284-0016; 284-0047-0079), Farish Printing Co. building (284-0013; 284-0047-0052), John Murray House (284-0032; 284-0047-0055), and Fox Tavern (284-0014; 284-0047-0065) mixing in brick and stone-pier foundations (later filled in), interior central chimneys, and an occasional second story, expanding on the recognized rhythm, materials, proportionality, and scale of the initial building stock. Alterations in design and function, as some exhibited a double pile plan and still others operated as taverns, likely represent only a portion of the remarkable buildings constructed during this period as many have been lost despite the relatively high-quality construction of most buildings. Their survival, as well as those that followed (e.g. the Farish house, 284-0022; 284-0047-0011), showed continued investment by middle- and upper-class property owners in their dwellings and businesses that would persist for hundreds of years.

Buildings constructed in the fourth quarter of the 18<sup>th</sup> century, such as the Tennant house (284-0043; 284-0047-0046), the Holloway house (284-0002; 284-0047-0077), Roach house (284-0036; 284-0047-0057), Farinholt house (284-0023; 284-0047-0054), and the Quesenberry house (284-0035; 284-0047-0056) are outgrowths of their predecessors, exhibiting largely the same materials, massing, rhythm and layout, but with added details that exemplify attempts to set themselves apart as a newer expression of a familiar tradition. These details include pedimented dormers, corbeled chimneys, and clipped gable rooves.

While fewer in number, the early 19<sup>th</sup>-century buildings in Port Royal clearly exhibit a continued tradition of well-built, modestly sized dwellings best suited for town lots. The classical revival 234 King Street house (284-0019; 284-0047-0080) and the earliest incarnation of the now "Folk Victorian" house

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

**National Register of Historic Places**  
**Continuation Sheet**

Port Royal Historic District (2020 Update)
Name of Property
Caroline County, VA
County and State
70000786
NR Reference Number

Section number Additional Documentation Page 41

at 826 Water Street (284-0020; 284-0047-0053). The c. 1835 Gothic Revival St. Peter's Episcopal Church (284-0006; 284-0047-0049), originally a brick building, was covered in stucco after several mid-19<sup>th</sup>-century fires and has a bell tower on top of a pediment on its facade (with a round fixed wood window). The primary elevation has a recessed 3-bay porch beneath the pediment on two large stone fluted columns.

The mid-19<sup>th</sup>-century buildings cluster primarily in the 1850s and cover a range of styles from classical revivals and late Federal style through more vernacular buildings with evolved treatments from later periods, including the c. 1846 Greek Revival Riverview house (923 Water Street; 284-0047-0035) the c. 1854 Masonic Hall (222 King Street; 284-0047-0067).

The period immediately after the Civil War was understandably not a time of ambitious building projects or significant financial investments as the former Confederate states, and Virginia in particular, experienced great hardships in the aftermath of war. The first significant increase in building stock that survived to the present day is attributed to the early 20<sup>th</sup> century, specifically the first two decades. These include middle class family homes such as those at 518 Market Street (284-0047-0014) and 715 Caroline Street (284-0047-0073). They are contemporaries of a Craftsman style new school (c. 1905) for white students (later the Town Hall) at 419 King Street (284-0047-0044) and the African American community's Shiloh Baptist Church at 505 Market Street (284-0047-0045), both of which demonstrate investments in non-domestic infrastructure that helped define community identity through architecture.

The rate of construction discernable from the surviving buildings in town appears to have increased slightly in the 1920s with the erection of largely commercial buildings, such as the building at 528 Main Street (284-0047-0020), which was likely an automobile service station and later a general store. Smaller, yet still prominent, buildings included the c. 1924 bank at 806 Water Street (284-0047-0050) and the c. 1928 African American Rosenwald School at 520 Main Street (284-0047-0021). The second quarter of the 20<sup>th</sup> century is largely reflective of the town's most prominent shift in identity from its role as a center for commerce to a waypoint for travelers and commuters, connected with developing population centers through U.S. Rt. 17 and Main Street/U.S. Rt. 301. Dwellings were most often plain, functional, moderately sized, and constructed with an eye towards Bungalow/Craftsman, Cape Cod, or Minimal Traditional styles such as 235 Main Street (284-0047-0072) and 621 Main Street (284-0047-0030).

As the town approached the mid-20<sup>th</sup> century, new construction shifted to predominantly service stations and motels. The c. 1950 service station at 421 Main Street (284-0047-0016) is built in a style similar to Streamlined Art Moderne. Just as significant and dominant on the landscape at that time are the substantial motor courts, including 322-328 Main Street (284-0047-0023), one of five to appear in town during this period. Finally, in the two decades preceding the end of the period of significance (1950-1970) there was a resurgence in construction of single dwellings, many following the popular single-story Ranch style (323 King Street, 284-0047-0006), the Minimal Traditional style (430 King Street (284-0021, 284-0047-0017), and the early introduction of the mobile home/trailer (816 Caroline Street, 284-0047-0075). Of particular note was the c. 1964 Caddon Manor, a motel at 409 Market Street (284-0047-0002) owned, operated by, and oriented towards African Americans.

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

**National Register of Historic Places**  
**Continuation Sheet**

Port Royal Historic District (2020 Update)
Name of Property
Caroline County, VA
County and State
70000786
NR Reference Number

Section number Additional Documentation Page 42

**Criterion D: Archaeology: Historic – Non-Aboriginal**

The Port Royal Historic District is locally significant under Criterion D in the area of Archeology, specifically historical archeology (non-aboriginal), for the confirmed integrity of stratified archeological deposits located to date and the significant potential for these and other as-yet-unidentified cultural deposits to inform us about the history of the people who lived within these bounds. The confirmed archeological resources identified to date within the historic district boundaries include two sites, 44CE0029 and 44CE0136 (44GL0017 is located west of the town, but within the 2020 Boundary Increase, and is discussed in that documentation). The two sites both represent significant 18<sup>th</sup>- and 19<sup>th</sup>-century components that connect with one of the most significant periods in the town's history. They also include artifacts that predate and postdate these occupations, suggesting in both cases that they have the potential to contribute to a span of human occupation closer to that of the revised and expanded period of significance (1744 to 1970).

Site 44CE0029 is an 18<sup>th</sup>-/19<sup>th</sup>-century site located on Lot 13. The site was uncovered during excavations associated with a septic drain field installation and identified deposits greater than two feet deep in some areas including quantities of ash and animal bone, oyster shell and brick rubble. The artifacts recovered include a diverse assemblage of Nottingham brown stoneware, Chinese porcelain, Buckley coarseware, Creamware, Delftware, Rhenish stoneware including tankard with "GR," Pennsylvania slipware, and white salt-glazed stoneware. The impacts only disturbed a small portion of what is likely a significantly intact, multi-generational occupation related to the Annie Catlett House (smokehouse and privy), the Dennis House, and the "Long" House, according to the Arthur Shurcliff map of Port Royal from 1930. The assemblage and the related archaeological resources have the potential to inform our understanding of commerce, architecture, and transportation along one of its most prominent thoroughfares, including no less than three households across more than a century.<sup>23</sup>

Site 44CE0136 is associated with the Townfield property along the Rappahannock River and at the northeastern extreme of the historic Port Royal town limits. The initial identification of artifacts by the property owner across an area extending to the east beyond the original boundary of the historic district (and into the Boundary Increase) led to an intensive field investigation in 1973 by members of the Archeological Society of Virginia. Their work accomplished several research goals, including confirming the period of construction (and renovations) for the Townfield house, identification of architectural remains related to 18<sup>th</sup>-century outbuildings and likely 20<sup>th</sup>-century landscape features, and likely identifying the remains of an 18<sup>th</sup>-century smokehouse and larger slave dwelling complex that survived into the early 20<sup>th</sup> century when Arthur Shurcliff drew detailed maps of the property, its standing buildings, and areas where property owners remembered older buildings now gone. The authors of the 1998 article on the excavation did not have the benefit of comparing their findings against Shurcliff's maps, but it is clear that two of their five test excavations were located within a complex of slave dwellings on the edge of the town. Lastly, they also believe that they identified a significant ditch related to a no-longer-extant earthwork associated with Civil War defenses guarding the town.<sup>24</sup>

Archaeological evidence of colonial and 19<sup>th</sup>-century towns in Virginia and the larger Chesapeake region have been a focal point of researchers for at least a half-century. Their work, at widely distanced

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

**National Register of Historic Places**  
**Continuation Sheet**

Port Royal Historic District (2020 Update)
Name of Property
Caroline County, VA
County and State
70000786
NR Reference Number

Section number Additional Documentation Page 43

areas across the bay, ranging from Jamestown to St. Mary's City, and including Middle Peninsula port towns such as Gloucester Town and Urbanna, have demonstrated that, regardless of whether they have been built overtop of, ignored, or in some cases impacted by erosion, archaeological resources are resilient. They also hold great potential for learning about the past. Port Royal is important locally, particularly in this region of Virginia, as exhibited through its extant architectural resources and associated historical documents. It provides an opportunity to investigate a wide range of important narratives, particularly for the 18<sup>th</sup> and 19<sup>th</sup> centuries.

The narratives include a wide range of subjects over a relatively long period and encompass architecture, landscape design, town planning, social history (e.g. tavern keeping), maritime history (e.g. wharf/dock-based commerce and transportation), and military engagements (Civil War). From the likely Virginia Indian settlements that predate the town, through the late 19<sup>th</sup>/early 20<sup>th</sup> century school sites that greatly inform our understanding of segregation in rural Virginia, there are as many subjects to study as the number of citizens of Port Royal. Even the history of postmasters, social clubs (specifically Masonic Lodges), wig makers, and tanners is possible, with the great benefit of comparison against the excavations of contemporary and similar themed sites in Williamsburg, Alexandria, and elsewhere. Perhaps the greatest asset to any excavation plan would be the extremely detailed and accurate map of Port Royal drawn by Arthur Shurcliff. His inclusion of likely archaeological sites, outlined in a narrower width line on the map, not only speaks to the town residents' knowledge when he inquired about these resources in 1930, but also provides an initial clue to the landscape as it evolved over the nearly two centuries before he drew them. His specific notation of outbuildings and burial plots are of great import. The former can contribute to our understanding of the workspaces and ideals of self-sufficiency that evolved through the 18<sup>th</sup> century and into the 19<sup>th</sup> century, as property owners combined the rural and the urban on each town lot. The latter highlights the change in practices for the burial of the dead from that period to the present. Present day laws prohibit knowingly disturbing a grave and the protection of these previously lost resources is of the highest priority.

Among the most significant narratives Port Royal's archaeological resources could contribute to are those associated with enslaved and free African Americans during the 18<sup>th</sup> and 19<sup>th</sup> centuries. When considering the lives of enslaved Africans in an urban, port town environment, Shurcliff's map is an essential opening into this chapter of the town's past, showing no fewer than nine extant buildings or "sites" in 1930 for slave dwellings/servants housing and another eight referenced as "kitchen." While historians have not drawn direct attention to these stories to date, Reverend Fall's detailed analysis of the town includes sufficient references to enslaved Africans, slave quarters, and "servants" in the late 18<sup>th</sup> and early 19<sup>th</sup> century to suggest that their percentage of the total town population was more than anecdotal. There was enough concern by the white citizens of town in 1829 to give the town's ruling council the ability to suppress "riots, routs, and unlawful assemblies of slaves, free-negroes and mulattoes." The underdeveloped nature of Port Royal, and its tradition of re-use rather than replacement (when compared to contemporary, longstanding towns in the Chesapeake), suggests there are likely town lots owned by free people of color with sufficient integrity to hold the potential for learning about the daily lives of these individuals. The excavation of household lots owned by free people of color are still relatively rare, with noteworthy examples including those in Alexandria and Annapolis. The contribution from professional excavation, public engagement with descendant communities, and

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

**National Register of Historic Places**  
**Continuation Sheet**

Port Royal Historic District (2020 Update)
Name of Property
Caroline County, VA
County and State
70000786
NR Reference Number

Section number Additional Documentation Page 44

publication of the findings would be disproportionately impactful.<sup>25</sup>

*Historical Background*

The origins of the town of Port Royal can be traced to the successful establishment of the tobacco warehouse and inspection station by John Buckner in 1673 immediately west of where the gridded town plan of 1743 was laid out. As a prominent early 18<sup>th</sup>-century commercial hub along what was then considered the western reaches of the Rappahannock River, this strategic location utilized the relatively narrow section of this major east-west waterway to attract trade and encourage development in the region due to the ease of access from the land and transportation across the river into King George County. The acquisition of the warehouse and associated lands by John Roy in 1716 represented the shift from outpost to prospective town as increased interest in settlement in this part of Caroline County and trade with expanding settlements to the west, along with the establishment of an official tobacco inspection station, made it a desirable location to harness traffic and commerce from property owners and traders. These factors led to the official establishment of the Town of Port Royal in 1744.

The European settlement was certainly not the first human presence within the district. Occupations by Native Americans in the Middle and Late Archaic periods, and more recently in the Middle and Late Woodland periods (at Sites 44CE0017 and 44CE0136), are often attributed to the abundance of natural resources and the strategic narrow nature of this part of the river. There are clear parallels between the criteria Europeans and Virginia Indians established for suitable long-term settlements. The presence of archaeological evidence for these occupations within two very small archaeological sites suggests it is highly likely that there are other early occupations yet to be discovered that have the potential to bring to light the stories of everyday life for people in the district for thousands of years before the House of Burgesses approved the town's creation.

The town's success in its first half century is clearly documented in the architectural fabric of its highly intact houses and taverns. These buildings speak loudly where historic documents remain silent, although the careful work of scholars like Rev. Ralph E. Fall have successfully pieced together disparate lines of evidence to bring together names of property owners and noteworthy events in the community that illustrate its struggles and victories. Some of these are relatively minor, such as the several visits of George Washington to Fox's Tavern in the mid-to-late 18<sup>th</sup> century. Others are more significant, including the smallpox epidemic that swept the town in 1777. And while there are few statistics and little demographic data compiled to date that can detail the 18<sup>th</sup>-century town's evolution, there are testimonies that provide a reasonable sense of its status, including a French traveler (name now unknown) who wrote of the area as a "fine situation on Rappahannock [sic] River, a beautiful level country." The records are full of anecdotal references that, together, testify to the variety of occupations and businesses including attorneys, barbers, blacksmiths, brick layers, brick makers, carpenters, clerks, clothiers, coopers, ditchers, fence builders, grain dealers, grocers, leather workers, merchants, metal workers, painters, printers, rivermen, silversmiths, teachers, tobacco inspectors, and physicians.<sup>26</sup>

The town's early success is largely attributed to the investment of its citizens, in businesses and infrastructure. It prospered because of the commerce that flowed through its streets, down to the

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

**National Register of Historic Places**  
**Continuation Sheet**

Port Royal Historic District (2020 Update)
Name of Property
Caroline County, VA
County and State
70000786
NR Reference Number

Section number Additional Documentation Page 45

wharves, and across the Atlantic Ocean as agricultural products and then returned along the same path as merchandise secured by European factors and sold to a growing population in and around town. While relatively little is known of the many enslaved Africans and African Americans living within the town, they likely played a prominent role in its construction and continued economic progress, as skilled and unskilled laborers, servants, and valued property. They were far more than workers and account entries, though, and it is essential that future archaeological investigations and documentary research seek to answer questions about their lives as their history in Port Royal is significant albeit understudied. Their presence here in the 18<sup>th</sup> century, and likely before, connects them as closely to this place, and for as long a period, as any other community.

