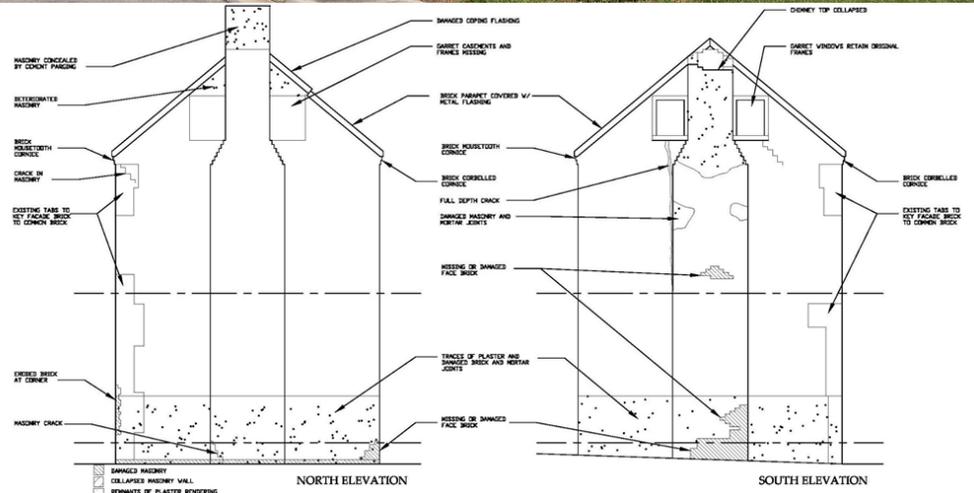


Historic Structures Report:

Jarratt House



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GRAY & PAPE

HERITAGE MANAGEMENT

Project No. 17-9501

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Contract/PID #: 16-0038

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TABLE OF CONTENTS

TABLE OF CONTENTS.....	i
LIST OF FIGURES	iii
1.0 Introduction.....	1
1.1 Overview	1
1.2 Historic Research.....	1
1.3 Site Investigation	1
1.4 Historic Survey with Recommendations.....	2
2.0 Construction and Development History.....	3
2.1 Overview of Pocahontas Island	3
2.2 Jarratt House	8
3.0 Chronology of Building Use and Physical History	17
3.1 Summary of Building Physical History.....	17
3.2 Timeline of Jarratt House’s Physical Alterations.....	17
4.0 Architectural Evaluation and Condition Assessment	21
4.1 General Description	21
4.2 Site Orientation and Conditions	22
4.3 Roof	22
4.4 Masonry	24
4.5 Entrances and Doors	26
4.6 Windows.....	31
4.7 Exterior Materials and Condition Summary.....	35
4.8 Interior.....	35
4.9 Interior Materials and Condition Summary	44
5.0 Statement of Significance	45
5.1 Statement of Significance.....	45
5.2 Preservation Goal.....	45
5.3 Identification of Character Defining Features.....	45
6.0 Recommendations for Conservation and Restoration	47
6.1 Secretary of the Interior’s Standards.....	47
6.2 Building Recommendations.....	48
7.0 Measured Drawings	53
8.0 Bibliography.....	61
9.0 Appendix.....	1
9.1 Current Photos/Existing Conditions.....	1

9.2 Historic Maps..... 2
9.3 Historic Resource Survey Forms 3

LIST OF FIGURES

Figure 3-1. South wall and primary (east) facade of Jarratt House, facing north, 2017. 19

Figure 3-2. Photograph of Jarratt House primary (east) façade and south wall, 1976. 19

Figure 3-3: Photo of Jarratt House rear (west) wall collapse, 2011. 20

Figure 4-1. Photograph of Jarratt House, primary (east) façade, 2017. 21

Figure 4-2 Photograph of Jarratt House, rear (west) wall showing shoring and vegetation, 2017. 22

Figure 4-3. Photograph of south wall at roofline, and exterior chimney, 2017. 23

Figure 4-4 Photograph of Jarratt House primary (east) façade showing presence of standing seam metal roof, 1970. 23

Figure 4-5. 1915 Sanborn Fire Insurance Map of Pocahontas Island, the Jarratt House is identified by the arrow. 24

Figure 4-6. Photograph detailing the cracks at the northeast corner of the primary façade, 2017. 25

Figure 4-7. Photograph of masonry holes at the foundation on the primary facade, 2017. 26

Figure 4-8 Photograph of House 1, main entrance with intact transom on the primary façade, 2017. 27

Figure 4-9. Photograph of the original door and transom of House 2, primary entrance, 2017. 28

Figure 4-10. Photograph of Jarratt House, primary (east) and north façades, 2006. 29

Figure 4-11. Photograph of Jarratt House, rear façade, 2006. 30

Figure 4-12. Projected test unit locations from 2006 archaeological investigations, overlaid on 1915 Sanborn Fire Insurance Map showing rear additions. 30

Figure 4-13. Interior photograph of historic 9-over-6 window (window 6) in northernmost room on first floor, 2017. 32

Figure 4-14. Interior photograph of window, House 2, on the second floor, 2017. 33

Figure 4-15. Interior photograph of window showing damage, 2017. 34

Figure 4-16. Photograph of first floor hallway and staircase, House 2, 2017. 37

Figure 4-17. Photograph of first floor entryway, House 1, 2017. 38

Figure 4-18. Photograph of southernmost room, on first floor, House 1, with collapsed interior wall, supporting beams, and ceiling, 2017. 38

Figure 4-19. Photograph of southernmost room, on first floor, House 1, with historic fireplace and collapsed exterior wall (right), also note the ceiling damage and wainscoting, 2017. 39

Figure 4-20. Photograph of northernmost room, on first floor, House 1, with historic fireplace and window, 2017. 39

Figure 4-21. Photograph of northernmost room, on first floor, House 2, detailing six-panel door and exposed lath and plaster, 2017. 40

Figure 4-22. Photograph detailing original newel post on first floor, House 2, 2017. 41

Figure 4-23. Photograph of west hallway, on first floor, House 2, 2017. 42

Figure 4-24. Photograph of southernmost room, on second floor, House 1, detailing fireplace mantel, wall cracks, peeling/missing plaster, and exposed exterior brick walls, 2017..... 43

Figure 4-25. Photograph looking at rafters in the southernmost room, on the second floor, House 1, 2017. 44

1.0 Introduction

1.1 Overview

The Jarratt House is a two-story, brick, double house located at 808-810 Logan Street in the Pocahontas Island neighborhood in Petersburg, Virginia, one of the nation's oldest African American communities. This Historic Structures Report (HSR) was undertaken in order to support the development of the property as a public amenity, and to provide guidance for interpretation, restoration, and rehabilitation of the building. The property is currently owned by the City of Petersburg, and due to its vacancy, is suffering from serious structural issues.

The HSR places all the past interventions and any future work in context with the building's history and significance, assisting in short- and long-term decision-making, involving master-planning, restoration, and repairs. This HSR provides a records base for proposed work, and includes details of past alterations, recommendations for future use and repairs, measured drawings of the building, and photographs documenting existing conditions. Glavé and Holmes Historic Architect, Gibson Worsham completed the measured drawings and contributed to the architectural evaluation of the building.

1.2 Historic Research

Research for this report was conducted at numerous repositories, including materials held at the City of Petersburg, Petersburg Public Library, Virginia Historical Society, online databases, the Petersburg Circuit Court, and the Virginia Department of Historic Resources. Materials reviewed include letters held by the City of Petersburg, reports on file with the City of Petersburg and the Virginia Department of Historic Resources, newspaper articles, architectural books, photographs, and other relevant primary and secondary resources. Maps, early renderings, and photographs depicting the appearance of the Jarratt House at different periods in history were utilized in order to determine when particular building phases began. A full bibliography is presented in section 8.0.

In addition, oral interviews with local Petersburg residents, including surviving members of the Jarratt Family as well as other stakeholders were interviewed for the project; these oral interviews are referenced in the bibliography as well.

1.3 Site Investigation

Identification of Character-Defining Features

In July 2017, Gray & Pape and Glavé and Homes staff conducted on-site investigations and photo documentation of the Jarratt House. During the site investigation, Gray & Pape recorded and identified character-defining features of the interior and exterior of the building. Character-defining features include original building materials, decorative features, and interior layout of the building.

Investigation of Existing Conditions

In July 2017, Gray & Pape completed a visual inspection of existing conditions of the Jarratt House. The conditions were documented through photographs, and notes were taken regarding identified visible alterations to the building's historic fabric.

1.4 Historic Survey with Recommendations

This HSR provides a chronology of history of the Jarratt House, identification of its character-defining features, evaluation of changes to the historic fabric, and summary of existing conditions. The results of the HSR are intended to guide future physical improvements to the building, which may entail the retention and treatment of character-defining features of the building.

2.0 Construction and Development History

The following section provides an historic overview of Pocahontas Island's development followed by a narrative and historic summary of the Jarratt House.

2.1 Overview of Pocahontas Island

2.1.1 Introduction

Located in eastern Virginia, Petersburg is historically known as having the largest free African American population of Virginia's cities. Pocahontas Island is located north of Petersburg, along the Appomattox River. Originally named Pocahontas, the community did not become an "island" until 1915, when a water diversion channel was constructed across the neck of the river on the north side of the community. The diversion channel created a more noticeable body of water than the original river channel, and since that time, it has been referred to as Pocahontas Island. Pocahontas evolved from a typical white-dominated town in the eighteenth century to a primarily African American community during the first half of the nineteenth century. While much of the area was devastated by a tornado in 1993, the surviving buildings represent the typical building stock constructed for primarily immigrant and African American workers who came to the area to take advantage of Petersburg's many manufacturing jobs in the early twentieth century. The semi-isolation of Pocahontas was attractive to free African Americans in the early nineteenth century and served as a refuge from hostility. Throughout the island's history the African American population has been notable, and today the island still maintains its deep roots in African American culture and traditions.

2.1.2 Early History

In 1645, Governor Sir William Berkeley, by orders of King Charles II, led his men to land along the Appomattox River to establish a permanent settlement. At this date, the land was occupied by Appomattox Indians, who initially welcomed the colonists. The Appomattox Indians were one of thirty Indian tribes associated with the Powhatan Confederacy, and were the southernmost tribe within the Confederacy's territory of eastern Virginia. The Appomattox Indians had extensive trading routes in the area as well as knowledge of the land and shared their expertise with the colonists. The arrival of the colonists was the first British contact the tribe experienced, and Chief Necotowanee and Governor Berkeley established a positive relationship.¹

In the mid- to late seventeenth century, colonial settlements rapidly expanded between Jamestown and the Appomattox River. Some of the expansion was made easier due to already established Indian trading routes, such as the Occaneechee Trail which terminated at the land that would become Petersburg. Eventually, conflict between the colonists and the Powhatan ensued when the colonists began expanding their settlements, resulting in the construction of Fort Henry and an eventual treaty in 1646.²

In 1676, Nathaniel Bacon and other settlers, who opposed Governor Berkeley's relationship with tribes of the Powhatan Confederacy, raided Indian settlements. Bacon's Rebellion was also motivated by declining tobacco prices, high taxes, land ownership of frontier land, and restrictions on voting. The

¹ Pollock, Edward ,1885, *Historical and Industrial Guide to Petersburg, VA*. T.S. Beckwith & Co., Booksellers and Stationers. Petersburg, VA.