The Revolutionary War and the economic turbulence that followed impacted Port Royal and its citizens similarly to others in eastern Virginia. Unstable market prices, changes in currency, trade regulations, and the struggles of a new state and country finding its way as an independent entity led to increased uncertainty. Records during this period are equally scant, but population figures from the U.S. Census of 1810 show a population of 494 individuals in the town, approximately twice the current day population. Construction continued, through building additions and improvements as much as newly built houses and businesses. Town life persisted as sailed vessels were accompanied by steam driven ones, perhaps as early as the 1810s, but certainly by 1828 when “The Maryland & Virginia Steamboat Co.” was formed and its steamer *Patuxent* was advertised to stop in Port Royal on its journey from Baltimore to Fredericksburg each Wednesday/Thursday.<sup>27</sup>

The early-to-mid-19<sup>th</sup> century is better documented than the preceding half century. This chapter in the town’s history includes dramatic changes in population and a major transition in identity as the state of Virginia, and the United States, expanded westward. Less a primary port for the Rappahannock River, Port Royal transitioned to a significant stop that largely served the surrounding community as the city of Fredericksburg to the west continued to dominate shipping and trade as the primary destination and transfer from water to land in the transport of goods and people. In the first half of the 19<sup>th</sup> century, the town population fluctuated wildly from a peak of 470 individuals in 1820 to a low point of 248 in 1850. Seib’s 1856 map entitled “Rappahannock River, Moss Neck to Port Royal” illustrates how the town continued to invest in infrastructure, ensuring the suitability of its wharves for import/export activities and maintaining roads. Noted author and 46-year resident of Port Royal George Fitzhugh, living on Lot 14, wrote in 1859 of the great suitability of Port Royal as an exceptional trade location based on its frequent arrivals of steamships that often competed directly with “stores and villages” (in contrast with towns) because “it is more convenient to procure from those than stores a few miles off,” because the water depth at Port Royal was 34 feet deep, and that this point on the Rappahannock River was the last safe stop before the waterway turned “narrow and tortuous.”<sup>28</sup>

Mid-19<sup>th</sup>-century maps of Port Royal include the locations of two docks, a substantial waterfront development, the full layout of the town at that time, lot subdivisions within the town lots, building locations and more. The maps show noteworthy variation in building shapes that correspond with surviving examples, including Townfield (284-0015), St. Peter’s Church (284-0006), and Fox’s Tavern

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

**National Register of Historic Places**  
**Continuation Sheet**

Port Royal Historic District (2020 Update)
Name of Property
Caroline County, VA
County and State
70000786
NR Reference Number

Section number Additional Documentation Page 46

(284-0014), suggesting the mapmakers knew the town well and likely walked its streets. The first clear cartographic evidence of established roads connecting the town with neighboring properties, likely first built in the 18<sup>th</sup> century or before, highlighted the significance of transportation and the connectivity of the town to the surrounding landscape. For this region, all roads (ferries crossings and river routes) led to Port Royal.

The Civil War devastated the town, less through physical destruction than through the effect on its townspeople. Its near complete evacuation stemmed from several near misses with the Union Army, although skirmishes and raids were both an ever-present threat and an occasional reality. Defenses were built up to defend the town, but primarily resulted in a reconfiguration of how travelers approached Port Royal. Hotchkiss's 1862/3 "Civil War Map of the Rappahannock River" shows what appears to be long trenches interrupted by pickets that would funnel approaching traffic down three points of entry, with the southernmost point roughly coinciding with today's Port Royal Cross Roads. Through the creation of checkpoints at the most significant intersections, the actions related to the war resulted in creating a series of new "places" beyond the immediate town boundaries.<sup>29</sup>

After the Civil War, despite an initial uptick in the town's citizenry to 435 people in 1870, Port Royal began a precipitous population decline that heralded another transition in its identity. Houses and buildings struck by Union shell fire, including what became the Rectory as well as neighboring St. Peter's Church, were often repaired and persisted. Few new homes were built and there was less of a need to maintain the same number of homes and businesses as there was less demand from fewer residents. The difficult economic environment, and the dramatic shift in society brought about after the emancipation of enslaved African Americans across the region, may explain the gradual decrease in population.<sup>30</sup>

A handful of late 19<sup>th</sup>-/early 20<sup>th</sup>-century Coastal Survey and U.S.G.S. maps, are particularly illustrative of the changing town landscape, showing a much greater number of buildings and structures before this period and the subsequent decline in lot development (excepting limited development in the southeast corner of town), reduction in the overall number of buildings, and the shift towards Main Street with the eventual construction of the bridge across the Rappahannock River in 1934 and the development of Main Street/U.S. Rt. 301. The 1911 U.S. Coast & Geodetic Survey of "Rappahannock River, Marsh Point to Fredericksburg" omits the extension of Water Street between Lot 8 and Lot 15, and similarly eliminates Frederick Street between Lots 71 and 72 and Lots 78 and 79.<sup>31</sup>

Analysis of the town's adaptation to changing economic and social pressures in the early to mid-20<sup>th</sup> century benefit from early aerial photographs, specifically in 1937 and 1943. These images contrast with earlier cartographic evidence in their documentation of conditions of roadways and the expansion of automobile-related infrastructure around the town. At the same time, they confirm the dramatic historic landscape documented in tremendous detail by Shurcliff, from the elegant boxwood gardens at Riverview (284-0003) and Gravatt House (284-0016), to the continued emphasis on King Street, despite the construction of the James Madison Bridge (1934; expanded 1980) and establishment of Main Street/U.S. Rt. 301. It is during this period that the town erected its first bank (Lot 19 284-0047-0050)

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

**National Register of Historic Places**  
**Continuation Sheet**

Port Royal Historic District (2020 Update)
Name of Property
Caroline County, VA
County and State
70000786
NR Reference Number

Section number Additional Documentation Page 47

and there was telephone service through the town (operated out of Lot 34, south of the P-B house). Shortly thereafter the town converted its first water tank adjacent the Vestry (284-0047-0048) to the Public Square with the tower and tank (recently taken down and replaced) built in 1942. Around the same time, the town witnessed the decline and extinction of the steamboat. Unable to compete with overland automobile transportation, the construction of bridges largely replacing ferries, steamships became a rare sight on the Rappahannock River in the 1930s and non-existent by 1937. The wharves that served them soon followed, forcing the town to construct a temporary pier to welcome the visit of the Discovery II in its re-enactment of the 1607 journey of English settlers from England to Virginia.<sup>32</sup>

The aerial photographs show clearly that road improvements focused on King Street, Main Street, Water Street, and Caroline Street, including sidewalks, while the intersection of Middle and Market Streets is an improvised intersection of dirt paths. At the same time, there are several structures that appear to pop up along Main Street/U.S. Rt. 301 to the south, including 284-5006 and 284-0047-0030. The intersection of U.S. Rt. 17 and Main Street/U.S. Rt. 301 increased in significance by the time of the aerial photographs and the initial push by investors to profit from automobile-focused commerce led to a shift towards Main Street, along with the abandonment of an eastern road into town.

The overlap between the 1942 USGS map and the 1943 aerial helps translate what the cartographers found most significant when creating their map. There are clear designations for churches (3), water towers (1), and schools (1), the omission of unpaved roads (specifically the intersecting roads at Middle and Market Streets), and the developing businesses and residences along Main Street/U.S. Rt. 301/A.P. Hill Boulevard. What is missing includes lot boundaries, topography, field/forest designations, and other details (sidewalks, differentiation between buildings types, etc.) that were present in the maps described above. The maps clearly exhibit the more populous and urbane nature of the Town of Port Royal and the Port Royal Cross Roads, although the population plateaued during this period settling between 155 in 1920 and 128 in 1960. The 1952 USGS map (and its updated 1964 version) includes a reference to the cemeteries at St. Peters and Shiloh Church (but not the Methodist Church on the Sacred Lot (284-0030). The early 20th-century dock reappears (visible on the 1937 and 1943 aerials, but omitted from the 1942 USGS map), although it is labeled as a ruin. The other "ruin" designation is used for the Roy house chimneys (284-0024), which are still a noteworthy landmark today. The Old Port Royal School (284-0047-0021) is present, and the water tower is labeled. The map documents the loss of a handful of buildings in the town, particularly along the southern extent and the lots south of Cumberland Street; the open squares either demonstrate a deterioration of building stock or at least a much less densely populated town with fewer primary residences.<sup>33</sup>

The town's shift towards commercial emphasis on travelers and automobile-related business is clear in the aerial photographs of 1967 and 1970. The community's re-orientation towards Main Street/U.S. Rt. 301/A.P. Hill Boulevard and the James Madison Memorial Bridge approximately fifty years ago is nearly complete by this period, having started in the 1930s and 1940s alongside the creation of Fort A.P. Hill and responding to the still significant growth of automobile traffic that preceded the full development of Interstate 95 to the west. The most noteworthy development seen in these aerials is the significant increase in buildings and related infrastructure. By this time there are at least three hotels on



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

**National Register of Historic Places**  
**Continuation Sheet**

Port Royal Historic District (2020 Update)
Name of Property
Caroline County, VA
County and State
70000786
NR Reference Number

Section number Additional Documentation Page 48

the west side of Main Street, adjacent the intersections with Water Street (284-0047-0025; not extant), Caroline Street (284-0047-0024), and Middle Street (284-0047-0023). At least one is present on the east side, just north of the intersection with Middle Street (284-0047-0003). Gas stations and automobile repair facilities predominate along the same corridor, including 284-0047-0016, 284-5004, and 284-5011, while there is also significantly more development to the south, specifically at the Port Royal Cross Roads, which by that time included Horne's Diner (284-5014), a substantial motor court (284-5013) and a car dealership/junkyard (284-5010) that is now an antique store.<sup>34</sup>

Alongside this significant development are the emergence of mobile homes and the shift away from boxwood gardens. Mobile homes are clearly apparent in the 1967 aerial and while not anywhere near the number or size of the trailer parks that would follow in the 1970s and 1980s, they are a small but significant part of the community's identity by this time, as they were in many localities across Virginia. Their prevalence coincides with the uptick in population, increasing to 198 individuals in 1970 and 281 by 1980. The reduction in the size, scale, and number of boxwood gardens and related "historic" landscape elements may not seem significant at first, but when compared to the 1937/43 aerials, as well as the 1930 Shurcliff map, they mark a transition away from the colonial, classical revival and colonial revival styles that had defined the town prior to this period.<sup>35</sup>

There are also several individuals who have noteworthy associations with the Town of Port Royal. The original nomination to the state and federal registers of historic places included individuals referenced above, such as early educator and author Rev. Jonathan Boucher. The nomination also referenced George Fitzhugh (1806-1881), owner-occupant of Lot 14 for 46 years (1830 -1876). According to Fall, he was one of Port Royal's most distinguished citizens. In 1859 he "built a long wharf with iron rails out to the river channel to accommodate steamboats; the wharf continued in use until 1937 as a means of moving passengers or freight. A small storehouse rested on the far end of the wharf." Fitzhugh wrote six books prior to the Civil War and one after, each of which addressed the history of eastern Virginia and expressed his opinions regarding enslaved African Americans and free people of color. The books are entitled *What Shall We Do With Free Negroes* (1851); *Sociology for the South* (1854); *Cannibals All* (1857); *The Valleys of Virginia* (1859); *The Northern Neck of Virginia* (1859); *Ancient Families of Virginia and Maryland* (1859); and *The Revolutions of 1776 and 1861 Compared* (1866). Fitzhugh was a promoter of Southern industrialization as a solution for the economic difficulties anticipated through the emancipation of enslaved laborers (see Lot 14). After the Civil War, Fitzhugh headed a noted academy which met in his home and also in the Town Hall & Lyceum behind Lot 20, King St." In contrast to Fitzhugh, whose accomplishments occurred during his residency in town, Sally Tompkins was one of several noteworthy individuals who retired to Port Royal. Capt. Tompkins was the only female Confederate soldier with a commission during the Civil War and resided at Riverview and Lot 2 close to the end of her life (1886-1891).<sup>36</sup>

There were several individuals left out of the nomination but noted by Fall in his publication. An argument for the significance of Dorothy (Buckner) Smith Roy is made in the 2020 Boundary Increase

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

**National Register of Historic Places**  
**Continuation Sheet**

Port Royal Historic District (2020 Update)
Name of Property
Caroline County, VA
County and State
70000786
NR Reference Number

Section number Additional Documentation Page 49

documentation. Constantine Brown (1889-1966) who lived on Lot 8 at Townfield, was known for being “one of the best-informed reporters for the *Washington Star* newspaper.” In 1933 he wrote *The Coming of the Whirlwind* for which he was honored by President Lyndon B. Johnson with a gold inaugural medal. John Wilkes Booth and his associates are connected with several lots, beginning with Riverview and Lot 2 where they initially landed after crossing the Rappahannock while fleeing U.S. Army soldiers after assassinating President Lincoln. They are also associated with Lot 34 where they attempted to find lodging with Miss Sarah Jane Peyton at what is now known as the Brockenborough-Peyton House. Finally, it is important to note the contributions of Rev. Ralph Emmett Fall, whose book *Hidden Village: Port Royal, Virginia 1744-1981* is the most detailed history of the town. He represents one of several important individuals over the last half century who chronicled the changing landscape of this significant port town and advocated for the preservation of its buildings and archaeological sites, its individual histories and larger contributions to the formation of Virginia.<sup>37</sup>

## Section 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

Buchanan, Jr., William T.

1998 “The Town Field Site (44CE136), Port Royal, Virginia.” *The Quarterly Bulletin of the Archeological Society of Virginia*, Vol. 53, No. 3, pp. 124-133.

Brown, David A., Anna. K. Rhodes, Victoria R. Gum, and Thane H. Harpole

2018 An Architectural Survey and Assessment of Archaeological Potential for the Town of Port Royal, Caroline County, Virginia. On file with the Virginia Department of Historic Resources, Richmond, Va.

Campbell, T. Elliott

1954 *Colonial Caroline*. Dietz Press, Richmond, Va.

Caroline County

Various Deed Books, Order Books, etc. Caroline County Clerk’s Office, Bowling Green, Va.

Crockford, Hamilton

1957 Column. *Richmond Times-Dispatch*, Wed., May 1, 1957.

Department of Historic Resources

2006 Pocahontas Island Historic District, 123-0114. NRHP Reference Number 06000977

2010 Uptown/Parker-Gray Historic District, 100-0133. NRHP Reference Number 09001232

2015 Smoke Town within Rockland Rural Historic District, 093-5058. NRHP Reference Number 15000809

2018 Woodlawn Crossroads within the Woodland Cultural Landscape Historic District, 029-5181.

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

**National Register of Historic Places**  
**Continuation Sheet**

Port Royal Historic District (2020 Update)
Name of Property
Caroline County, VA
County and State
70000786
NR Reference Number

Section number Additional Documentation Page 50

- 2019 Blackwell Historic District, 127-5817. NRHP Reference Number SG100003544  
 2019 Halifax Triangle & Downtown Commercial Historic District, 123-5494. NRHP Reference Number 100002886  
 2019 Hot Water within Silver Lake Historic District, 082-5665. NRHP Reference Number SG100003978

Environmental Research, Inc. (ERI)

- 1943 "Orthorectified U.S. Army Aerial Photographic Mosaic, dated 1943-03-30." National Archives and Records Administration, Washington, D.C.

Fall, Ralph Emmett

- 1982 *Hidden Village: Port Royal, Virginia 1744-1981*. Originally published 1982; reprinted for Historic Port Royal, Inc. by McClure in 2000.

Gilmer, Jeremy Francis (C.S.A. Army, Department of Northern Virginia)

- 1860 "Map of Caroline." Library of Congress Geography and Map Division, Washington, D.C. <http://hdl.loc.gov/loc.gmd/g3883c.la001231>.  
 1864 "Map of Caroline." Library of Congress Geography and Map Division, Washington, D.C. <http://hdl.loc.gov/loc.ndlpcoop/gvhs01.vhs00363>.

Hayden, Horace

- 1931 *Virginia Genealogies*. Reprint, A.L. Sauls Co., Washington, D.C.

Hening, William Waller

- 1823 *Statutes at Large*, 13 Vols, Richmond, 1809-23. New York, New York.

Hingley, Audrey

- 2005 "[Down Home in Port Royal](http://www.co-opliving.com/coopliving/issues/2005/february%202005/downhome.htm)." *Cooperative Living*. [http://www.co-opliving.com/coopliving/issues/2005/february 2005/downhome.htm](http://www.co-opliving.com/coopliving/issues/2005/february%202005/downhome.htm) Archived from [the original](#) on June 30, 2012. Retrieved September 22, 2012. Accessed July 12, 2020.

Hotchkiss, Jedediah

- 1867 "Caroline County, Virginia." Library of Congress Geography and Map Division, Washington, D.C. <http://hdl.loc.gov/loc.gmd/g3883c.cwh00287>.  
 1862-3 "Map of the Rappahannock River below Fredericksburg, showing Port Royal, Moss Neck, Corbin's Neck, etc." Library of Congress Geography and Map Division, Washington, D.C. <http://hdl.loc.gov/loc.gmd/g3884f.cwh00128>.

Kaynor, Faye Campbell

- 1985 "Thomas Tileston Waterman: Student of Colonial American Architecture" in *Winterthur Portfolio* Vol. 20, no. 2/3 (1985): 103-147.

Leslie, Frank

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

**National Register of Historic Places**  
**Continuation Sheet**

Port Royal Historic District (2020 Update)
Name of Property
Caroline County, VA
County and State
70000786
NR Reference Number

Section number Additional Documentation Page 51

1861 "Map of the seat of war on the Potomac: from the mouth of the Rappahannock River to Harper's Ferry, showing the rebel positions and batteries and the national positions and fortifications." Norman B. Leventhal Map Center, Boston Public Library, Boston, MA.

Novelli, Chris, Melina Bezirdjian, Calder Loth, and Lena Sweeten McDonald  
2015 *Classic Commonwealth: Virginia Architecture from the Colonial Era to 1940*. The Virginia Department of Historic Resources, Richmond, Virginia.

O'Sullivan, Timothy H., photographer.

1864 *Port Royal, Va. The Rappahannock River front during the evacuation*. Port Royal, United States, Virginia, 1864. Photograph <https://www.loc.gov/item/2018666594/>.

Patton, James S.

Various Research Files, on file at Gay Mont, Rappahannock Academy, Virginia. Notes include copies of the *Virginia Gazette*, *Fredericksburg Virginia Herald*, Mutual Assurance Society of Va., Insurance Policies, etc., from microfilms, Library of Congress, Washington, D.C.

Roy, Nancy Reba

1963 *Early Records of the Roy Family of Va. & Ky.*, Santee, California.

Rush, Richard and Robert H. Woods

1897 *Official Records of the Union & Confederate Navies in the War of the Rebellion*, Government Printing Office, Washington, D.C., Series I, Vol. V.

Seib, John (U.S. Coast Survey)

1854 "Rappahannock River, from Brick Quarter to Holland Point." Coastal Topographic Sheets of Virginia, University of Alabama Cartographic Research Lab, Tuscaloosa, AL.  
<http://alabamamaps.ua.edu/historicalmaps/Coastal%20Survey%20Maps/virginia.htm>.

Shureliff, Arthur A.

1930 "Measured Plan of a Portion of [the] Town of Port Royal, Caroline County – Virginia." Virginia Department of Historic Resources Archives, Richmond, Virginia.

Strong, Dave

2018a The Virginia Highways Project: U.S. Rt. 17. Accessed July 12, 2020.  
[www.vahighways.com/route-log/us017.htm](http://www.vahighways.com/route-log/us017.htm).

2018b The Virginia Highways Project: U.S. Rt. 301. Accessed July 12, 2020.  
[www.vahighways.com/route-log/us301.htm](http://www.vahighways.com/route-log/us301.htm).

U.S. Census Bureau

1810 U.S. Census

1820 U.S. Census

1850 U.S. Census

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

**National Register of Historic Places**  
**Continuation Sheet**

Port Royal Historic District (2020 Update)
Name of Property
Caroline County, VA
County and State
70000786
NR Reference Number

Section number Additional Documentation Page 52

1980 U.S. Census

U.S. Coast Survey

1856 "Navigation Chart of Rappahannock River, VA, from Moss Neck to Port Royal." NOAA Office of Coast Survey Historical Map & Chart Collection, Silver Spring, MD.  
<http://historicalcharts.noaa.gov>.

U.S. Coast & Geodetic Survey

1911 "Rappahannock River Marsh Point to Fredericksburg." NOAA Office of Coast Survey Historical Map & Chart Collection, Silver Spring, MD. <http://historicalcharts.noaa.gov>.

U.S. Department of Agriculture

1937 "Soil Conservation Service Aerial Photography: 1937 Aerial Imagery." Virginia Institute of Marine Science Shoreline Studies Program, Gloucester Point, VA.  
[http://mobjack.vims.edu/arcgis/rest/services/VIMS\\_SSP/1937\\_Aerial\\_Imagery/ImageServer](http://mobjack.vims.edu/arcgis/rest/services/VIMS_SSP/1937_Aerial_Imagery/ImageServer).

U.S. Geological Survey

1889 "USGS 1:125000-scale Quadrangle for Fredericksburg, VA, 1889." USGS Historical Topographic Map Collection TopoView, <https://ngmdb.usgs.gov/topoview/>.

1892 "USGS 1:125000-scale Quadrangle for Fredericksburg, VA, 1892." USGS Historical Topographic Map Collection TopoView, <https://ngmdb.usgs.gov/topoview/>.

1894 "USGS 1:125000-scale Quadrangle for Fredericksburg, VA, 1894." USGS Historical Topographic Map Collection TopoView, <https://ngmdb.usgs.gov/topoview/>.

1942 "USGS 1:31680-scale Quadrangle for Port Royal, VA, 1942." USGS Historical Topographic Map Collection TopoView, <https://ngmdb.usgs.gov/topoview/>.

1952 "USGS 1:24000-scale Quadrangle for Port Royal, VA, 1952." USGS Historical Topographic Map Collection TopoView, <https://ngmdb.usgs.gov/topoview/>.

1964 "USGS 1:24000-scale Quadrangle for Port Royal, VA, 1964." USGS Historical Topographic Map Collection TopoView, <https://ngmdb.usgs.gov/topoview/>.

1967 "Single Frame Aerial Photography, 1967." USGS Earth Resources Observation and Science (EROS) Center, Sioux Falls, SD. [http://lta.cr.usgs.gov/Single\\_Frame\\_Records](http://lta.cr.usgs.gov/Single_Frame_Records).

1970 "Single Frame Aerial Photography, 1970." USGS Earth Resources Observation and Science (EROS) Center, Sioux Falls, SD. [http://lta.cr.usgs.gov/Single\\_Frame\\_Records](http://lta.cr.usgs.gov/Single_Frame_Records).

U.S. Signal Corps

1864 Photo, Brady Collection, National Archives, Washington, D.C.

Waterman, Thomas T.

1945 The Mansions of Virginia, 1706—1776. Chapel Hill: University of North Carolina Press.

Waterman, Thomas T., and John A. Barrows

1932 Domestic Colonial Architecture of Tidewater Virginia. New York: Charles Scribner's Sons.

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

Port Royal Historic District (2020 Update)
Name of Property
Caroline County, VA
County and State
70000786
NR Reference Number

**National Register of Historic Places**  
**Continuation Sheet**

Section number Additional Documentation Page 53

Wells, Camille  
2018 Material Witnesses: Domestic Architecture and Plantation Landscapes in Early Virginia.  
Charlottesville: University of Virginia Press.

Wingfield, Marshall  
1924 *A History of Caroline County*. Trevett Christian & Co., Richmond.

**Section 11. Form Prepared By**

name/title: Dr. David A. Brown and Dr. Elizabeth Cook  
organization: DATA Investigations LLC  
street & number: 1759 Tyndall Point Lane  
city or town: Gloucester Point state: Virginia zip code: 23062  
e-mail: fairfield@fairfieldfoundation.org  
telephone: 804-815-4467  
date: 10/2/2020

**Photographs**

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

**Photo Log**

Name of Property: Port Royal Historic District (2020 Update)

City or Vicinity: Port Royal (Town)

County: Caroline

State: Virginia

Photographer: David A. Brown, DATA Investigations

Date Photographed: April 2018 (Photos 1-6, 9, 14, and 15); April 17, 2020 (Photos 7,8, and 10-13)

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

Photo 1 of 15: Main St. Chimneys, looking east (284-0047-0066)

Photo 2 of 15: Waterman's House, 813 Water St., looking northwest (284-0047-0051)

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

**National Register of Historic Places**  
**Continuation Sheet**

Port Royal Historic District (2020 Update)
Name of Property
Caroline County, VA
County and State
70000786
NR Reference Number

Section number Additional Documentation Page 54

- Photo 3 of 15: Bank, 806 Water St., looking southwest (284-0047-0050)  
 Photo 4 of 15: Riverview, 923 Water St., looking northeast (284-0047-0035)  
 Photo 5 of 15: Masonic Hall, 222 King Street, looking northwest (284-0047-0067)  
 Photo 6 of 15: Roach House, 926 Caroline St., looking southeast (284-0047-0057)  
 Photo 7 of 15: Tennant House, 724 Middle Street, looking northeast (284-0047-0046)  
 Photo 8 of 15: Market Street, 505 Market Street, looking south (284-0047-0045)  
 Photo 9 of 15: Barn, Market St., looking southwest (284-0047-0060)  
 Photo 10 of 15: House, 826 Water Street, looking northwest (284-0047-0053)  
 Photo 11 of 15: Brockenbrough-Peyton House, 310 King Street, looking southwest (284-0047-0078)  
 Photo 12 of 15: House, 807 Water Street, looking northeast (284-0047-0005)  
 Photo 13 of 15: Market Street, looking south  
 Photo 14 of 15: Hotel with sheds, 409 Market St., looking west (284-0047-0002)  
 Photo 15 of 15: School, 520 Main St., looking northwest (284-0047-0021)

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

**ENDNOTES:**

<sup>1</sup> The Fredericksburg *Free Lance-Star*, *The Washington Post*, & *The Caroline Progress*, July 1934.

<sup>2</sup> Hening, Vol. 1, p. 224; Vol. 5, pp. 287-92.

<sup>3</sup> Thomas Kent Skinker, *Samuel Skinker & His Descendants*, St. Louis, 1923, p. 170; T. E. Campbell, *Colonial Caroline*, The Deitz Press, Richmond, 1954, p. 107.

<sup>4</sup> Ralph Emmett Fall, *Hidden Village: Port Royal, Virginia, 1744-1981*, Historic Port Royal, Inc., Port Royal, 2000 (2<sup>nd</sup> ed.), p. 175-185.

<sup>5</sup> Jonathan Boucher, *Reminiscences of An American Loyalist, 1738-89*, edited by Jonathan Bouchier, Houghton Mifflin Co., Boston, 1925, pp. 24, 26; Research, 1964, by James S. Patton, *Gay Mont*, Rappahannock Academy, Va., in Archives, Virginia State Library, Richmond; J.S. Patton research, 1964, *Virginia Gazette*, microfilm, Library of Congress, Washington, D.C.; Marshall Wingfield, *A History of Caroline County, Va.*, Trevett Christian & Co., Inc., Richmond, 1924, p. 60.

<sup>6</sup> Research of James S. Patton, *Gay Mont*, in Fredericksburg *Virginia Herald*, April 10, May 26, June 12, Sept. 13, 1813, Library of Congress, Washington, D.C.; Patton research, Richmond *Enquirer*, Sept. 1838, 1840.

<sup>7</sup> Edward Miles Riley, Ed., *The Journal of John Harrower, An Indentured Servant in the Colony of Virginia, 1773-1776*, Colonial Williamsburg, Williamsburg, Va., 1963, p. 48; 183, n. 77.

<sup>8</sup> Douglas S. Freeman, *George Washington – A Biography*, Chas. Scribner's Sons, New York, 1951, Vol. III, pp. 203, 263; S.M. Hamilton, ed., *Letters to Washington, 1755-1775*, Houghton Mifflin, Co., Boston, 1898-1902, Vol. III, pp. 314-18; Caroline County Order Book 6, pp. 134-5; Mrs. Hortense (Brown) Rich, Port Royal, Va., retired teacher.

<sup>9</sup> Chapter 133, Acts of the General Assembly of the Commonwealth of Virginia, approved January 29, 1824, "A True Copy," George R. Rich, Clerk of the House of Delegates & Keeper of the Rolls of the State, Richmond, Aug. 27, 1964.

<sup>10</sup> Pocahontas Island Historic District, 123-0114, 2006, NRHP Reference Number 06000977; Hot Water within Silver Lake Historic District, 082-5665, 2019, NRHP Reference Number SG100003978; Smoke Town within Rockland Rural Historic District, 093-5058, 2015, NRHP Reference Number 15000809; Woodlawn Crossroads within the Woodland Cultural Landscape Historic District, 029-5181, 2018.

<sup>11</sup> Halifax Triangle & Downtown Commercial Historic District, 123-5494, 2019, NRHP Reference Number 100002886; Uptown/Parker-Gray Historic District, 100-0133, 2010, NRHP Reference Number 09001232; Blackwell Historic District,

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

**National Register of Historic Places**  
**Continuation Sheet**

Port Royal Historic District (2020 Update)
Name of Property
Caroline County, VA
County and State
70000786
NR Reference Number

Section number Additional Documentation Page 55

127-5817, 2019, NRHP Reference Number SG100003544.

<sup>12</sup> *Record of Appointment of Postmasters*, Vol. 16, p. 60, National Archives, Washington, D.C.

<sup>13</sup> Nancy Reba Roy, *Early Records of the Roy Family of Va. & Ky.*, Santee, California, 1963, owned by Harriet C. Christie, Montgomery, Pa., 1977; 1707-1711 Essex County, Virginia Deed & Will Book 13, [John Frederick Dorman], pp. 387-88, Capt. Charles Smith, Inventory; T. E. Campbell, *op. cit.*, pp. 190-213; Caroline Co., Va. Order Books p. 415 [13 May 1737]; Caroline Co., Va. Order Books p. 525 [9 March 1738/9].