² Pollack, Edward 1885.

rebellion destroyed the peaceful relationship that Governor Berkeley created with the Native Americans. In the same year, the Native Americans approached Fort Henry and were met by Bacon and his troops, who overpowered their forces. Bacon and his supporters eventually burned the Native American settlements surrounding the Appomattox River³. When Bacon died on October 26, 1676, Governor Berkeley regained authority and hung other leading members of the rebellion. Regardless, the rebellion caused permanent damage to the allied relationships with area tribes. Following the rebellion, the Treaty of 1677 was signed by King Charles II and Chiefs from Powhatan tribes, which stated that Indian tribes loyal to the British crown were to be protected from further violence and could maintain their own settlements separate from the colonists. Following the treaty, colonists continued to establish settlements along the east coast of what would become Virginia.

In Petersburg, lots were established in 1738 on land previously owned by local resident Abraham Jones. The town was formed along the Appomattox River because of its proximity to established trading routes, such as the Occaneechee Trail, and its accessibility to ships bringing goods in and out of the area. The Appomattox River also enabled settlers to trade with other settlements located along the river. Waterfront settlement of Petersburg quickly became an active trading community. Before Petersburg was officially established, the first slaves were brought to the island north of Petersburg in 1732 to work in the tobacco warehouses. In 1749, the town of Wittontown, later known as Pocahontas Island, formed in a grid pattern across from northern edge of Petersburg along the Appomattox River. Wittontown was named after Richard Witton, a prominent land owner who had owned and laid out the land, patenting thousands of acres in Lunenburg County.⁴ Witton surveyed and sold the sixty-six half-acre plots of land within the grid. Pocahontas was officially established as a town during the legislative session of February 1752, the name chosen for local resident John Bolling family's alleged descent from Powhatan's daughter, Pocahontas.⁵ During the same legislative session, plans were made to construct a bridge across the Appomattox River to Pocahontas, which enabled a land transportation route between Petersburg and Richmond. The bridge was in place by the mid-1770s and had one arch to allow for the passage of small ships.⁶

The Pocahontas bridge was a vital part of the Revolutionary War, creating a direct route north from Petersburg. The Revolutionary War did not have direct impact on the Petersburg area until 1781 when an infantry battle took place at Petersburg on April 25th.⁷ The battle, known as the Battle of Blandford or the Battle of Petersburg, began when British troops arrived at City Point, east of Petersburg. Patriot troops strategically formed lines of men to wait for the British attack on the east side of Blandford, a town adjacent to Petersburg. The American troops were greatly outnumbered, only having about 1,000 soldiers to face approximately 2,500 British soldiers, who were followed by gunboats travelling along the Appomattox River. The British troops obtained higher ground than the Patriot troops, forcing them to withdraw and retreat across the Pocahontas bridge, continuing north into Chesterfield County. Although the bridge was the quickest route north, its narrow construction slowed the retreat. As the British approached the bridge, Patriot soldiers fled to the higher ground surrounding the bridge to open fire, protecting their fellow soldiers while they retreated. In attempt to slow the British troops and lessen

³ Pollock, Edward, 1885.

⁴ Neville, Ashley and John Salmon, "Pocahontas Island Historic District" National Register of Historic Places Registration Form (Glen Allen, Virginia: United States Department of the Interior, National Park Service, 2006) 18.

⁵ Neville and Salmon 2006, 19.

⁶ Ibid, 19.

⁷ Ibid, 19.

casualties, the American troops removed the planks from the bridge. British soldiers, however, burned the bridge.⁸

By the late 1780s, Pocahontas recovered from the Revolutionary War and established a thriving economy due to the surrounding Appomattox River. The river provided a prosperous tobacco and fishing industry, which attracted many immigrants, and freed African Americans in search of employment following the Revolutionary War. At the time, Pocahontas was primarily comprised of riverfront commercial buildings, including the waterfront wharves, storage buildings, tobacco warehouses, lumberyards and surrounding residential buildings. In 1784, Pocahontas was incorporated into the town of Petersburg, along with Blandford and Ravenscroft. At this date, Pocahontas consisted of 35 lots along a single street. Residents began settling on the island in the 1790s. While the first residents were white families and their slaves, the area contained a small population of free African Americans as early as 1790. Census data shows that 310 free blacks were recorded as living in Petersburg and Pocahontas in 1790, and by 1830, that number had increased to 2,032. Urban areas such as Pocahontas and Petersburg provided free blacks with employment options as well as the ability to establish their own neighborhoods and larger communities, as employment opportunities increased in the nineteenth century, these communities would continue to grow.⁹

2.1.3 Nineteenth Century

Petersburg suffered what became known as the Great Fire on July 16, 1815, which destroyed two-thirds of the city; however, the area's population continued to increase in the early nineteenth century. The number of free African Americans living in Petersburg also continuously increased during this time. Between 1820 and 1860, the free black population in Petersburg increased to 3,244, accounting for an increase of approximately 160 percent.¹⁰ The population growth of Petersburg also affected the increase in the number of residents on Pocahontas. Free African Americans felt comfortable on the island due to the physical isolation, at a time when their freedom was met with hostility. Although the same laws applied, the large population of free African Americans were attracted to the island because of the relative independence that was gained when congregating within the same neighborhoods. According to the Pocahontas land tax records, in 1820, five landowners out of 42 were free African Americans, with seven landowners not specifying their race. By 1860, 30 out of 140 landowners were free African Americans, with 16 landowners' races not given. In 1860, Petersburg had 3,244 free African American residents, which accounted for 18 percent of the city's population of 18,266 people.¹¹ The same year Pocahontas had 395 free African American residents, which was 77 percent of the island's population of 510. As the African American population increased, the white population decreased. Between 1860 and 1870, the white population decreased from 9,342 to 8,744.¹²

In the 1830s, the Richmond and Petersburg Railroad line was completed, with the last northbound stop at Pocahontas. The arrival of the railroad made Petersburg and Pocahontas more accessible to the rest of the state, which benefitted from the transportation of people and goods, and further expanded job opportunities in the area. With the combination of railroad transportation, the large African American

⁸ Ibid, 19.

⁹ Ibid, 20.

¹⁰ Ibid, 20.

¹¹ Ibid, 21.

¹² Bushey, Mary Ellen, Ann Creighton-Zollar, Lucious Edwards, Jr., L. Daniel Mouer, and Robin L. Ryder, *African Americans in Petersburg: Historic Contexts and Resources for Preservation Planning, Research and Interpretation* (Petersburg, Virginia: The City of Petersburg Department of Planning and Community Development, 1994).

population, and the development close to active ports, Pocahontas became a known stop on the Underground Railroad. Although only minimal documentation of actual Underground Railroad stops is available, the building at 213-215 Witten Street, just south of the Jarratt House, on Pocahontas has an oral history as being an active part of the movement.

During the Civil War, Petersburg had the largest number of free African Americans of any city in Virginia. In 1861, Petersburg's population was 18,266, with about half of the population being African American. Of the African American population, 36 percent were free.¹³ Petersburg played a major role in the Confederacy during the Civil War due to its proximity to critical transportation routes and ports, and its location near the Confederate Capital of Richmond. Area ports became a shipping hub, providing Confederate soldiers with necessary equipment. Although the railroad benefitted the Confederacy, it became clear that the lines between Richmond and Petersburg were causing delayed travel and transport of equipment for Confederate soldiers. The railroad line that was constructed in the 1830s forced northbound passengers and goods to be unloaded in Petersburg and transported to Pocahontas by wagon. At the time of construction, this route was a strategic attempt to retain business in Petersburg. In 1863, a new railroad line was hastily completed to minimize delays for Confederate soldiers and accelerate the delivery of supplies.¹⁴

On April 9, 1865, General Robert E. Lee surrendered to Ulysses S. Grant at Appomattox Courthouse, approximately 100 miles west of Petersburg. Following the end of the conflict, newly freed slaves moved to Petersburg and Pocahontas, expanding the already predominately African American population. African American institutions and organizations flourished. Churches, schools, libraries, among other cultural organizations were established. However, like much of the South, Pocahontas and the surrounding area experienced economic struggles following the Civil War. Confederate currency had no value and the majority of agricultural land and bridges were destroyed by Union troops, leaving the economy in ruins. Many southern cities needed to be completely rebuilt, but had little funding to complete the monumental task. Before the Civil War, cotton was a major income producer for southern states, but the success of the crop relied on slave labor. The method of sharecropping, in which landowners divided their plantations into smaller plots with living quarters for workers, developed out of the loss of slave labor. Freed slaves moved their families to the land to work, and in return they received housing and equipment, but gave half of the proceeds from the harvest to the landowner. The new system of labor was falsely disguised as freedom, as many sharecroppers remained in a cycle of debt to the landowners. The stagnant economy of the South was gradually rebuilt when new industries, such as iron and steel manufacturing and textile mills, were introduced from northern states seeking less expensive land and labor.

By the 1880s, commerce in Pocahontas was thriving. Railroads returned to operation and trade rebounded. Industries such as ice, oil, and coal companies were added to the already established lumber, tobacco, and fishing businesses. The Petersburg Wood Supply Company, Standard Oil Company, Columbia Peanut Company, Pocahontas Distillery Company, and the Roper Brothers Lumber Company were all successful businesses that were established on Pocahontas Island in the late nineteenth century.

The Reconstruction Era began in 1867. Although the result of the War freed about 4 million slaves, southern states created codes to prevent freed African Americans from gaining civil freedoms. Conflict arose when Northerners fought for the complete freedom of African Americans. The Thirteenth

¹³ Ibid.

¹⁴ Neville and Salmon 2006, 29.

Amendment, which abolished slavery and involuntary servitude, except as punishment for a crime; the Fourteenth Amendment, which granted birth rite citizenship to freed slaves; and the Fifteenth Amendment, which allowed freed slaves the right to vote; were all enacted during the Reconstruction Era to attempt to provide freedom to all Americans. Dramatic changes occurred, such as African Americans being elected into Congress and having prominent roles in politics and society. African Americans in Petersburg were active in civil movements and politics. Joseph P. Evans (1835-1889), an African American born into slavery, became a prominent politician in Petersburg. Evans represented Petersburg in the Virginia House of Delegates from 1871 to 1873, and represented Petersburg in the Senate of Virginia from 1874 to 1875. In 1875, Evans was elected president of the black labor convention.¹⁵

In 1882, Petersburg's first black newspaper, the *Lancet*, was created by George F. Bragg (1863-1940).¹⁶ The newspaper encouraged African Americans in Petersburg to start their own businesses, as well as advertised businesses owned by African Americans, which had a positive impact on African American-owned businesses. African Americans began professional careers, such as doctors and lawyers, following Reconstruction. African American home-ownership in Petersburg increased 300 percent between 1870 and 1890.¹⁷ African American property ownership, however, further segregated the population. Urban areas, such as Pocahontas Island where African American ownership flourished, experienced an overpopulation. As some people of means took advantage of the growth of transportation technology, and moved to areas outside of the city core, others, like those on Pocahontas Island, did not have the funding to leave the polluted industrial area. This economic segregation marked a clear divide between the social and economic classes of Petersburg.