<sup>14</sup> Camille Wells, *Material Witnesses: Domestic Architecture and Plantation Landscapes in Early Virginia*, University of Virginia Press, Charlottesville, 2018, pp.196-202.

<sup>15</sup> *Ibid*, pp. 198

<sup>16</sup> Thomas T. Waterman, *The Mansions of Virginia, 1706-1776*, University of North Carolina Press, Chapel Hill, 1945.

<sup>17</sup> Faye Campbell Kaynor, "Thomas Tileston Waterman: Student of Colonial American Architecture" in *Winterthur Portfolio* Vol. 20, no. 2/3, 1985, pp. 104-22.

<sup>18</sup> Thomas T. Waterman and John A. Barrows, *Domestic Colonial Architecture of Tidewater Virginia*, Charles Scribner's Sons, New York, 1932; Thomas T. Waterman, "English Antecedents of Virginia Architecture," *Proceedings of the American Philosophical Society* 80, no. 1 (1939): 57-63; Thomas T. Waterman, *The Dwellings of Colonial America*, University of North Carolina Press, Chapel Hill, 1950.

<sup>19</sup> Kaynor, pp. 129-35.

<sup>20</sup> Kaynor, pp. 138-40; Camille Wells, *Material Witnesses: Domestic Architecture and Plantation Landscapes in Early Virginia*, University of Virginia Press, Charlottesville, 2018, pp.196-202.

<sup>21</sup> Bois Dore, 029-6641, 2020. National Register of Historic Places nomination form. NRHP Reference Number SG100005880.

<sup>22</sup> Kaynor, pp. 103, 132.

<sup>23</sup> Virginia Department of Historic Resources Archaeological Site Inventory, 44CE0029; Arthur A. Shurcliff, "Measured Plan of a Portion of [the] Town of Port Royal, Caroline County – Virginia," copy on file, Virginia Department of Historic Resources Archives, Richmond, 1930.

<sup>24</sup> William T. Buchanan, Jr., "The Town Field Site (44CE136), Port Royal, Virginia," *The Quarterly Bulletin of the Archeological Society of Virginia*, Vol. 53, No. 3, 1998, pp. 124-33.

<sup>25</sup> Chapter 133, Acts of the General Assembly of the Commonwealth of Virginia, approved January 29, 1824, "A True Copy," George R. Rich, Clerk of the House of Delegates & Keeper of the Rolls of the State, Richmond, Aug. 27, 1964; Shurcliff 1930.

<sup>26</sup> Fall, pp. 37, 89-93, 360-80; *American Historical Review*, Vol. XXVI, p. 747.

<sup>27</sup> Fall, p. 203; Patton research, *Fredericksburg Virginia Herald*, May, Oct., 1828.

<sup>28</sup> U.S. Coast Survey 1856; Seib 1854. The maps show noteworthy variation in building shapes that correspond with surviving examples, including Townfield (284-0015), St. Peter's Church (284-0006), and Fox's Tavern (284-0014), suggesting the mapmakers knew the town well and likely walked its streets; George Fitzhugh, article on Port Royal, *DeBow's Review*, edited by J.D.B. DeBow, New Orleans & Washington, D.C., Vol. XXVI, Jan.-June, 1859.

<sup>29</sup> T.E. Campbell, *op. cit.*, p. 136.

<sup>30</sup> Wingfield, *op. cit.*, p. 87; Richard Rush & Robert H. Woods, *Official Records of the Union & Confederate Navies in the War of the Rebellion*, Government Printing Office, Washington, D.C., Series I, 1897, Vol. V, p. 171.

<sup>31</sup> Fall, p. 214; The 1911 U.S. Coast & Geodetic Survey of "Rappahannock River, Marsh Point to Fredericksburg" omits the extension of Water Street between Lot 8 and Lot 15, and similarly eliminates Frederick Street between Lots 71 and 72 and Lots 78 and 79. An analysis of the USGS Quad maps for the Town of Port Royal included examination of the 7.5-minute quadrangles for 1942, 1952, and 1964. The prior USGS maps are predominantly 15-minute quadrangles, including those from 1889, 1892, and 1894, and do not provide sufficient detail to be helpful in an intra-site analysis of the town's development.

<sup>32</sup> U.S. Department of Agriculture, "Soil Conservation Service Aerial Photography: 1937 Aerial Imagery," Virginia Institute of Marine Science Shoreline Studies Program, Gloucester Point, Va., 1937,



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

**National Register of Historic Places**  
**Continuation Sheet**

Port Royal Historic District (2020 Update)
Name of Property
Caroline County, VA
County and State
70000786
NR Reference Number

Section number Additional Documentation Page 56

[http://mobjack.vims.edu/arcgis/rest/services/VIMS\\_SSP/1937\\_Aerial\\_Imagery/ImageServer](http://mobjack.vims.edu/arcgis/rest/services/VIMS_SSP/1937_Aerial_Imagery/ImageServer); Fall p. 267; Hamilton Crockford, column, Richmond *Times-Dispatch*, Wed., May 1, 1957.

<sup>33</sup> U.S. Geological Survey, "USGS 1:31680-scale Quadrangle for Port Royal, VA, 1942," USGS Historical Topographic Map Collection TopoView, <https://ngmdb.usgs.gov/topoview/>; U.S. Geological Survey, "USGS 1:24000-scale Quadrangle for Port Royal, VA, 1952," USGS Historical Topographic Map Collection TopoView, <https://ngmdb.usgs.gov/topoview/>; U.S. Geological Survey, "USGS 1:24000-scale Quadrangle for Port Royal, VA, 1964," USGS Historical Topographic Map Collection TopoView, <https://ngmdb.usgs.gov/topoview/>.

<sup>34</sup> U.S. Geological Survey, "Single Frame Aerial Photography, 1967." USGS Earth Resources Observation and Science (EROS) Center, Sioux Falls, SD, [http://lta.cr.usgs.gov/Single\\_Frame\\_Records](http://lta.cr.usgs.gov/Single_Frame_Records); U.S. Geological Survey, "Single Frame Aerial Photography, 1970." USGS Earth Resources Observation and Science (EROS) Center, Sioux Falls, SD, [http://lta.cr.usgs.gov/Single\\_Frame\\_Records](http://lta.cr.usgs.gov/Single_Frame_Records); Environmental Research, Inc. (ERI), "Orthorectified U.S. Army Aerial Photographic Mosaic, dated 1943-03-30," National Archives and Records Administration, Washington, D.C.

<sup>35</sup> U.S. Census Bureau 1970 and 1980.

<sup>36</sup> Fall pp. 68-9.

<sup>37</sup> Fall p. 64.

**SUPPLEMENTARY LISTING RECORD**

NRIS Reference Number: 70000786      Date Listed: 2/16/1970

Property Name: Port Royal Historic District (Additional Documentation)

County: Caroline      State: VA

---

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



3/9/2021

---

Signature of the Keeper

---

Date of Action

---

Amended Items in Nomination:

Section 8: Significant Person

Dorothy Smith Buckner Roy is removed as a Significant Person.

While Roy might have been a significant figure in the early commercial history of the community, there are no extant resources to associate with her. Potential sites within the original district or the Boundary Increase are archeological in nature and have not been excavated or tested, and direct association cannot be corroborated at this time.

---

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

---

**DISTRIBUTION:**

- National Register property file**
- Nominating Authority (without nomination attachment)**



LOCATION MAP

Port Royal Historic District 2020

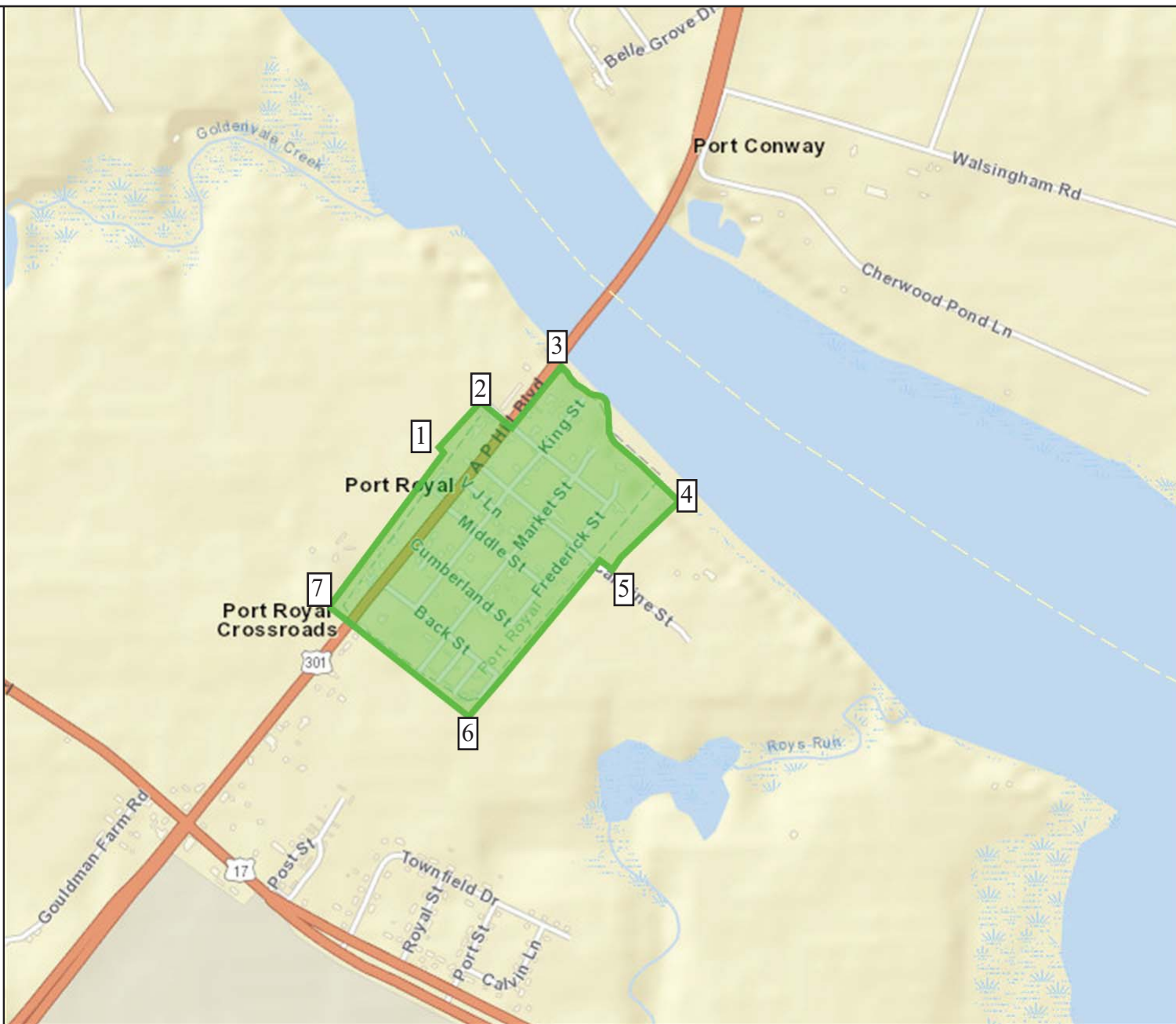
Update

Caroline County, VA

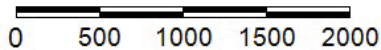
DHR No. 284-0047

Latitude/Longitude Coordinates

- 1. Latitude: 38.171460  
Longitude: -77.192810
- 2. Latitude: 38.172470  
Longitude: -77.191710
- 3. Latitude: 38.173250  
Longitude: -77.189460
- 4. Latitude: 38.170330  
Longitude: -77.186200
- 5. Latitude: 38.168790  
Longitude: -77.188050
- 6. Latitude: 38.165640  
Longitude: -77.192020
- 7. Latitude: 38.168050  
Longitude: -77.195880



Feet



1:18,056 / 1"=1,505 Feet

Title:

Date: 11/9/2020

*DISCLAIMER: Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years from a variety of sources and the representation depicted is a cumulative view of field observations over time and may not reflect current ground conditions. The map is for general information purposes and is not intended for engineering, legal or other site-specific uses. Map may contain errors and is provided "as-is". More information is available in the DHR Archives located at DHR's Richmond office.*

*Notice if AE sites: Locations of archaeological sites may be sensitive the National Historic Preservation Act (NHPA), and the Archaeological Resources Protection Act (ARPA) and Code of Virginia §2.2-3705.7 (10). Release of precise locations may threaten archaeological sites and historic resources.*



**AERIAL VIEW**

Port Royal Historic District 2020

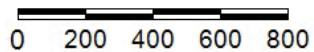
Update

Caroline County, VA

DHR No. 284-0047



Feet



1:9,028 / 1"=752 Feet

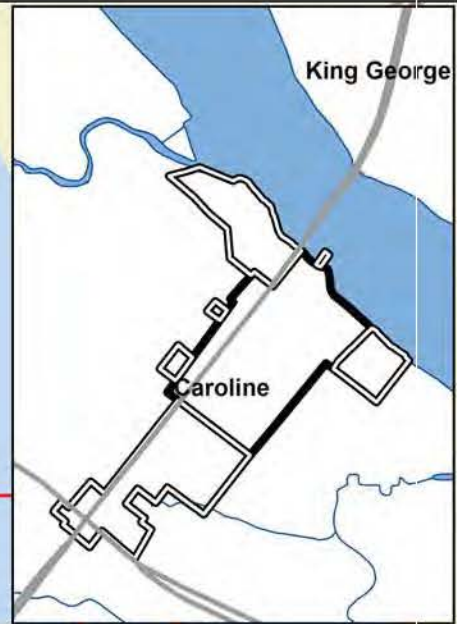
**Title:**

**Date: 11/9/2020**

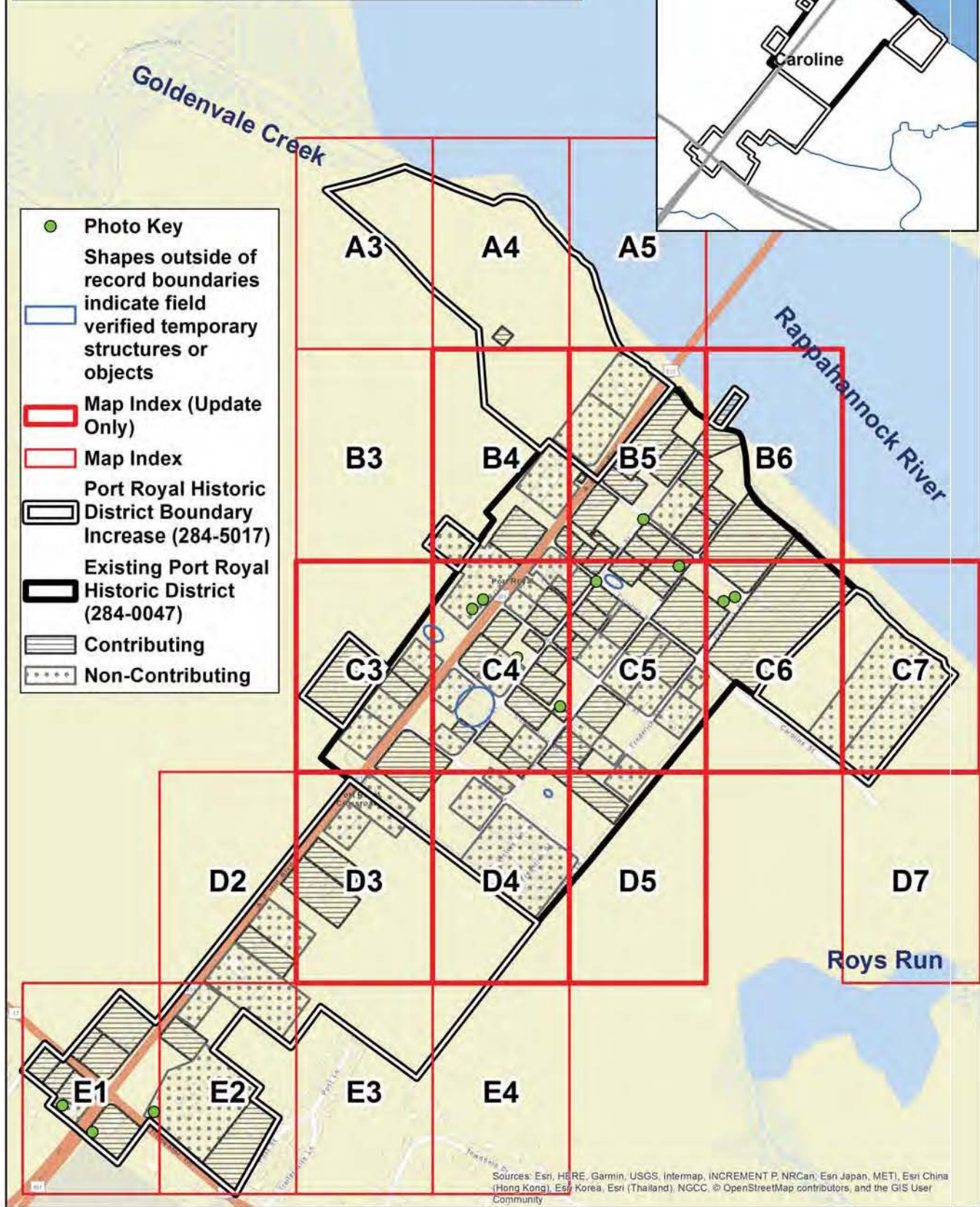
*DISCLAIMER: Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years from a variety of sources and the representation depicted is a cumulative view of field observations over time and may not reflect current ground conditions. The map is for general information purposes and is not intended for engineering, legal or other site-specific uses. Map may contain errors and is provided "as-is". More information is available in the DHR Archives located at DHR's Richmond office.*

*Notice if AE sites: Locations of archaeological sites may be sensitive the National Historic Preservation Act (NHPA), and the Archaeological Resources Protection Act (ARPA) and Code of Virginia §2.2-3705.7 (10). Release of precise locations may threaten archaeological sites and historic resources.*

**Port Royal Historic District  
Register Update  
Resource Sketch Map Index  
Caroline County, VA  
DHR# 284-0047**

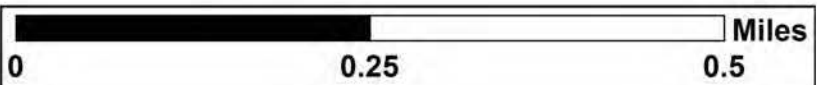


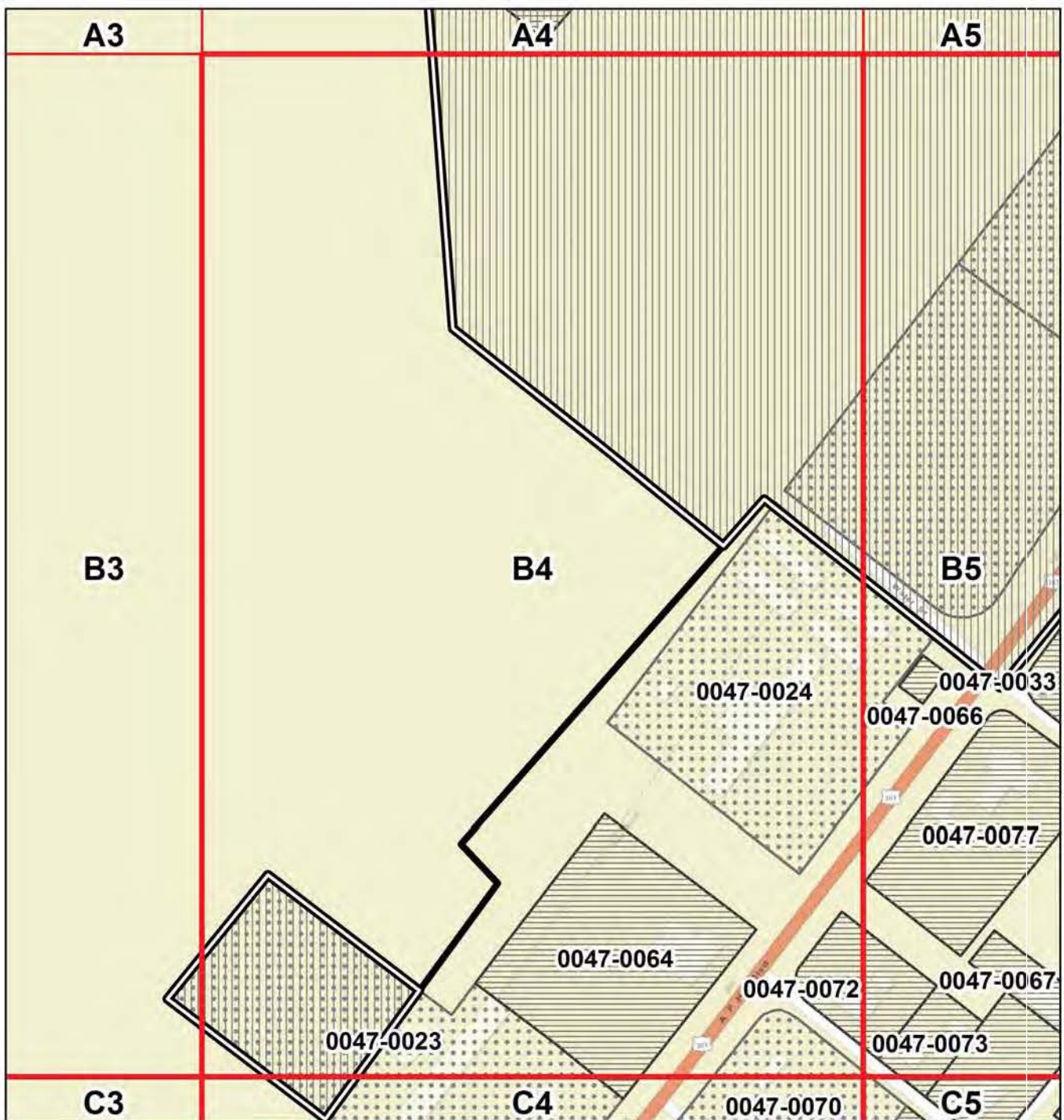
- Photo Key
- Shapes outside of record boundaries indicate field verified temporary structures or objects
- Map Index (Update Only)
- Map Index
- Port Royal Historic District Boundary Increase (284-5017)
- Existing Port Royal Historic District (284-0047)
- Contributing
- Non-Contributing



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

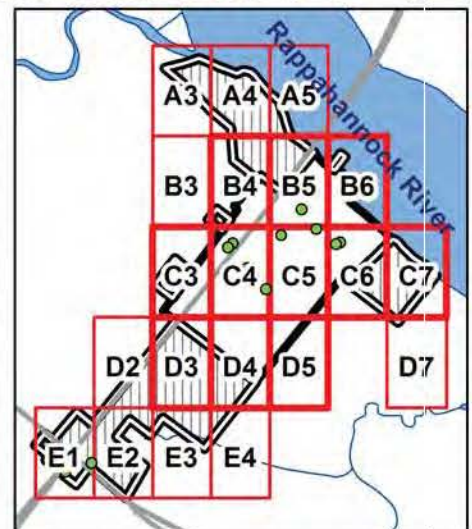
Map produced in ArcGIS  
by DATA Investigations, LLC  
May 2020





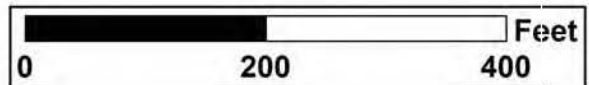
**Port Royal  
Historic District  
Register Update  
Sketch Map  
Caroline County, VA  
DHR# 284-0047**

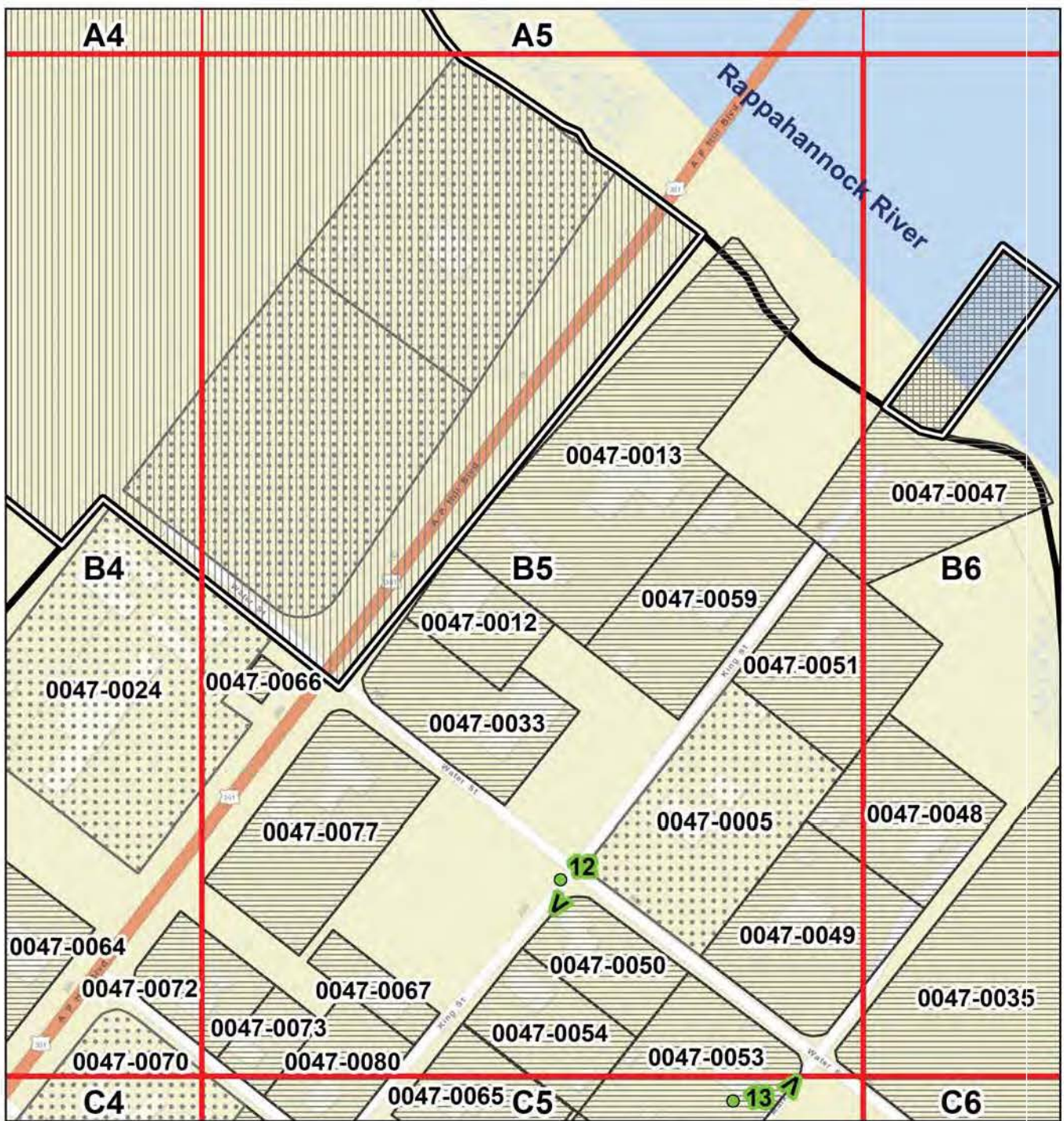
- Photo Key (open wedge indicates direction)
- Map Index
- ▨ Contributing
- ▤ Non-Contributing
- ▭ Port Royal Historic District Boundary Increase (284-5017)
- ▭ Existing Port Royal Historic District (284-0047)



**B4**

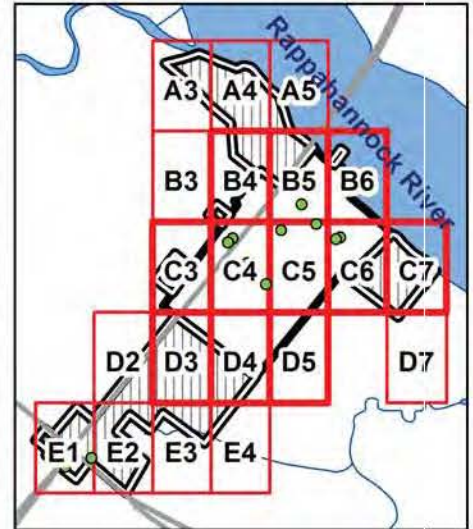
Map produced in ArcGIS  
DATA Investigations  
May 2020