From the late nineteenth until the mid-twentieth century, Jim Crow Laws were in effect, further dividing the population in the South. Public amenities, including waiting areas, restrooms, and water fountains, were segregated by race with clear signage indicating who could and could not use these areas. The phrase 'separate but equal' was often used, which gave the false impression that the Reconstruction Era Amendments were being enforced. Despite the repression, the African American community on Pocahontas Island and in Petersburg flourished.

From 1915 until 1916, a significant rise in construction in Petersburg occurred due to the establishment of a Dupont factory in Hopewell, northeast of Petersburg.¹⁸ Other industries, such as tobacco, experienced an increase in production, which resulted in a building boom as workers immigrated to Petersburg searching for employment. The African American population benefitted from the construction growth because it provided employment in the building trades. William E. Lee, Jr., was an African American architect who emerged from this era. Lee studied at Hampton Institute earning degrees in 1928 and 1938 and designed several buildings in the area including his parents' home on Pocahontas Island, and was the first African American corporate member of the American Institute of Architects (AIA).¹⁹

In 1910, a massive flood in Petersburg caused great damage on Pocahontas Island and destroyed the Pocahontas Bridge. A subsequent flood in the 1920s, caused many community members to relocate to

¹⁵ Dr. Martin Luther King, Jr. Memorial Commission, "African American Legislators in Virginia." http://mlkcommission.dls.virginia.gov/lincoln/african_americans.html (accessed September 5, 2017).

¹⁶ Bushey, et al. 1994, 33

¹⁷ Ibid, 33.

¹⁸ Ibid, 35

¹⁹ Ibid, 35.

higher ground in Petersburg. The population continued to gradually decline during the twentieth century, with many small businesses either closing or relocating to Petersburg. The mid-1950s marked prosperous economic times as well as the beginning of the Civil Rights Movement in Petersburg when African Americans peacefully protested the political and social injustices they faced daily. Throughout the mid-twentieth century Petersburg maintained racial segregation. The fight against segregation involved nonviolent protests, demonstrations, boycotts, and sit-ins by both white and African American citizens who believed in equal rights. The 1954 landmark case of *Brown vs. Board of Education of Topeka* resulted in the termination of segregation in schools, however, the school boards and parents in Petersburg were not in agreement with the court's decision and fought against the desegregation by building new schools to avoid merging neighborhoods of different races into shared schools. The Petersburg Public Library, which limited access to African American citizens, became the center of the Civil Rights Movement in Petersburg. During this era, many white families migrated to the suburbs to avoid integration, while African American families congregated in the west end of Petersburg and Pocahontas Island. This momentous time in American history resulted in the Civil Rights Act of 1964, which prohibited discrimination based on race, color, religion, sex, or national origin and outlawed racial segregation.

By the late 1960s, Petersburg's economy had begun a decline. Racial tensions in the area were growing, and, middle-class residents were moving to new suburban housing near Richmond where the job market was experiencing growth. By the mid-1980s, local businesses such as Brown and Williamson were relocating to areas with lower taxes, which had an adverse impact on both jobs and the population in Petersburg.

On August 6, 1993, a category F4 tornado hit Petersburg and Pocahontas Island, cutting a twelve-mile-long devastation path through the area. Four people were killed and over two hundred injured in the event. The tornado caused over \$47.5 million in damage, with The Old Towne section of Petersburg and the community of Pocahontas Island especially hit hard. Many houses and buildings on Pocahontas Island were destroyed or damaged beyond repair, including the Jarratt House, which sustained significant damage to the roof, and the Pocahontas Chapel which was completely destroyed.²⁰ Although the once bustling port is no longer economically prosperous, the residents of Pocahontas Island look forward to the future and continue to celebrate their strong African American cultural heritage, as one of the earliest Free Black Settlements in the country.

2.2 Jarratt House

Land records and physical characteristics suggest that the Jarratt House was completed in 1820 during the ownership of John Wilder. Wilder purchased two lots on Pocahontas Island in 1817 – Lots 11 and 29. – from John F. May.²¹ The rental value of Lot 29, which includes the Jarratt House, increased from \$0 in 1819 to \$170 in 1820, suggesting that the property had been improved.²² The year 1820 was also the first year that property tax books reported the value of buildings in Petersburg, and the value for the Jarratt House/Lot 29 was recorded at \$1,312.50.²³ The documentation further revealed that

²⁰ Neville and Salmon 2006, 33.

²¹ *Ibid*, 28.

²² *Ibid*, 28.

²³ *Ibid*, 28.

Wilder owned "2 brick tenements," and these are presumed to be the two halves of the Jarratt House on Lot 29.²⁴

John Wilder is recorded in the U.S. Census population schedules as residing in Petersburg in 1810 and 1820.²⁵ In the 1810 census, John and Joseph G. Wilder are listed one after the other, indicating they resided next door or at least very close to one another, with each listed as head of their households. John's household included: one white male between 26 and 44 years of age, presumed to be Wilder; one white female between 26 and 44, possibly his wife; four white females under 15, possibly daughters; and 8 slaves.²⁶ Joseph G. Wilder is shown as a white male between 26 and 44 with one slave. John and Joseph Wilder are presumed to be the same as those referenced in archival material held at the University of Virginia that includes a general store ledger of John and Joseph Wilder of Petersburg with "accounts for tobacco, wheat, and corn; accounts for the ship *Rebecca*, schooner *Nancy*; some account for women, 1793-1803."²⁷ The enterprise was apparently prosperous, as indicated by John Wilder's investments on Pocahontas Island and the growth of his household. In 1820, his household included the following people: one white male over 45 years of age, presumed to be Wilder; 12 slaves, including 8 males and 6 females; and one free colored male under 14 years of age. As a successful merchant in Petersburg at a time when the city's thriving maritime trade made it one of the most important ports of call in the region, John Wilder would have employed both slave and free black and white labor in the running of his business. Given the concentration of free black labor skilled in the maritime industry on Pocahontas Island it is not unreasonable to conclude that Wilder's investment in Lots 11 and 29 may have been more than speculative: the construction of the twin dwelling on Logan Street may have been intended to provide quality housing for Wilder's employees.

Census record research did not locate John Wilder in Petersburg in 1790 or 1800. However, genealogical information reviewed online suggests that John and Joseph G. were related to the Wilder family of William and Mary Parish, in Charles County, Maryland in 1800.²⁸ A definitive link between the two branches of the Wilder family is found in a Charles County deed dated October 24, 1810 transferring three tracts of land from the estate of James Wilder of Charles County from John and Joseph G. Wilder of Petersburg to Thomas M. Fowler of Charles County.²⁹

John Wilder is understood to have died around 1824, leaving Lot 29 as well as other landholdings in his possession to Joseph G. Wilder, presumably his brother.³⁰ Joseph G. Wilder continued to use the

²⁴ Ibid, 28.

²⁵ "1810 U.S. Federal Census" and "1820 U.S. Federal Census," *Ancestry.com* database entry for John Wilder, Petersburg, Virginia.

²⁶ It is logical to conclude that the free white female in the household is John Wilder's wife. However, the *Richmond Visitor* published an obituary for "Mrs. Nancy Call Wilder, wife of Mr. John Wilder, Cashier of the Bank at Petersburg, in that city," on October 21, 1809.

²⁷ John Wilder may have named the schooner *Nancy* after his wife, Nancy Call Wilder, referenced above. Thomas Baxter, Buchanan V. Polleck, John Traylor, John Wilder, Joseph Wilder, and others, "Account books, of Steel and Alexander and other Petersburg, Virginia, merchants and manufacturers 1793-1898," manuscript collection at the University of Virginia, Albert and Shirley Small Special Collections Library, OCLC 647804899.

²⁸ Neville and Salmon indicate that Joseph G. Wilder is the son of John Wilder. Research undertaken in this study suggests that they were brothers and business partners.

²⁹ Charles County, Maryland Land Records, 1810-1811, Liber IB-0, 299 (abstract <http://www.colonial-settlers-md-va.us/getperson.php?personID=I017887&tree=tree1>).

³⁰ Neville and Salmon 2006, 28. Neville and Salmon indicate that Joseph G. Wilder is the son of John Wilder. Research undertaken in this study suggests that they were brothers and business partners.

property as rental housing until his death in 1840. In 1841 the executor of Wilder's will sold Lot 29 to Henry H. Robertson, who subdivided the lot, bisecting the twin dwelling in half.³¹ Robertson subsequently sold the northern half of the house and lot to William G. Wynn in 1841, and the southern half to Hugh Doner in 1842. Doner sold his half of the house to John Finn that same year, while Wynn retained ownership of the northern half until 1853 when he sold the property to Lavinia Sampson. Until Lavinia Sampson acquired the northern half of Lot 29 in 1853 and the southern half in 1862, making the lot once again whole, the property on Logan Street and dwelling thereon had been, perhaps exclusively, owned and operated as a rental property by white, slave-owning men of similar socio-economic backgrounds engaged in commerce and trade in Petersburg.³² This consistency makes the sale of the property to Lavinia Sampson, a free colored woman of Native American descent, a notable shift in the history of the property.

2.2.1 Lavinia Sampson and the Pamunkey Indian Tribe

Lavinia Sampson, born ca. 1805, was of Native American heritage, and identified herself as a Pamunkey Indian long before the Federal government recognized her as such in U.S. Census records or other archival government documents. Prior to the 1860 U.S. Census, Native Americans were not recorded separately from "free Blacks and Mulattos". The phrase categorized 'people of color', and became a common way to identify persons with pigmented skin by way of the 1793 Virginia legislature, which required county clerks to record all "free people of color". The true word 'mulatto' is a classification for a person with one parent of African American ancestry and the other Caucasian, in which Sampson was not.

The eighteenth and nineteenth centuries were particularly challenging times for many Native Americans in Petersburg because they were neither black, nor white, but were often treated similarly to blacks. The intermingling between enslaved Native Americans and African Americans was not uncommon, due to their confinement; therefore, it is possible that members of the Sampson family were born to, at most, one African American parent. Most of Lavinia's maternal family members, the Sampsons, were either born free and were forced into slavery (due to debts owed to slave-owning farmers) or were born to enslaved parents and, therefore, were considered slaves themselves. Poor slave records, coupled with the misidentification of Native Americans as 'mulatto' presents challenges to deciphering whether members of the Sampson family were Native American or mixed with African American or Caucasian blood.³³

The classification of Native Americans as 'mulatto' or 'people of color', not only misrepresented people of native tribes, it also presented challenges for retaining ownership of their land. Due to legal loopholes regarding the classification of race, in January 1843, over 40 landowners petitioned for the sale of Pamunkey and Mattaponi reservation lands and accused the inhabitants of the tribal lands of being mulatto African Americans. Both tribes countered these suits and sought protection from local landholders with signed documents supporting their claims as Native Americans, signifying a united stance among the tribes regarding their ethnic classification.³⁴

³¹ Ibid, 28.

³² All but Henry H. Robertson are found in U.S. census records.

³³ Free African Americans of Virginia, North Carolina, South Carolina, Maryland and Delaware, "Roberts Family" and "Sawyer Family" <http://www.freeafricanamericans.com/> (accessed October 25, 2017).