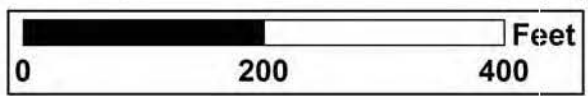


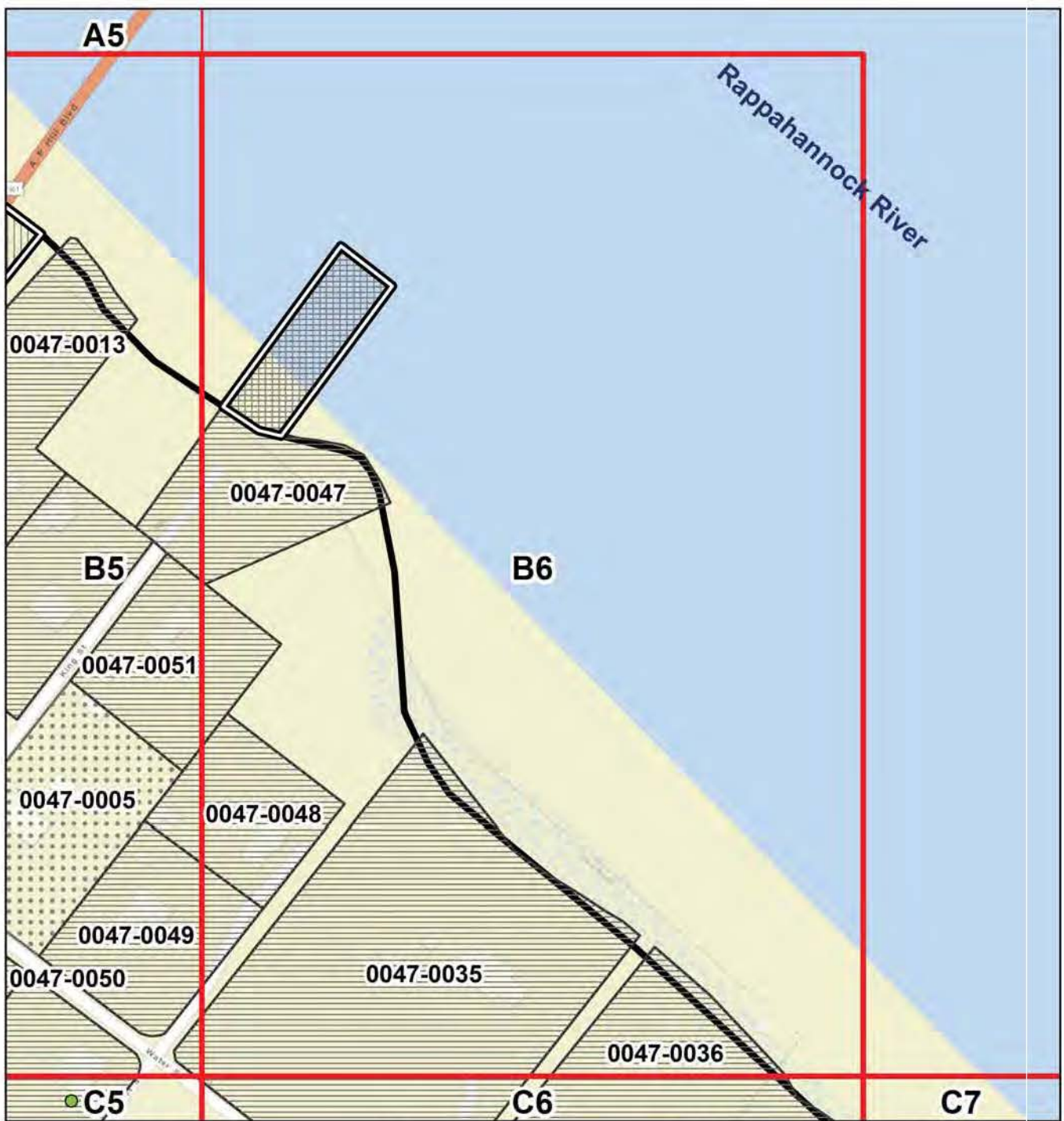
**Port Royal  
Historic District  
Register Update  
Sketch Map  
Caroline County, VA  
DHR# 284-0047**

- Photo Key (open wedge indicates direction)
- Map Index
- Contributing
- Non-Contributing
- Port Royal Historic District Boundary Increase (284-5017)
- Existing Port Royal Historic District (284-0047)



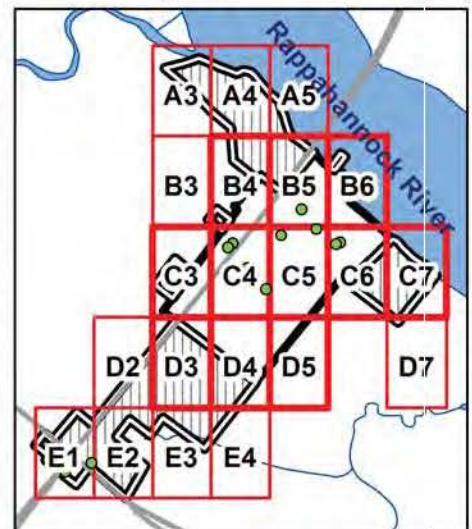
**B5**





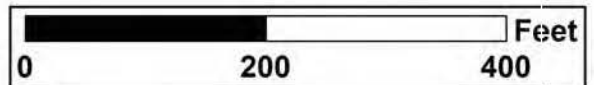
**Port Royal  
Historic District  
Register Update  
Sketch Map  
Caroline County, VA  
DHR# 284-0047**

- Photo Key (open wedge indicates direction)
- Map Index
- ▨ Contributing
- ▤ Non-Contributing
- ▭ Port Royal Historic District Boundary Increase (284-5017)
- ▬ Existing Port Royal Historic District (284-0047)

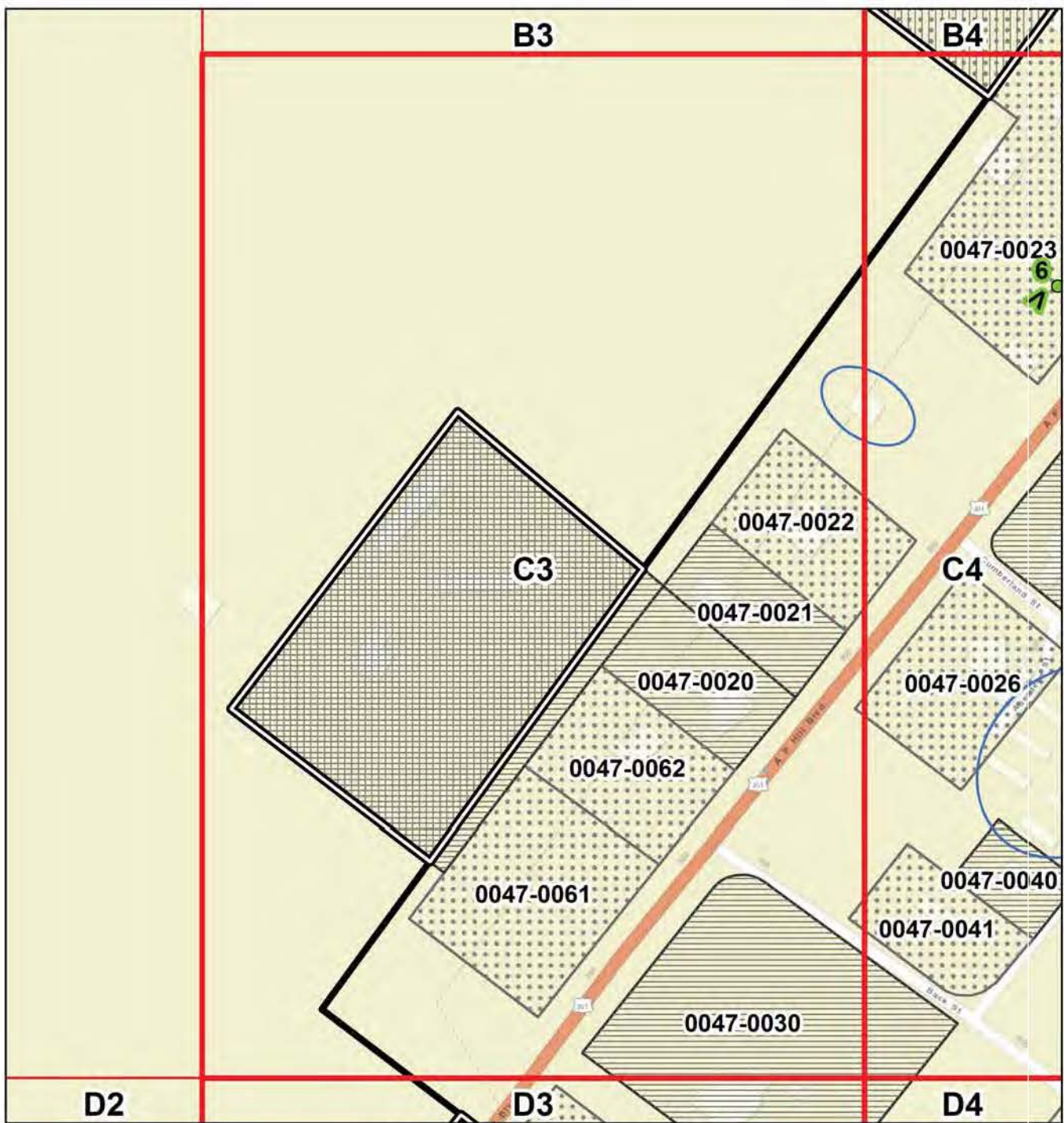


**B6**

Map produced in ArcGIS  
DATA Investigations  
May 2020

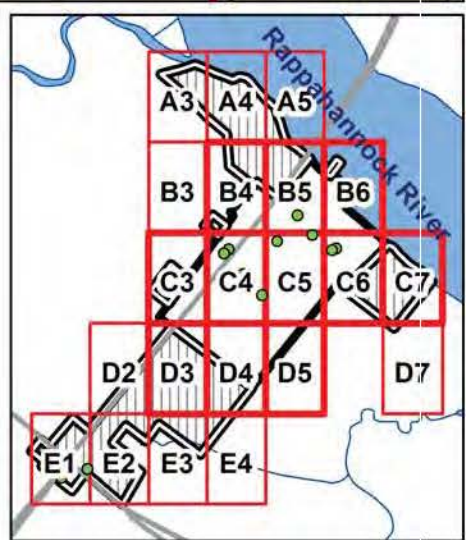




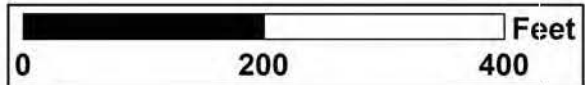


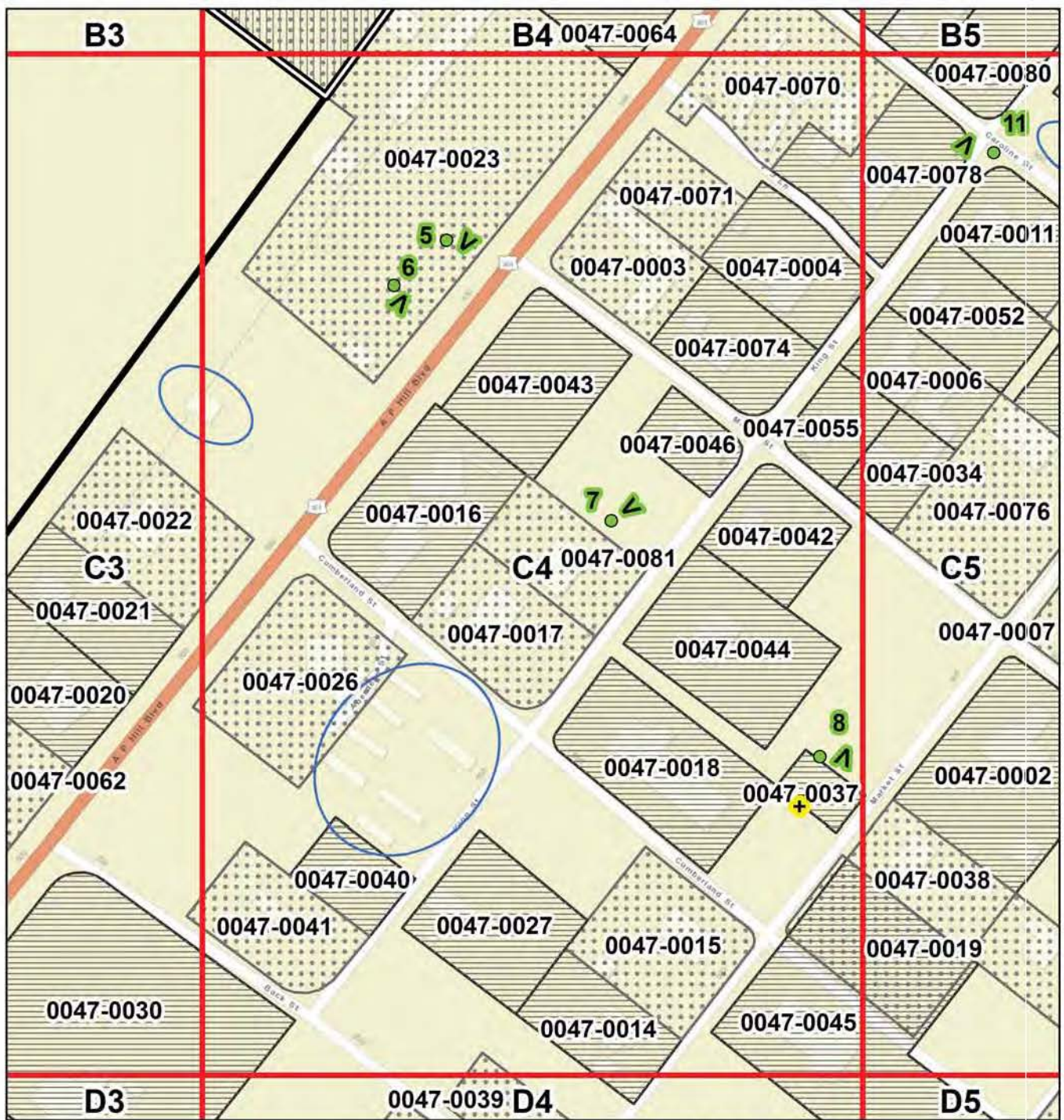
**Port Royal  
Historic District  
Register Update  
Sketch Map  
Caroline County, VA  
DHR# 284-0047**

- Photo Key (open wedge indicates direction)
- Map Index
- Not Buildings (Field Verified)
- Contributing
- Non-Contributing
- Port Royal Historic District Boundary Increase (284-5017)
- Existing Port Royal Historic District (284-0047)



**C3**

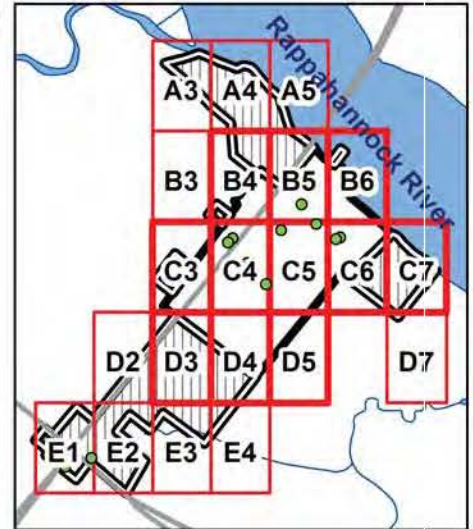




**Port Royal  
Historic District  
Register Update  
Sketch Map  
Caroline County, VA  
DHR# 284-0047**

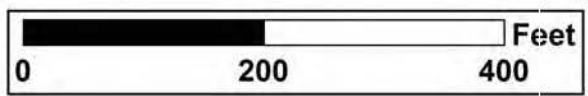
+ water tower (0047-0037) was demolished & rebuilt in 2019 in approximately the same location