³⁴ Library of Virginia, 1776–1865, Legislative petitions of the General Assembly. Electronic document, <http://www.virginiamemory.com/collections/petitions>, accessed October 26, 2017.

An arduous journey towards freedom for the Sampson family resulted in the appointment of trustees for an internal government within the Pamunkey Indian tribe in December 1798. Remarkably, over generations, many members of the Sampson family were able to establish themselves as free people through these petitions. Written testimonies were used to generate legal documentation to prove a person was of Native American heritage. Affidavits written by trustees of the Pamunkey tribe allowed people like Lavinia's mother, Sally Major, born Sally Sampson ca. 1780, to be certified as a member of the Pamunkey tribe, which permitted her children to become registered as "free colored" people in Petersburg, in 1817 and 1822.³⁵ Sally's father, John Sampson Sr., was an active member of the Pamunkey tribe, and was involved in signing the 1798 petition to the Virginia Legislature.³⁶

While little information exists for Sally Sampson, she was married to Thomas Major, who was the father of her three children (Lavinia, John, and Charles), as this was recorded in a November 1810 affidavit from a trustee of the Pamunkey tribe stating, "Virginia, King William County, I do certify that Sally Major the wife of Thomas Major is a free woman and a citizen of the Pamunkey Indian Town, lying in the county aforesaid..."³⁷ Archival records indicate Thomas Major's occupation was a sailor and that Sally Major's occupation was a laborer.³⁸

Written descriptions of Lavinia, as well as her mother, Sally, and brothers, John and Charles, recorded the Register of Free Negroes (1794–1819) and Free Negro and Slave Records (1787–1865), provide details of each person's physical appearance. Historical documentation, dated 1810, described Sally as "a woman, rather bright of a yellow than some of the other Indians...". Her categorization as a "free colored" female in the 1820 U.S. Census, further exposes the inexactitudes of the Federal recording process, and neglectful documentation of the Native American demographic in the early nineteenth century.³⁹

When Sally's children were registered in 1817 and 1822, the scribe included a description of each. For unknown reasons, all of Sally's children took her maiden name as their last names, while she used her husband, Thomas' last name as her own.⁴⁰ John Sampson, born ca. 1800, was depicted as "a lad of colour (son of Sally Major, a free woman) about nineteen years old, five-feet nine-inches high, of a light yellow brown complexion, has strait hair, cow lick in his hair, born free in King William County, said to be of Indian descent & by trade a shoemaker".⁴¹ Charles Sampson, born approximately a year after John, was described as "a free man of colour, five-feet nine-and-a-half-inches high in shoes, about 18-years old, of dark brown complexion, born free in King William County, registered at request of his

³⁵ Washburn, Kevin K. *Proposed Findings for Acknowledgement of the Pamunkey Indian Tribe (Petitioner #323)*. (Department of the Interior, Bureau of Indian Affairs, 2014), 38. <https://www.bia.gov/sites/bia.gov/files/assets/as-ia/ofa/ofa/petition/pdf/idc1-024801.pdf>, 38.

³⁶ Heinegg, Paul 2005 *Free African Americans of North Carolina and Virginia*. Electronic document, http://www.freeafricanamericans.com/McCarty_Martin.htm, accessed October 26, 2017.

³⁷ Petersburg, Virginia Free Negro and Slave Records, 1787-1865. Local government records collection, Petersburg (City) Court Records. The Library of Virginia, Richmond, Virginia 23219.

³⁸ Free African Americans of Virginia, North Carolina, South Carolina, Maryland and Delaware, accessed October 25, 2017.

³⁹ "1820 U.S. Federal Census," *Ancestry.com* database entry for Sally Sampson, Petersburg, Virginia.

⁴⁰ Free African Americans of Virginia, North Carolina, South Carolina, Maryland and Delaware, accessed October 25, 2017.

⁴¹ Library of Virginia, "Register of Free Negroes 1794–1819, no. 877" Virginia Memory, www.virginiamemory.com/collections.

mother Sally Major”.⁴² Lavinia, who registered as a “free colored” person five-years after her brothers, was said to be, “[the] daughter of Sally Major, near five-feet five-inches high, brown complexion, strait black hair, born free in the county of King William.”⁴³

2.2.2 Lavinia Sampson and the Jarratt House

Research indicates that Lavinia Sampson had six children, possibly with John Dennis; however, very little historical documentation was found regarding the origin or race of Dennis. A summary of proposed findings on the history of Pamunkey Indians in the region indicate the father of Lavinia’s children may have been white.⁴⁴ Lavinia’s children included, John Sampson, born in 1830; Thomas Sampson, born in 1832; Charles Sampson, born in 1838; and Henry Sampson born in 1844.⁴⁵ Their last names were changed to Dennis; this may have been required for children with Caucasian fathers, so that their *white* surname would continue in future generations.⁴⁶ Her daughters, Sarah and Rebecca were born in 1832 and 1841, respectively.⁴⁷

In the 1840 U.S. Census, Lavinia and her family were counted with only the head of the household recorded. These census records specified two males under 10-years of age, two males between the ages 10–24, one female under 10-years, a female between 10—24 years of age, and a female between 24–35 years old. Although minimal information was included in the 1840 U.S. Census, it does appear that Lavinia Sampson was not living with John Dennis, as he was not listed as a member of the household.⁴⁸

The 1850 U.S. Census listed Lavinia Sampson, and her children, as free black inhabitants in the City of Petersburg. The same records also specified that her value of real estate owned was \$450 at a time when it was extremely rare for women of color to be property owners. In 1850, Lavinia was listed again as the head of the household, but only with four of her six children living with her; John, Sarah, Charles, and Henry. John Sampson, a boatman, was the only one of her children living with her to have a registered occupation.⁴⁹

The eldest of Lavinia’s children, John Sampson (surname changed to Dennis when Lavinia married) was wed to a woman named Emma ca. 1855. John Dennis, a sailor, was registered as head of his own household in the 1860 U.S. Census with his wife and a 5-year old son, Robert, as dependents. Thomas Sampson married a Native American Indian Town resident named Keziah Langston, in 1855.⁵⁰ Thomas and Keziah Dennis had four children; John, Tom, Theophilus, and Theodora. Both Thomas’ and John

⁴²Library of Virginia, “Register of Free Negroes 1794–1819, no. 843” Virginia Memory, www.virginiamemory.com/collections.

⁴³Library of Virginia, “Register of Free Negroes, 1819–1833, no. 1170” Virginia Memory, www.virginiamemory.com/collections.

⁴⁴ Washburn, 2014, 38.

⁴⁵ “1860 U.S. Federal Census,” *Ancestry.com* database entry for Lavinia Sampson, Petersburg, Virginia.

⁴⁶ *Ibid*; Washburn 2014, 38. It is unclear from records when Lavinia and John were married and if they had biological children, or if the children were from another relationship.

⁴⁷ *Ibid*, 100.

⁴⁸ “1840 U.S. Federal Census,” *Ancestry.com* database entry for Lavinia Sampson, Petersburg, Virginia.

⁴⁹ “1850 U.S. Federal Census,” *Ancestry.com* database entry for Lavinia Sampson, Petersburg, Virginia.

⁵⁰ Washburn 2014, 38. Certificate of Death Keziah Dennis 1917.

Dennis' families resided next to the Jarratt House, where their mother lived, on Pocahontas Island; however, John was killed in 1864 during the Siege of Petersburg during the Civil War.⁵¹

Lavinia was listed in the 1860 U.S. Census as the owner of \$3,400 worth of real estate and the operator of a small boarding house for sailors.⁵² The northern portion of the house that Lavinia owned, and lived in, was rented by Elizabeth Graves, age 13; Major T. Duncan, age 17; Edward Stevens, age 45; and John O. Tyree, age 53. Graves (no occupation) and Duncan, a sailor, were categorized as mulattos, while Stevens was a registered black sailor, and Tyree was a white male whose occupation was a master of schooner (or sailor for a schooner vessel).⁵³

In 1865, as a member of the Pamunkey tribe, Lavinia paid for the funeral of Jane Updike, a Pamunkey woman from Petersburg, to help ease the financial burden for Updike's heir, Edward Bradby, a resident of Indian Town. This kinship between members of the Pamunkey tribe, suggest they maintained close relationships between Indian Town residents and those living in Petersburg. Kevin K. Washburn's 2014 report suggests some women who moved into Petersburg from the Pamunkey community in Indian Town may have married non-tribal members, and perhaps married white men.⁵⁴

Sampson retained ownership of the lot and house until she died around 1877. In 1879, following a lawsuit to dispose of the tract, John Fuller Jarratt purchased the house and lot and it remained in the Jarratt family for over 100 years.

2.2.3 The Jarratt Family

The Jarratt family traces their ancestry to Richard Jarratt (1779 – ca. 1840), described by Jarratt family historian Debbie Bell Jarratt as “one of the first free mulatto Blacks to be born on this [Pocahontas] island.”⁵⁵ Of African and English descent, Richard Jarratt was a maritime tradesman who owned the cargo ships *Sloop Gayle* and *Jolly Sailor*. He and his wife Betsy Rollins Jarratt married in 1803 and raised five children on Pocahontas Island, including Alexander (1806-1869), father of John Fuller Jarratt, the first in the family to acquire Lot 29 and the twin dwelling, now known as the Jarratt House. The family's free status is confirmed in the *Petersburg Register, 1794-1819*, in which “free negroes & mulattoes” who registered as such at the courthouse were documented. Richard Jarratt, “a dark brown mulatto man five feet seven and three fourth inches high (in shoes) about thirty years old, has a long scar about the middle of his forehead, and has a cut about the first joint of his left thumb, by trade a waterman born free and raised in the County of Chesterfield” registered on December 11, 1809.⁵⁶ His wife Betsy registered on June 8, 1810 as “a light brown woman of colour 5 feet 4 ½ inches high in

⁵¹ “1860 U.S. Federal Census,” *Ancestry.com* database entry for John Dennis, Petersburg, Virginia; Adjutant General's Office, “US Registers of Death of Volunteers 1861–1865,” National Archives: Washington, D.C.

⁵² Washburn 2014, 39.

⁵³ “1860 U.S. Federal Census,” *Ancestry.com* database entry for Lavinia Sampson, Petersburg, Virginia.

⁵⁴ Washburn, 2014, 24.

⁵⁵ Much of the history of the Jarratt family in this document comes from Debbie Bell Jarratt's *The Scrapbook Memoirs of an African-American Artist: Watercolor Memories of Family, Faith, and Black Christian History*, a book in draft form at the time of this study and shared electronically with Gray & Pape by the author. Additional information was obtained from oral history interviews with family members, including John Jarratt. These sources have been supplemented with historical documentation from various archival and online sources, as well as from Neville and Salmon's National Register nomination.