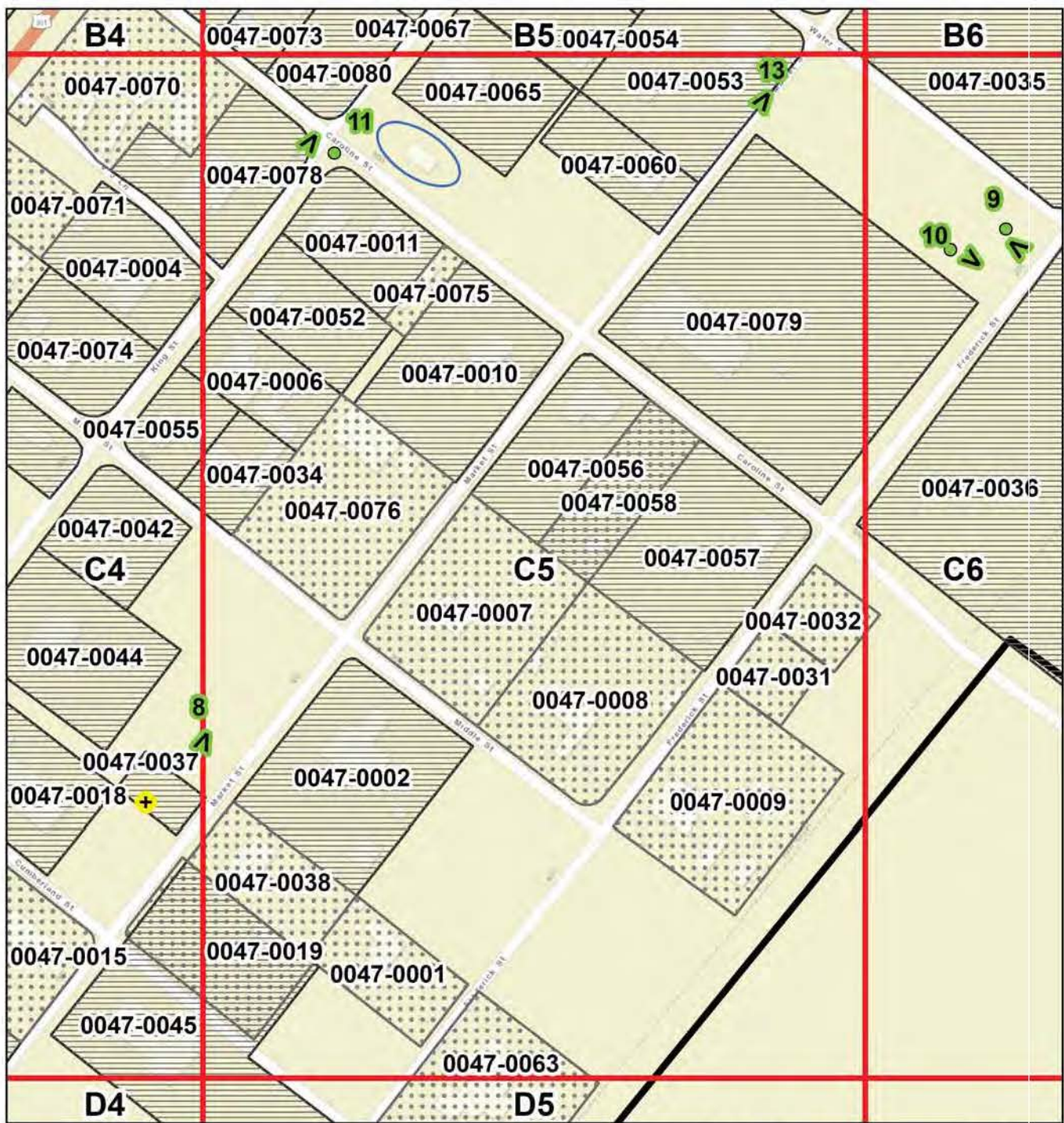
- Photo Key (open wedge indicates direction)
- Map Index
- Not Buildings (Field Verified)
- Contributing
- Non-Contributing
- Port Royal Historic District Boundary Increase (284-5017)
- Existing Port Royal Historic District (284-0047)



**C4**

Map produced in ArcGIS  
DATA Investigations  
May 2020

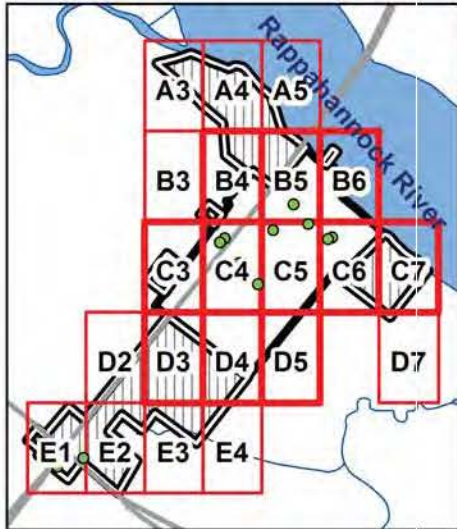




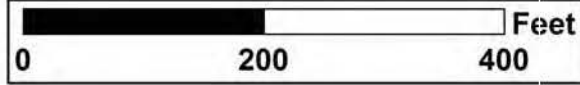
**Port Royal  
Historic District  
Register Update  
Sketch Map  
Caroline County, VA  
DHR# 284-0047**

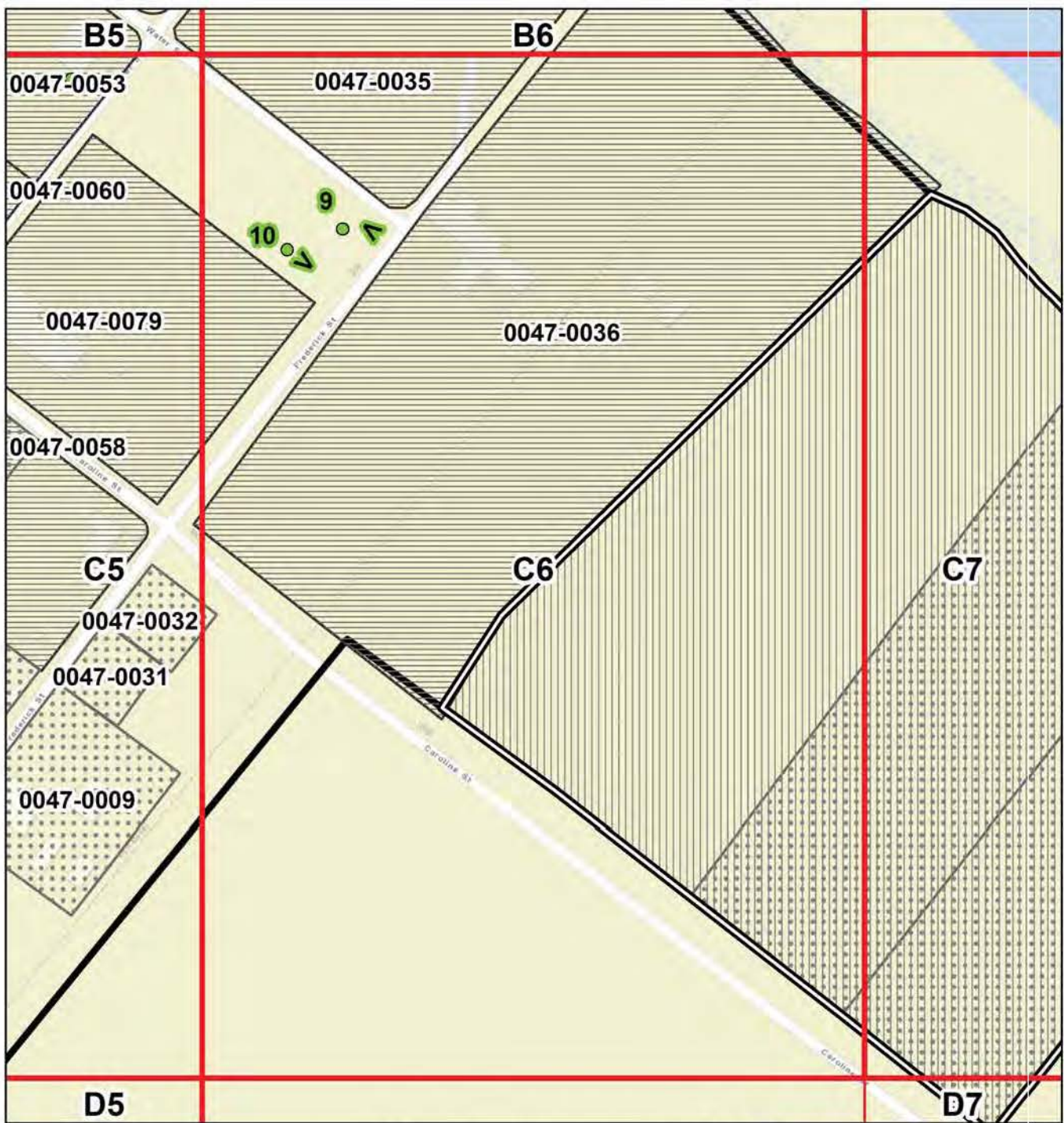
+ water tower (0047-0037) was demolished & rebuilt in 2019 in approximately the same location

- Photo Key (open wedge indicates direction)
- Map Index
- Not Buildings (Field Verified)
- Contributing
- Non-Contributing
- Port Royal Historic District Boundary Increase (284-5017)
- Existing Port Royal Historic District (284-0047)



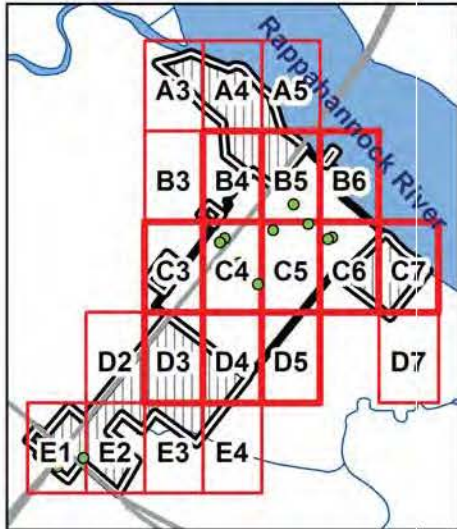
**C5**



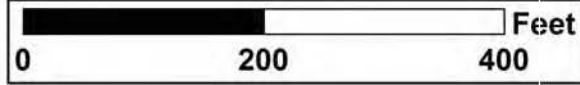


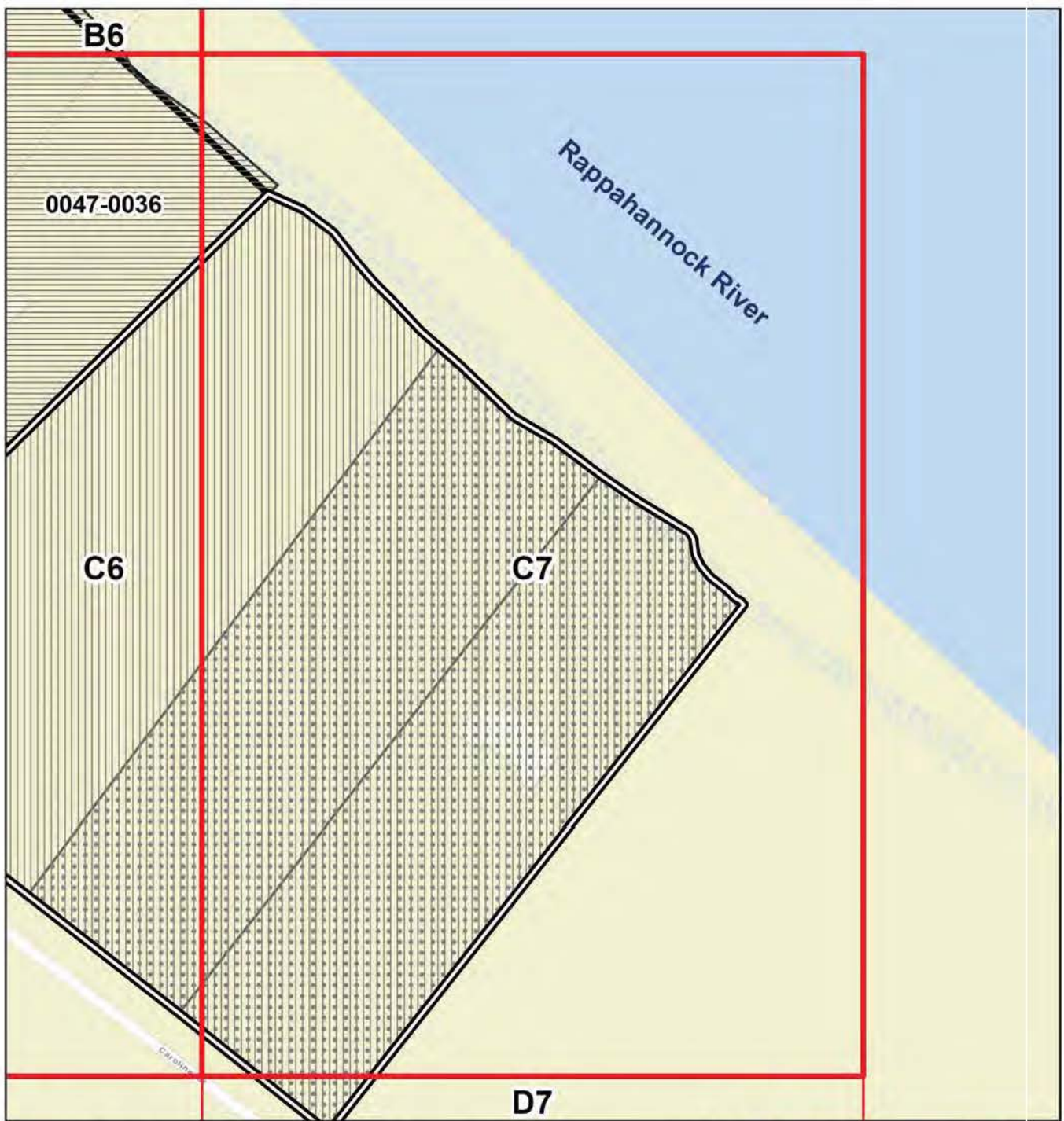
**Port Royal  
Historic District  
Register Update  
Sketch Map  
Caroline County, VA  
DHR# 284-0047**

- Photo Key (open wedge indicates direction)
- Map Index
- Not Buildings (Field Verified)
- Contributing
- Non-Contributing
- Port Royal Historic District Boundary Increase (284-5017)
- Existing Port Royal Historic District (284-0047)