⁵⁶ Digital images of the original free papers for Richard and Nancy Jarratt are reproduced in *Scrapbook Memoirs*. The actual wording is slightly different from transcriptions found in the *Petersburg Register*.

shoes about twenty-eight years old, has a small mole on her left eye lid near to the eye brow, born free." Son Alexander registered and was described as "21 or 23 years old, in 1829, bright mulatto man, occupation waterman." Richard Jarratt, a literate man, saw to it that his children were as well, including daughters Jane and Ellie, for whom he retained a tutor in 1814. According to Debbie Bell Jarratt, Richard Jarratt owned several lots on Pocahontas Island: among them, Lot 12, acquired from William J. Calvin in 1815 for the sum of \$125.⁵⁷

Alexander Jarratt was born to Richard and Betsy Jarratt on November 19, 1807. Records indicate that Alexander spent his professional career working in the fishing and boating industry. In 1829, he was recorded as a "waterman" in the *Petersburg Register* and in the 1860 U.S. census when he was 52 years old, he was recorded as a "fisherman" living in the East Ward of Petersburg. *Scrapbook Memoirs* indicates that Alexander worked with his father and eventually became a steward on a vessel that traveled between Petersburg and New York. The 1860 U.S. census also indicates that Alexander Jarratt owned \$500 in real estate and \$100 in personal property, which possibly included the clinker-built boat he is known to have possessed. Around 1840, Alexander married Nancy Fuller (b. 1820) of Norfolk, Virginia. Nancy's father, John Lewis Fuller, was a slave who bought his freedom through profits made as a shoemaker, while her white mother, also Nancy, had been an indentured servant. Alexander and Nancy had at least eleven children: Maria E. (born ca. 1842), Anna (born ca. 1844), Sarah (born ca. 1845), John Fuller (born ca. 1847), Thomas (born ca. 1849), Rebecca (born ca. 1851), William Alexander (born ca. 1853), Frances Jane (born ca. 1855-1856), Lavinia (born ca. 1856), E. Rasmus G. (born ca. 1858), and Lucinda H. (born ca. 1860).

John Fuller Jarratt was named for his maternal grandfather, John Lewis Fuller, who moved his family from Norfolk to Monrovia, Liberia in 1849. Described as mulatto in U.S. census records, John Fuller Jarratt was reported to be light skinned and able to pass as white. He followed his father and grandfather in the maritime industry, serving as a fisherman in 1872, an oyster dealer in 1888, a pilot of a government tugboat named *C. B. Phillips* from 1869 to 1898, and a fish dealer at his own store in 1920.⁵⁸ According to *Scrapbook Memoirs*, John Jarratt met his future wife, Cornelia E. Park (born 1852), a young runaway slave girl from Warren County, North Carolina, to whom he provided shelter in 1863.⁵⁹ In 1874, the two were married in Petersburg.⁶⁰ At least two of their children survived into adulthood – William Thomas (1879-1956), and Norman E. (born ca. 1891).⁶¹ John Jarratt purchased former Lot 29 with the twin dwelling in 1879 following the death of Lavinia Sampson. It is unclear where on Pocahontas Island he and Cornelia were living prior to the purchase, but Petersburg City Directories and census records thereafter show him as owner and resident at 707 Cross (i.e., a cross street between two main streets) or 707 Logan through 1920.

⁵⁷ A digital image of the original deed is reproduced in *Scrapbook Memoirs*.

⁵⁸ Petersburg City Directories, 1872, 1888, and 1897 (Hill Directory Co., Inc: Petersburg, VA, n.p.; "1910 U.S. Federal Census" and "1920 U.S. Federal Census," *Ancestry.com* database entry for Alexander Jarrett, Petersburg, Virginia. Jarratt was listed as a laborer in 1882 and 1886, and a watchman in 1899.

⁵⁹ *Scrapbook Memoirs* states that Cornelia was sheltered in the Jarratt House on Logan Street, although this would have been during the ownership of Lavinia Sampson. It is interesting to note that the 1860 census does show Alexander Jarratt and family just a few households from Lavinia Sampson.

⁶⁰ Referenced on FamilySearch.org, under the name "Jno. T. Fuller."

⁶¹ Birth record abstracts on FamilySearch.org indicate that John and Cornelia had a daughter, Alexena (b. 1876), that died within a day, a son, John F. (b. 1884), Herbert (b. 1888). *Scrapbook Memoirs* only mentions sons William and Norman. The 1907 City Directory lists William and Herbert as waiters residing at 707 Cross Street, raising the possibility that Norman and Herbert are the same person.

By 1930, John Jarratt was 86 years old and a widower living with his son William T. Jarratt on North Carolina Avenue in Petersburg. John Jarratt's death certificate confirms this as his residence at the date of his death on January 18, 1931.⁶²

William T. Jarratt, Sr., John and Cornelia's eldest son, lived with his parents on Logan Street through 1910, and both he and his brother, Norman, worked as waiters at a hotel. William married "a very beautiful woman named Mattie Dodson (ca. 1885-1969) who was of African-American and Indian heritage," and the couple had a son together, William T. Jarratt, Jr., born in 1915. *Scrapbook Memoirs* indicates that William and Mattie still lived at the Jarratt House when son William was born, but by 1920 the couple had relocated to the other side of town from Pocahontas Island at 440 North Carolina Avenue.⁶³ The 1920 U.S. census also lists three step-children in the household – Dorothy, Eva, and Wallace Dodson, ages 16, 24, and 21, respectively.⁶⁴ Following John F. Jarratt's death in 1931, William T. Jarratt, Sr. inherited the Jarratt House property, but continued to reside on North Carolina Avenue through 1940. The 1940 U.S. census shows William T. Jarratt, Sr. at 404 North Carolina Avenue with his wife Mattie, their son William T., Jr., who was the a third-year college student, and their 16-year-old grandson Edward Smith.

William T. Jarratt, Sr. worked at the Petersburg Elks Home for over 40 years, advancing from a porter and janitor to assistant manager.⁶⁵ His obituary states that "the well-liked assistant manager died Sunday in Petersburg General Hospital. He was a member of the Gillfield Baptist Church, Pocahontas Lodge No. 7 AFAM, Royal Arch Chapter No. 4, St. Mark Commandery, Knights of Templar No. 3, and Petersburg Consistory No. 144. Jarratt was a past exalted ruler and member of the Royal Lodge No. 77 of Elks. He was a graduate of Peabody High School and attended Virginia State College." Following William Sr.'s death, the Lot 29 property passed to William, Jr.

Like his father, William T. Jarratt, Jr. (1915-1985) attended Virginia State College. City directory research shows that Jarratt, Jr. lived with his father on North Carolina Avenue in 1941, but in 1944 he married Anna Morse Booker (1921-2011) and relocated to 4804 Roanoke Avenue in Newport News to work as a "carrier". William was an enterprising man and following World War II he purchased two former army barracks from nearby Camp Picket, dismantled the structures, and built a "debt-free" home for his family in Petersburg on land given to him by his parents. City directories indicate that by 1948, William and Anna had returned to Petersburg and were residing at 334 North Carolina Avenue, presumably in the former barrack house.

In large-part owing to the trust and respect that his father earned during his long career at the Elks Home, William T. Jarratt, Jr. developed a professional relationship and friendship with a white banker in Petersburg named Bill Patton, who helped him to secure a \$10,000 construction loan to build a home in the Battlefield Park neighborhood of Petersburg. *Scrapbook Memoirs* includes an account of Elks Home members interceding on behalf of William T. Jarratt, Jr. after several incidents of vandalism to his construction site believed to have been perpetrated by the Ku Klux Klan. Thereafter, Mr. Patton continued to work to secure the financing for William to build new homes for other members of the African American community in Petersburg, at a time when discriminatory practices by banking

⁶² State of Virginia Death Certificate, for John Jarratt, January 18, 1931.

⁶³ Jarratt's house on North Carolina Avenue is ascribed the street numbers 404, 407, and 440 in various documentary records.

⁶⁴ The nature of the relationship of these children to Mattie Dodson remains unclear, as she would have been 11 years old at the time of Eva's birth.

⁶⁵ *The Progress-Index*. Obituary for William T. Jarratt, Sr., 26 June 1956, p.13.

institutions prohibited many African Americans from owning their own homes. William T. Jarratt, Jr. became a successful contractor in Petersburg, constructing homes in the College Park Subdivision and the Bland Funeral Home, and rehabilitating old landmarks such as the Center Hill Mansion, the Siege Museum, the First Baptist Church, and the Old Norfolk and Western Railroad Station.

William and Anna Jarratt were married for 44 years until William's death on August 30, 1985. While William worked on his contracting business, Anna was a school teacher with Petersburg Public Schools for over 40 years. The couple had three children: Jocelyn Michelle Jarratt, William Thomas Jarratt III, and John Fuller Jarratt. During William and Anna's ownership, the house was used as rental property until the 1980s.⁶⁶ Following the passing of William T. Jarratt, Jr., the Jarratt House on Pocahontas Island passed to Anna and their three children, who retained ownership of the property until donating it to the city in 1991.⁶⁷

⁶⁶ Oral Interview with John Jarratt, September 2017

⁶⁷ Fultz, Cay 1991, Tri Cities Plus Newspaper "Jarratt House Donated to City," July 24/25, 1991.

3.0 Chronology of Building Use and Physical History

The following chronology is based on a review of available historical materials, including drawings, photographs, maps and interviews. As historical materials relating to the Jarratt House are severely limited, the following building chronology relies heavily on a comparison and analysis of existing conditions of the Jarratt House. The few available historic maps are provided below and in Section 9.

3.1 Summary of Building Physical History

Built in ca. 1820, the Jarratt House was constructed of locally made bricks. In 1975, the building was documented by the Virginia Historic Landmarks Commission, and was noted as being in fair condition with extant original 6-over-6 double-hung windows and pine doors and trim.

3.2 Timeline of Jarratt House's Physical Alterations

Ca.1820	Construction of House
1915	Rear additions present
1975	Building documented on resource form, windows, roof, chimneys intact, front porch missing
1991	Clearing of debris and removal of vegetation
1993	Tornado damaged the building; most of the metal roof was stripped, right wall ruptured ties of 2nd floor joists to wall stud, temporary roof repair was executed following tornado damage, sketches were completed of the building to document the house following the tornado: <ul style="list-style-type: none">• A bathroom was noted as being added at the rear of the center passage• Interior finishes were noted as deteriorated• Modern cladding was covering historic weatherboard• A rear addition was noted as being recently removed• The fireplaces were noted as sealed• The porch roof was demolished by this date
2001	A project was started that resulted in the replacement of approximately 700 linear feet of salt treated roof decking, as well as the replacement of approximately 92 linear feet of fascia, and the replacement of approximately 15 linear feet of 3"x7' rough cut lumber
2001	A new roof was installed and inspected to be weather tight, in addition, 600' of wood decking was replaced, the only openings left on the building were two 6" areas in the roof gables a contractor was instructed to reinforce the existing ridge beam with new lumber in the ridge beam and failing rafters, but instead purchased and installed new rough-cut beams and rafters

2008	Window covers of the building were noted as being damaged or missing; numerous deteriorated mortar and loose bricks were noted on the rear wall
2011	A portion of the west (rear) wall, approximately 10' wide, collapsed from the first-floor level to the roof, the cause of the wall failure was water infiltration, which lead to the ends of the joists decaying, a major structural crack was identified in the south wall, lintel failures and cracks were noted in the east wall, severe deterioration of brick noted at the ground line, the tops of both chimneys were noted as missing, and the chimney on the north end was noted as having a severe lean, the building was temporarily supported with plywood shoring; bricks and other building elements were stacked behind the house to reuse at a later date, semi-permanent shoring was installed under the second-floor joist from the inside of the building followed by roof shoring from the interior of the building; the rear wall opening was covered, and wooden bracing of the walls was fabricated adjacent to the opening to secure the building



Figure 3-1. South wall and primary (east) facade of Jarratt House, facing north, 2017.