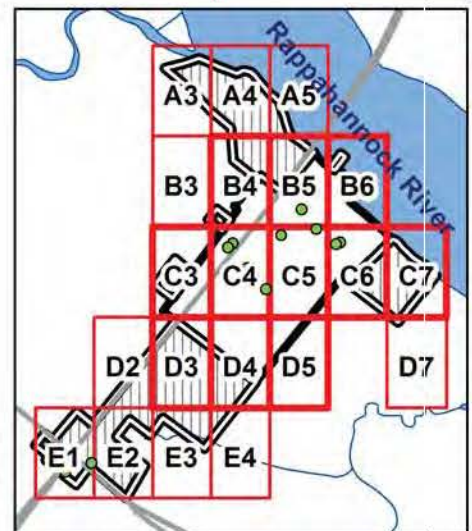
**C6**



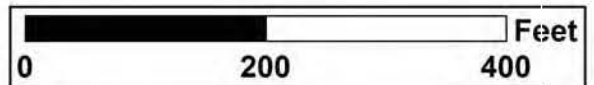


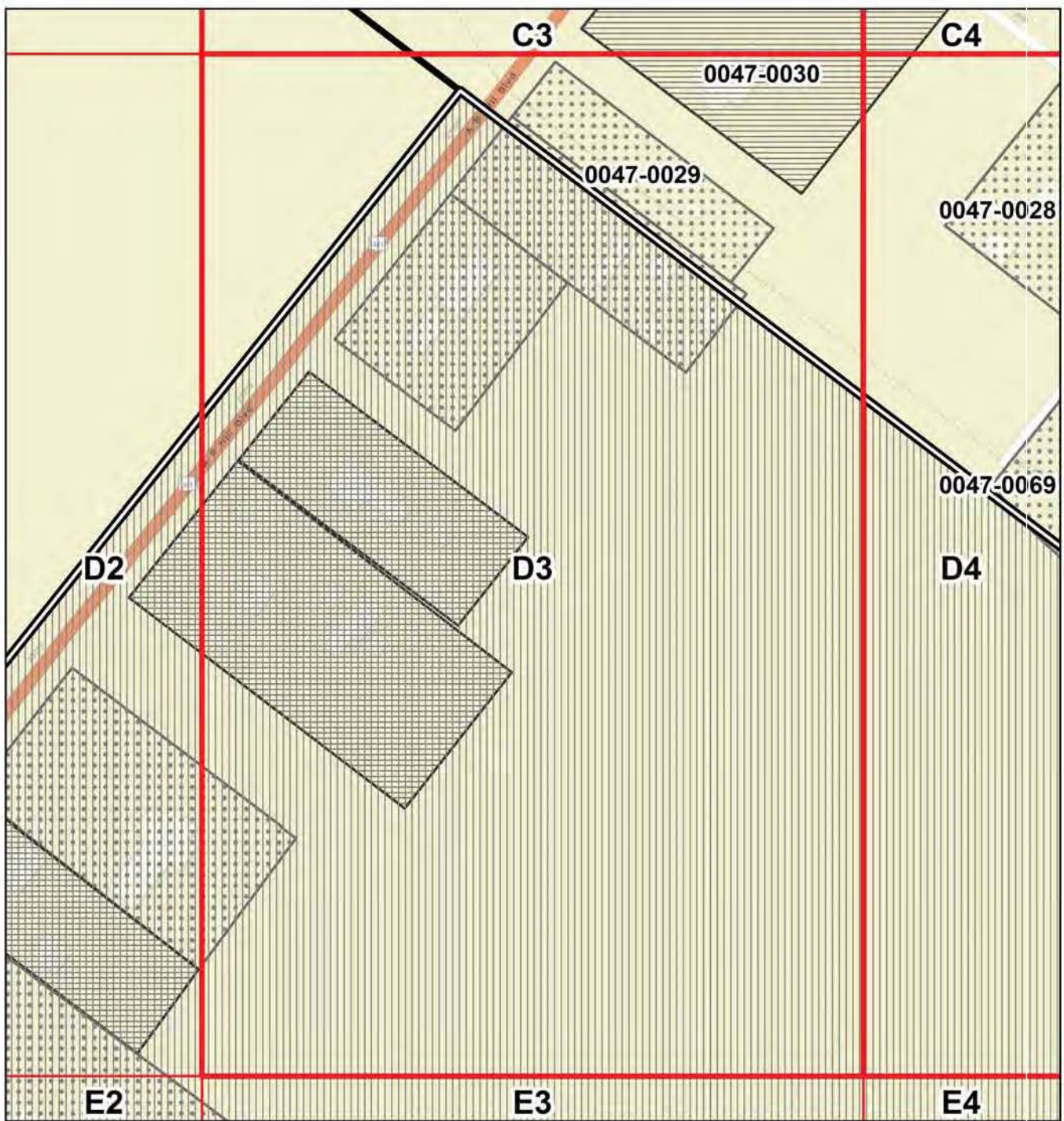
**Port Royal  
Historic District  
Register Update  
Sketch Map  
Caroline County, VA  
DHR# 284-0047**

- Photo Key (open wedge indicates direction)
- Map Index
- Not Buildings (Field Verified)
- Contributing
- Non-Contributing
- Port Royal Historic District Boundary Increase (284-5017)
- Existing Port Royal Historic District (284-0047)



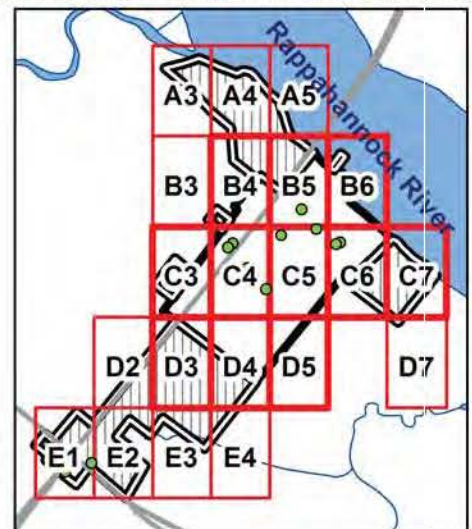
**C7**



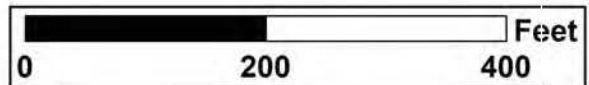


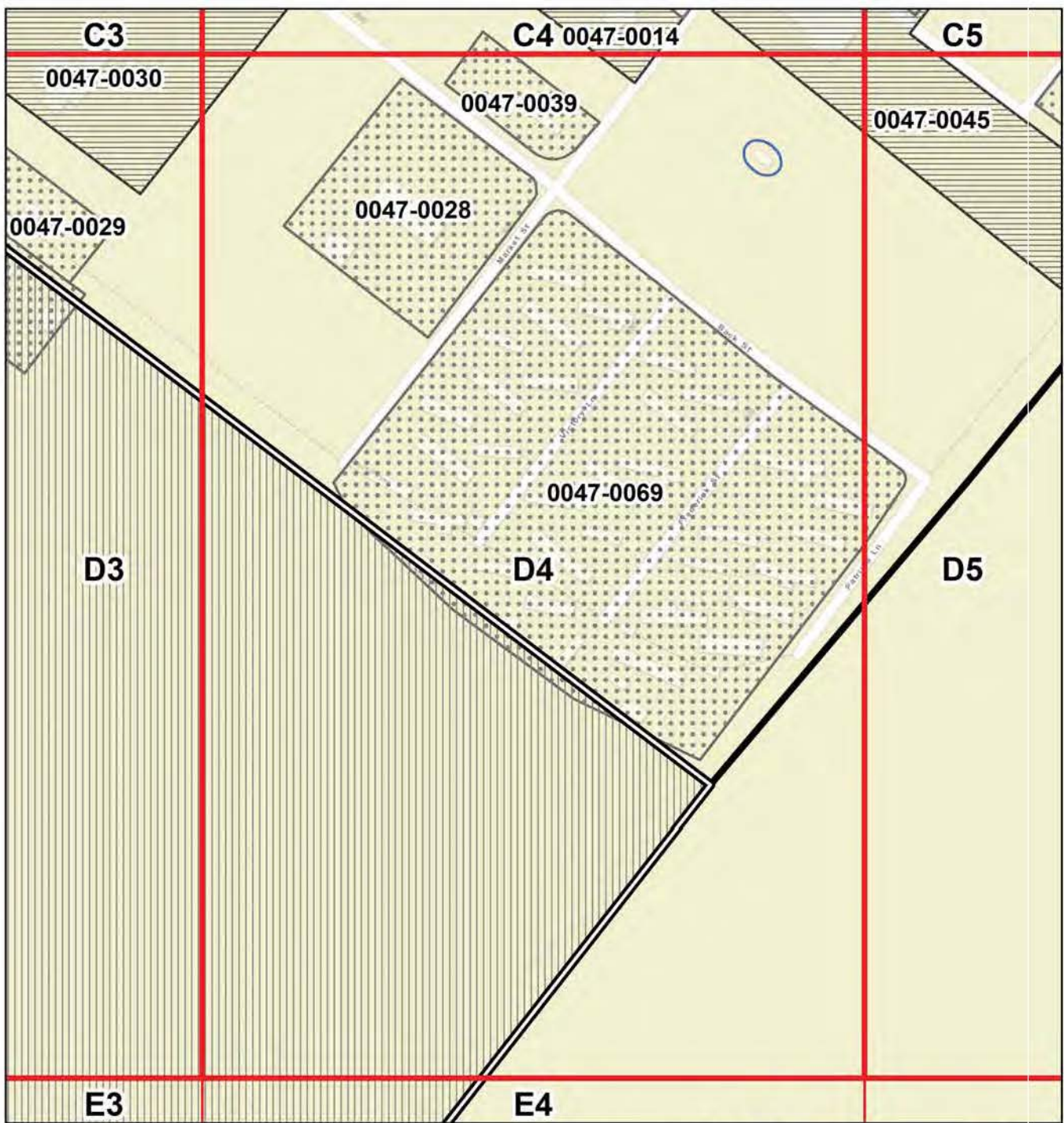
**Port Royal  
Historic District  
Register Update  
Sketch Map  
Caroline County, VA  
DHR# 284-0047**

- Photo Key (open wedge indicates direction)
- Map Index
- Not Buildings (Field Verified)
- Contributing
- Non-Contributing
- Port Royal Historic District Boundary Increase (284-5017)
- Existing Port Royal Historic District (284-0047)



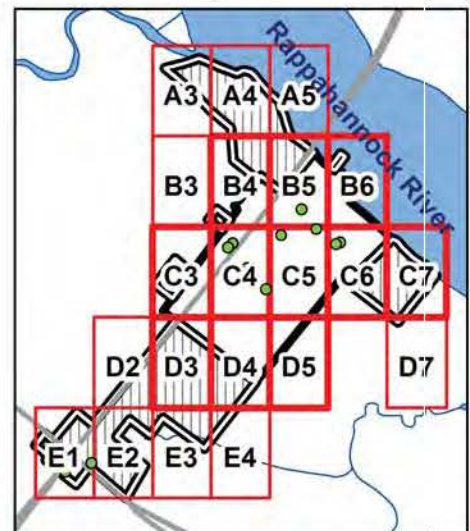
**D3**





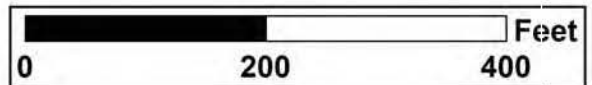
**Port Royal  
Historic District  
Register Update  
Sketch Map  
Caroline County, VA  
DHR# 284-0047**

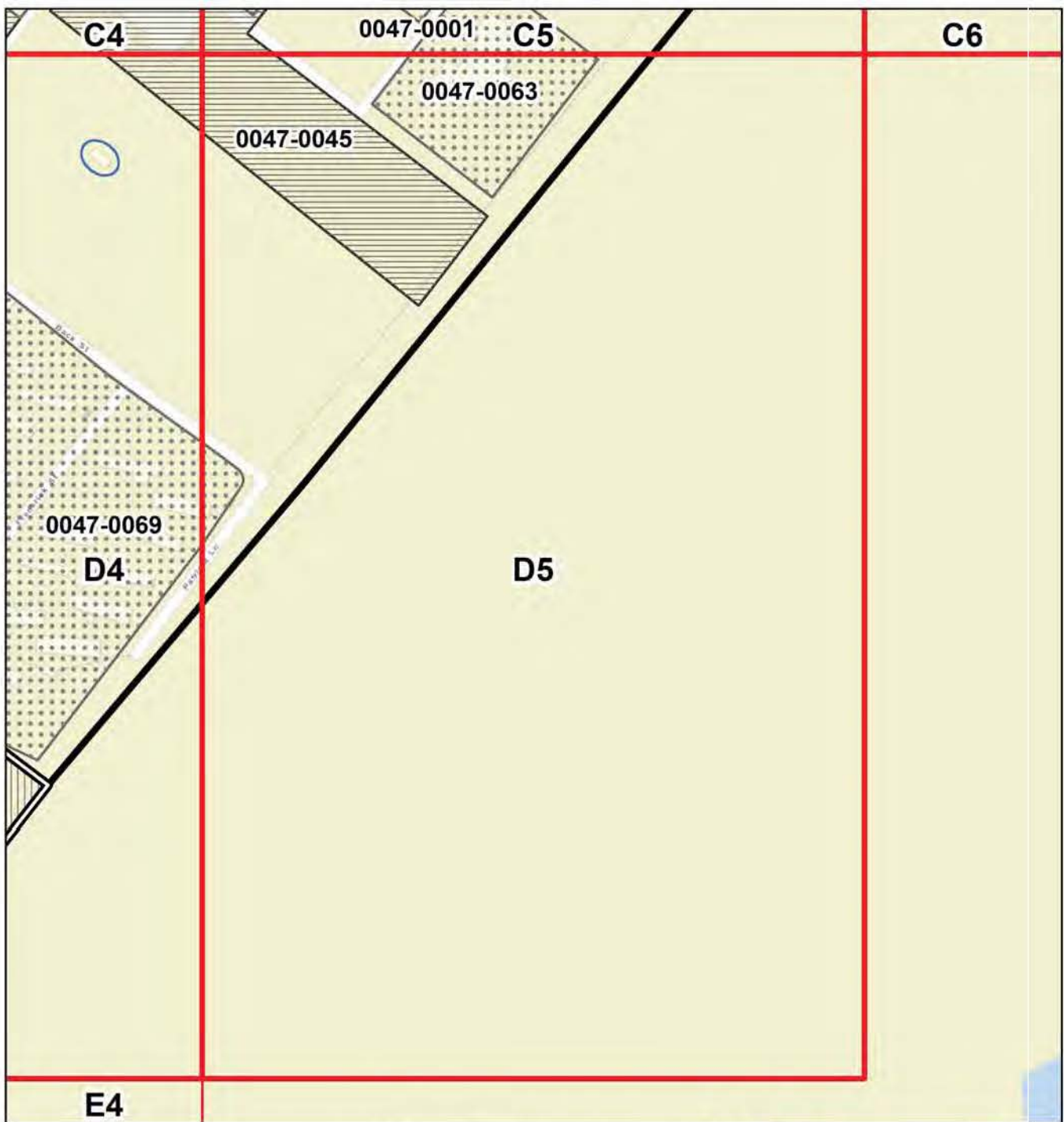
- Photo Key (open wedge indicates direction)
- Map Index
- Not Buildings (Field Verified)
- Contributing
- Non-Contributing
- Port Royal Historic District Boundary Increase (284-5017)
- Existing Port Royal Historic District (284-0047)



**D4**

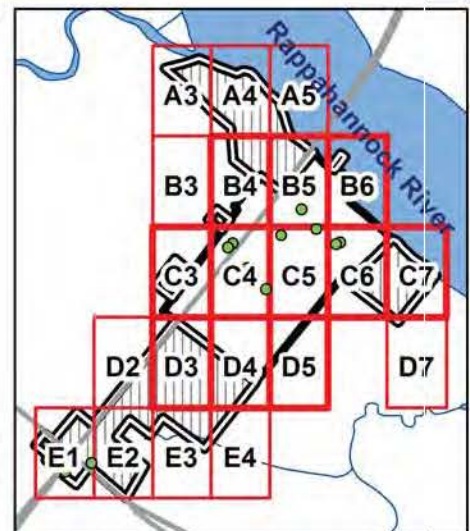
Map produced in ArcGIS  
DATA Investigations





**Port Royal  
Historic District  
Register Update  
Sketch Map  
Caroline County, VA  
DHR# 284-0047**

- Photo Key (open wedge indicates direction)
- Map Index
- Not Buildings (Field Verified)
- Contributing
- Non-Contributing
- Port Royal Historic District Boundary Increase (284-5017)
- Existing Port Royal Historic District (284-0047)



**D5**

Map produced in ArcGIS  
DATA Investigations