Figure 3-2. Photograph of Jarratt House primary (east) facade and south wall, 1976.



Figure 3-3: Photo of Jarratt House rear (west) wall collapse, 2011.

4.0 Architectural Evaluation and Condition Assessment

See Section 7 for Measured Drawings, Section 9.1 for existing conditions photos, Section 9.2 for Historic Maps, and Section 9.3 for previous Survey Forms.



Figure 4-1. Photograph of Jarratt House, primary (east) façade, 2017.

4.1 General Description

The Jarratt House is a ca. 1820, brick, two-story, six-bay, Federal style, double house. Originally constructed as a tenement house, the house features two, mirror image, interior units, with two central stair halls, and no connecting interior doors. The first floor of each unit features a large living room on either end, while the second story has doors of the stairway leading to a large chamber room on the end of the building and small chamber room on the front of the building. Each house unit has an entry on the primary (east) façade and the rear (west) façade. For purposes of this discussion, House 1 is located on the south side of the building, while House 2 is located on the north side. The building originally featured 6-over-6 double-hung windows on the upper story's east and west façades, 9-over-6 windows on the lower story's east and west façades and small 4-light attic windows on the north and south walls. All windows are now in poor condition, missing panes, or are gone. Window openings are currently boarded over with plywood. The following discussion provides a detailed overview of the house, and its architecture, and its current condition.

4.2 Site Orientation and Conditions

The Jarratt House is located along Logan Street between Whitten and Rolfe streets, on a zero-lot-line.⁶⁸ The primary façade is oriented to the east. This six-bay, brick building, was constructed in the Federal Style, and features exterior gable end chimneys on the north and south walls. The rear façade has been shored and braced due to extensive structural damage caused by a failed wall, and is currently covered in vegetation.



Figure 4-2 Photograph of Jarratt House, rear (west) wall showing shoring and vegetation, 2017.

4.3 Roof

The Jarratt House features a replacement, standing seam metal roof that was installed in 2001. Historic map research indicates that the original roof was clad in slate or tile, and archaeological investigations at the site in 2006 confirmed the presence of slate at the location, suggesting the roof was once covered in slate.⁶⁹ Photographs from 1975 show that by that date, the building had a standing seam metal roof. The current roof appears to be weather tight, with no moisture penetration identified during survey.

⁶⁸ The house has historically always been immediately on what is now known as Logan Street.

⁶⁹ Laird, Matthew R. "Archaeological Resources within the Pocahontas Island Historic District." (Draft Report, James River Institute for Archaeology, Inc: Williamsburg, VA, 2006).



Figure 4-3. Photograph of south wall at roofline, and exterior chimney, 2017.

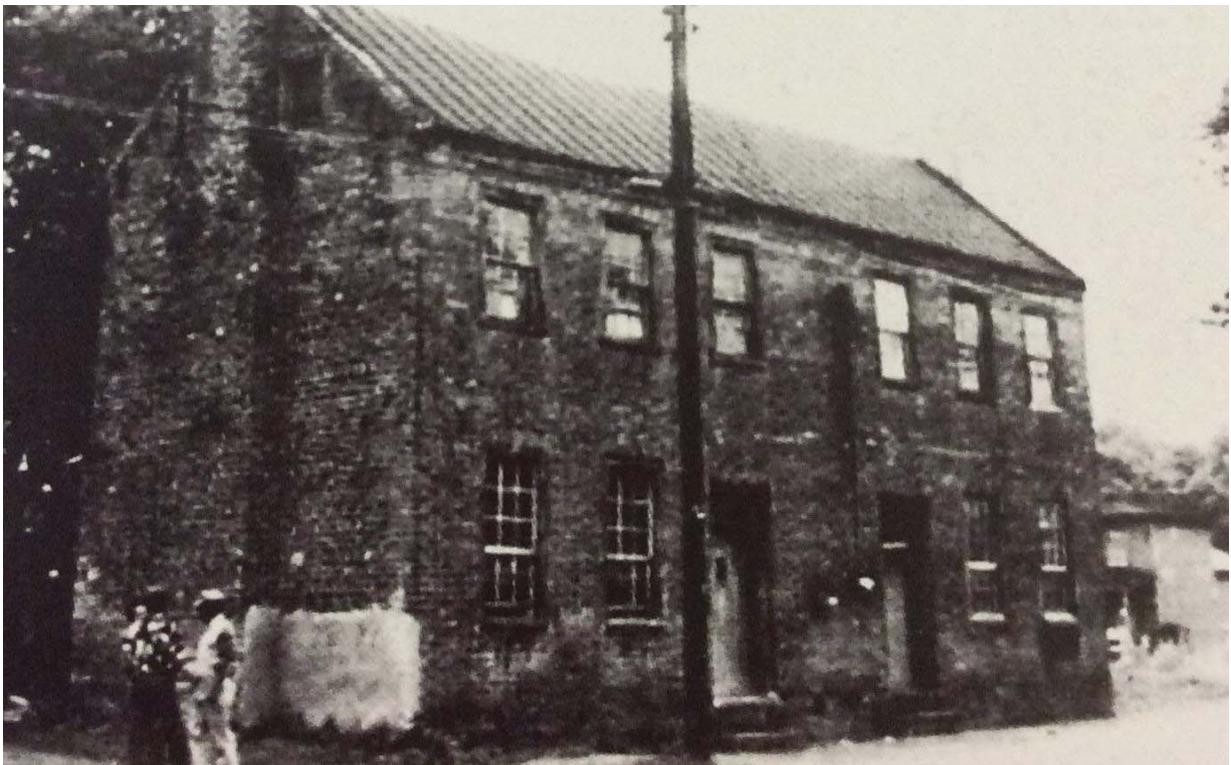


Figure 4-4 Photograph of Jarratt House primary (east) façade showing presence of standing seam metal roof, 1970.



Figure 4-6. Photograph detailing the cracks at the northeast corner of the primary façade, 2017.

Overall, the masonry is in fair to poor condition. Many sections, as noted above, feature damaged bricks. The primary façade features several gaps in the brick approximately 18 inches above the ground that were identified as voids to support the joists of the front porch that was reported to span the front of the building on the 1975 survey form of the house. No known photographs or images of the house with the intact porch were identified, and field observations revealed that the house likely did not have a porch, and that the openings were likely design features to allow air to circulate through the building's crawlspace. There are putlock holes visible on most walls. In traditional masonry, putlocks or scaffold poles were placed every four to six feet to carry scaffold boards into vacant spaces intended for header bricks, which were later filled in. In this case, the holes can be detected because the mortar is of a different color from the surrounding brick. There is no basement, only a low crawl space. The brick walls are supported on a stone foundation.

The house is equipped with corresponding exterior end chimneys at the center of each end wall. The chimneys narrow at a point corresponding to the front and rear cornices. Both chimneys were coated with cement parging above the roof. The southern chimney stack above the roof has been missing since some point before 2006. Each gable contains two casement windows flanking the chimney. The brick façade is constructed of closely laid Flemish bond with well-executed closer courses, while the ends and rear are constructed in three-course American bond. The first-floor wall is three wythes thick and the second-floor walls reduce in thick to two wythes and, in so doing, provides a ledge for the second-floor joists.



Figure 4-7. Photograph of masonry holes at the foundation on the primary facade, 2017.

4.5 Entrances and Doors

The Jarratt House is composed of two, mirror-image, two-story houses, House 1 and House 2. Each house has an entry door that has been boarded with a sheet of plywood. A ca. 1960-1970, wood-veneer, replacement door remains in place on the entrance to House 1, while a historic ca. twentieth century, three panel, pine door, with a damaged oak veneer was identified on the entrance of House 2; both entrances originally featured arched, tripartite transoms and brick lintels with only the entrance to House 1 retaining the transom frame. The frame for the entrance transom to House 2 was found inside of the doorway at the time of survey and should be retained and replaced in-kind if possible.



Figure 4-8 Photograph of House 1, main entrance with intact transom on the primary façade, 2017.

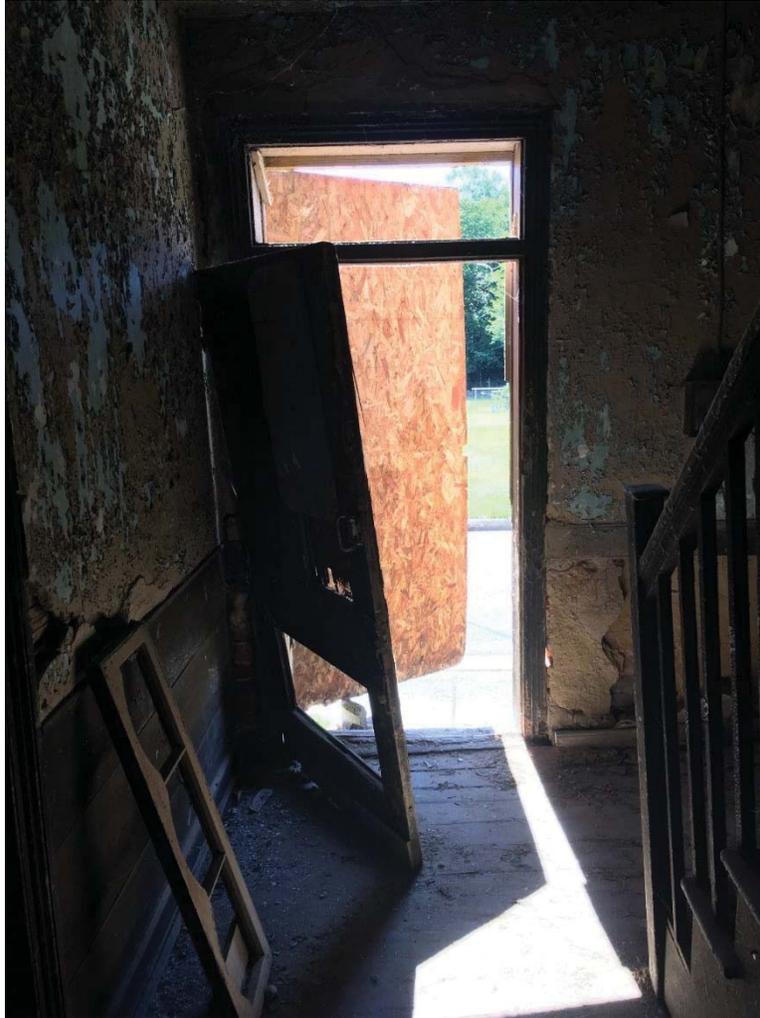


Figure 4-9. Photograph of the original door and transom of House 2, primary entrance, 2017.

The building originally had a rear entrance for each unit on the first floor of the rear façade, with a second entrance for House 2 located on the upper story. House 1 features a painted, four-panel, wooden door, that has been kept open by debris from the failing rear wall, while the upper-story of House 1 features what appears to be the original, vertical wooden plank doorway. The first-floor, rear entry door remains intact for House 2, and features a four-panel, unpainted, pine door, while the upper story of House 2 features a four-panel, stained pine door in poor condition. While no historic photographs depicting the rear exterior of the house were identified, historic map research revealed that as early as 1915, the building had a two-story wing on the rear façade that is no longer extant.⁷⁰ Photographs and documentation from the 2006 archeological survey conducted by James River Institute for Archaeology highlight and show ghosting and remnants of this wing. John Fuller Jarratt, one of the last owners of the house stated that plumbing for this area was available around 1920, and that he believed his father, William Jarratt Jr., a local contractor, completed upgrades involving a kitchen and bathrooms to both houses sometime in the 1940s. Jarratt recalled both houses having a bathroom and

⁷⁰ Sanborn Fire Insurance Map 1915.

kitchen addition.⁷¹ Archaeological investigations identified a clay drainpipe associated with the rear wing of House 2 that was presumably associated with the kitchen and or bathroom for this dwelling.⁷²



Figure 4-10. Photograph of Jarratt House, primary (east) and north façades, 2006.

⁷¹ Oral Interview with John Jarratt, September 2017.

⁷² Laird, Matthew R. 2006.



Figure 4-11. Photograph of Jarratt House, rear façade, 2006.

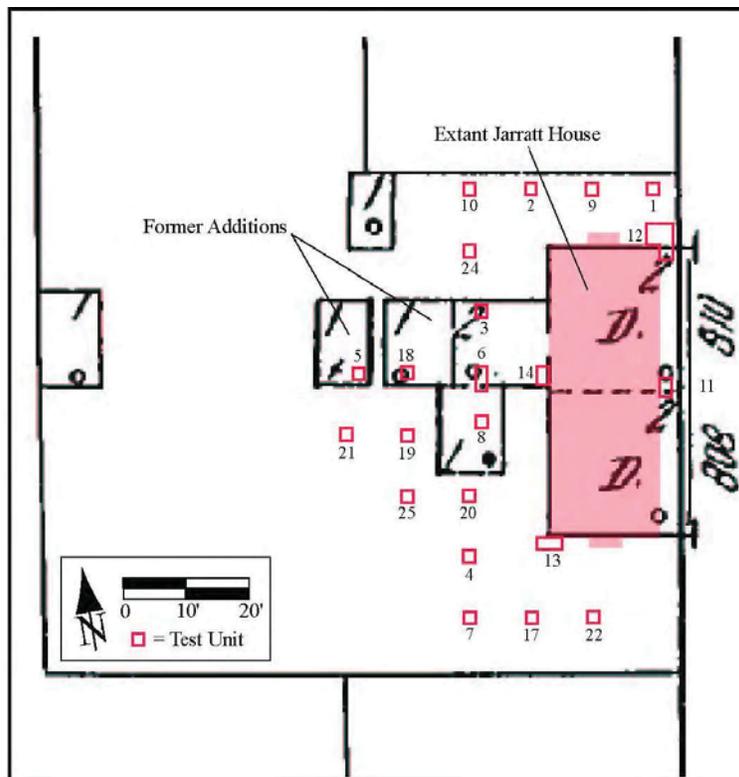


Figure 4-12. Projected test unit locations from 2006 archaeological investigations, overlaid on 1915 Sanborn Fire Insurance Map showing rear additions.

4.6 Windows

At the time of the survey, very few of the building's windows were intact, however, all the extant window frames within the building appear to be original. Many windows were missing panes or were damaged, but the sills and frames were intact, and are currently protected from the elements by the exterior plywood. The windows on the first floor living rooms of both houses appear to be the original window frames with twentieth century replacement 9-over-6, wooden double-hung sash. Several of the windows were missing a few glass panes, but are otherwise sound. The windows are free of paint but were not operational and are in need of re-glazing and caulking. The windows on the upper floor also appear to be the original frames with twentieth century replacement, 6-over-6 double hung wooden window sills. The northernmost window on the upper story large chamber room is missing and boarded over, while the second window in this room is damaged and boarded over. The northernmost, second-story chamber room has a rear, 6-over-6 window that is also boarded over. The rear window and door on the first floor of House 1 are missing due to the wall collapse. The windows on the primary façade, exhibit severe damage and covered with tarp and/or plastic sheeting. These windows appear to be the original window frames with replacement, twentieth century, 9-over-6, double-hung wooden frames.

Original window frames are a key character-defining feature of any historic building, while many of the Jarratt House's windows are damaged and/or missing, the original materials are largely intact, and may be restored and/or repaired to their original appearance. It appears the Jarratt House windows on the south façade may be original and should be preserved and used as template for any replacement fenestration.



Figure 4-13. Interior photograph of historic 9-over-6 window (window 6) in northernmost room on first floor, 2017.

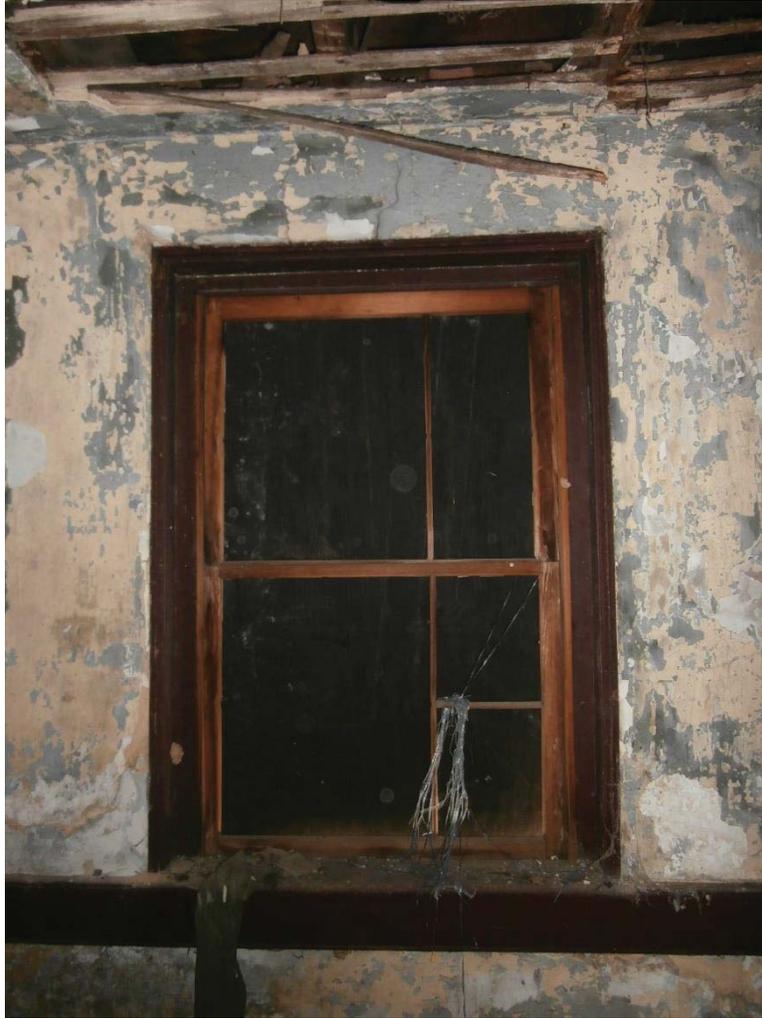


Figure 4-14. Interior photograph of window, House 2, on the second floor, 2017.



Figure 4-15. Interior photograph of window showing damage, 2017.

4.7 Exterior Materials and Condition Summary

The exterior of the Jarratt House retains a high level of architectural and historical integrity, despite the building's age, exposure and rear wall collapse. The window frames, several doors, foundation and masonry are all original to the building. Alterations include:

- Replacement roof
- Replacement doors
- Twentieth-century replacement windows
- Removal of rear and porch additions
- Brick repairs

The building appears to be in poor condition with major issues requiring attention:

- The building's rear wall collapse is of utmost concern, it is threatening the stability of the south side of the building. The structural instability of the west wall has caused cracks to appear between the west wall and the north passage partition and to the west side of the south chimney as the wall leans to the west. This leaning appears to have been adversely affected by the loss of connection with the second-floor joists as the west ends of the joists rotted due to moisture infiltration. The masonry at the bottom of the wall toward the north end is undercut and a section is missing. The mouse tooth cornice has been damaged by the falling section of wall or is missing.
- Lintels throughout the building were noted as deteriorated. The lintels over the two doors and the first-floor window head at the south and north ends are deteriorated and sagging. The brick jack arches should be removed, the lintels behind replaced, and steel lintels added to carry the restored jack arches to match the original.
- Masonry throughout the exterior of the building was found to be cracked and/or separated, as well as multiple instances of joint deterioration and eroded mortar joints.
- The chimney top is missing, and bricks are missing or loose from the top to the bottom.
- Continued moisture wicking, due to rising damp
- The left entrance threshold has a large crack
- Several instances of brick repair were noted on the building, many of which utilized improper methods or types of materials, which will result in further damage to the materials

Exterior character-defining features include:

- The overall building form
- The exposed brick walls
- Several original windows

4.8 Interior

The interior of the Jarratt House is comprised of two, mirror-image, two-story houses. The first floor of each house is comprised of an entry hallway, flanked by a wooden staircase leading to the upper story. A doorway located on each end of the hallway and a small closet/storage area is located underneath the stair. Evaluation of the storage area in House 2 revealed exposed, hand-sawn studs, as well as Type B, cut nails. Type B nails refer to nails manufactured ca. 1810-1900, utilizing a new method for making nails that allowed for every nail to be sheared off at a taper, resulting in nails all oriented in the same direction. Nails offer one of the best clues in determining the age of historic buildings, and the presence of Type B nails gives further evidence as to the approximate age of the Jarratt House, as Type B nails

were noted in several rooms of the building.⁷³ A single, large living room is located off the first-floor hallway. In both houses, the second floor is accessed by the staircase that leads to a small hallway with two bedrooms, a smaller bedroom and a larger bedroom situated above the lower level living room. A detailed description of each room is presented below.

4.8.1 First Floor House 1 and 2

The first floor of House 1 is accessed by the front door facing Logan Street. The interior hallway is approximately 15 feet and ½ inches long, and 51 feet and ½ inches wide, with a nine-foot ceiling. Despite being vacant since the 1980s, the interior of the Jarratt House retains many of its original finishes. Both House 1 and House 2 feature a small entry passage with a wooden stringer stair with a wood newel post and balusters and a small closet underneath the stair. Both houses feature original batten doors with original hinges leading to the closets, with the door to House 1 closet obstructed with debris from the wall collapse, and the rear entry of the building was badly damaged, as was the ceiling in at the end of the hallway.

House 1 features plaster walls, and ceilings in the entry passage while House 2 features horizontal board cladding and plaster ceilings, and a chair rail 33 and ½ inches from the floor. The cladding appears to be original and made of pine, all wall and ceiling surfaces are painted and in fair to poor condition. Narrow 1 and ½ inch moulded window trim can be found throughout the house. The South Room of House 1 measures approximately 14 feet, 1 inch by 15 feet, 4 inches. The South Room is accessed by an original six-panel door and features a central, ca. 1950s, concrete hearth with a Federal style shelf and architrave mantel, original one-part architrave trim and an added, late nineteenth century tongue and groove wainscoting. The rear wall of the living room has been badly damaged due to the wall collapse, with plaster missing and subsequent water damage to the ceiling, walls, and floor. A large section of the plaster has collapsed and the exposed lath is in poor condition. The plaster should be evaluated for repairs. The room has a central fireplace with a simple wooden mantel that has been enclosed.

The North Room of House 2 also measures approximately 14 feet by 15 feet and is accessed by an original six-panel door and features a central, ca. 1950s, concrete hearth with a Federal style shelf and architrave mantel, and a plain chair rail with top and bottom beads above plaster wainscot. The upper story of the house is accessed by a wooden stairwell, with a simple wooden newel post and rail with square spindles. The stairwell is 41 inches wide with 8-inch risers, and 13 steps total leading to a small upper story hallway. A small bedroom is located at the end of the hallway and measures 7 feet, 10 inches by 8 feet, 2 ½ inches.

⁷³ Visser, Thomas. *A Field Guide to New England Barns and Farm Buildings* (University Press of New England: Hanover, NH, 1997).



Figure 4-16. Photograph of first floor hallway and staircase, House 2, 2017.



Figure 4-17. Photograph of first floor entryway, House 1, 2017.



Figure 4-18. Photograph of southernmost room, on first floor, House 1, with collapsed interior wall, supporting beams, and ceiling, 2017.



Figure 4-19. Photograph of southernmost room, on first floor, House 1, with historic fireplace and collapsed exterior wall (right), also note the ceiling damage and wainscoting, 2017.



Figure 4-20. Photograph of northernmost room, on first floor, House 1, with historic fireplace and window, 2017.



Figure 4-21. Photograph of northernmost room, on first floor, House 2, detailing six-panel door and exposed lath and plaster, 2017.

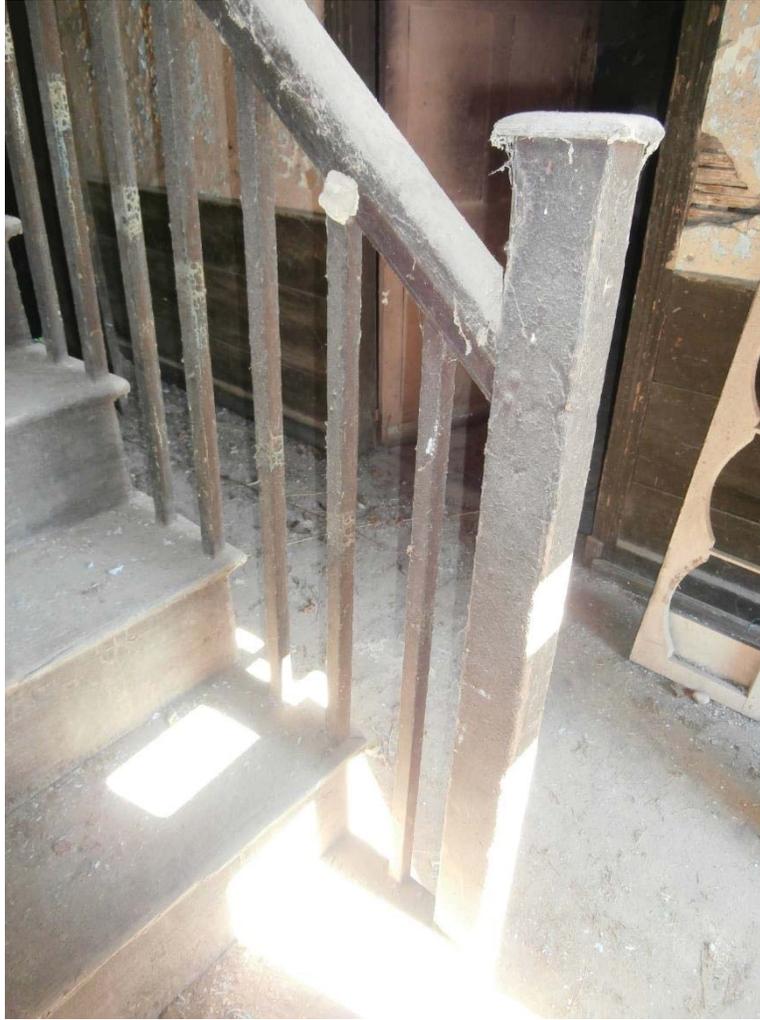


Figure 4-22. Photograph detailing original newel post on first floor, House 2, 2017.



Figure 4-23. Photograph of west hallway, on first floor, House 2, 2017.

4.8.2 Upper Story House 1

The upper story of both houses is accessed by a wooden stair on each side with 8-inch risers and 40-inch wide steps. The original attic access hatch is located in the plaster ceiling of House 1. The walls of both hallways are covered with plaster and the original window frame remains at the top of the stairs of House 1. At the end of the upper-story South Passage of House 1 is an original batten door with original hinges that leads to a small Chamber Room. The Chamber Room features an original chair rail with top and bottom beads above plaster wainscoting. The Main Chamber is located in the first room on the right at the top of the stairs, this room also features an original batten door and a central, twentieth-century concrete hearth with a Federal style shelf and architrave mantel, original one-part architrave trim and original chair rail with top and bottom beads above plaster wainscoting. The majority of the rear wall is missing in this room and the ceiling and walls are severely damaged.

4.8.3 Upper Story House 2

The upper story of House 2 features a replacement door at the top of the stairs, and horizontal cladding on the south wall leading up the stairwell. At the end of the hallway is small chamber with the original chair rail in place with top and bottom beads above plaster wainscoting. The Main Chamber room is located on the first room on the left located at the top of the stairs, this room also features an original batten door and features a central, twentieth-century hearth with a Federal style shelf and architrave mantel, original one-part architrave trim and original chair rail with top and bottom beads above plaster wainscoting. The majority of the plaster in this room is largely intact.



Figure 4-24. Photograph of southernmost room, on second floor, House 1, detailing fireplace mantel, wall cracks, peeling/missing plaster, and exposed exterior brick walls, 2017.



Figure 4-25. Photograph looking at rafters in the southernmost room, on the second floor, House 1, 2017.

4.9 Interior Materials and Condition Summary

Despite the age and damage endured by the building, the interior of the Jarratt House remains remarkably intact, with original woodwork, plaster, and decorative finishes still in place all existing conditions, materials, and building features are highlighted on the Measured Drawings in Appendix 6.6.

Alterations include:

- Bracing due to stabilization efforts
- Replacement doors on the front and rear façade, on upper and lower stories
- Additional moulding and or wainscoting on lower levels

Interior Character defining features include:

- Plaster
- Wooden floors
- Wooden staircases with newel posts and balusters
- Horizontal wall cladding
- Federal style shelf and architrave mantel in both Houses
- Chair rails
- Wainscoting
- Original batten doors
- One-part architrave trim
- Moulded window trim
- Original attic access hatch
- Wooden molding
- Wooden doors

5.0 Statement of Significance

5.1 Statement of Significance

The Jarratt House represents the lone surviving brick Federal Style Double House on the Pocahontas Island Settlement. The building is also associated with Lavinia Sampson, who owned the property 1853-1877 and The Jarratt Family, a locally prominent family in the area, who owned the property for over 100 years between 1877-1991.

5.2 Preservation Goal

According to the National Park Service,

Preservation (as a treatment approach), places a high premium on the retention of all historic fabric through conservation, maintenance and repair. It reflects a building's continuum over time, through successive occupancies, and the respectful changes and alterations that are made.

5.3 Identification of Character Defining Features

Based on a thorough analysis of all available primary and secondary source materials, including, but not limited to, historic maps, interviews, historic photographs, and records maintained by the City, as well as an on-site inspection of the building, the following features are identified as contributing to the Jarratt House's historic character. Measured Drawings highlighting all Historic Materials and their locations are presented in Section 7. These figures show the location and approximate dates of the existing historic features in the house, and should serve as a guide to preserve the building's historic character. Gray & Pape recommends maintaining the historic character of the building's exterior and the primary interior characteristics identified below.

- **Overall Building Form and Massing** – The overall form of the building, with its long rectangular shape and clean lines, is a prominent, character-defining feature of the building, and should be maintained. Any stabilization and subsequent construction should take this into account.
- **Roof Form and Features** – The gabled roof ends with exterior, gable-end chimneys distinguish the house as a Federal style building. The primary façade features a unique brick cornice with header bricks projecting beyond the plane of the cornice which give the appearance of a modillioned cornice, a character-defining feature that should be maintained.
- **Masonry Walls** – The brick masonry walls feature both a Flemish Bond on the primary façade as well as a three course American bond that should be maintained and or repaired as needed with minimal intrusion.
- **Doors and Windows** – The wood sash windows are significant features of the exterior and should be maintained. The only surviving historic doors are located on the interior. These doors should be maintained. Any future replacement doors should mimic the original doors in appearance.
- **Interior Configuration** – The interior configuration, although damaged, remains almost completely intact with the exception being the damage to the upper Main Chamber room in House 1 and the loss of the rear wing and historic additions. The most significant changes to

the building were the removal of the rear porches and rear wing additions. The original room configurations should be retained.

- **Interior Features and Finishes** – The following interior finishes and features should be retained:
 - Wooden staircases
 - Intact plaster and lath
 - Wood lath trim
 - Planking and moulding
 - Doors
 - Wooden mantles around fireplaces
 - Shiplap and wainscoting on the first floor of both houses

6.0 Recommendations for Conservation and Restoration

6.1 Secretary of the Interior's Standards

The Secretary of the Interior's Standards for Rehabilitation are ten basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs.

The Standards (36 CFR Part 67) apply to historic buildings of all periods, styles, types, materials, and sizes. They apply to both the exterior and the interior of historic buildings.

The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction.

The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible

with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

6.2 Building Recommendations

The following recommendations are based on historic considerations.

Regular Monitoring Maintenance Schedule

Understanding previous repairs and structural observations is a key component to assessing the condition of a historic building; repairs, if not properly performed, can lead to structural and/or maintenance problems. A routine maintenance schedule is recommended for this house that includes, ensuring coverage of all open holes on the building's exterior and routinely checking these coverings to prevent animals from entering the building, checking for water infiltration especially after significant rain fall, monitoring large structural cracks for signs of expansion, and ensuring routine grass cuttings and removal of vegetation from the building that will ensure thorough inspection of the site.

Removal of Vegetation

The rear façade of the building is covered with invasive vines. Removal of all exterior vegetation will assist with continued monitoring of the building's condition but most importantly will prevent roots from damaging the building. If left unchecked, roots of plants are invasive and can cause further damage to the structural integrity of the house.

Mothballing and Moisture Prevention

Until the house is actively being restored or stabilized, the building should be properly mothballed, including the control of humidity and infiltration of pests, i.e. termites and rodents, and most importantly, protecting the exterior from moisture penetration. Moisture wicking is a major concern in historic masonry buildings, proper handling of rainwater and run-off is a key element of controlling unwanted moisture surrounding a building's foundation. Studies have indicated that during a heavy rain event of two inches per hour can create approximately 200 gallons of water from downspout discharge alone in the span of one hour.⁷⁴ When the surrounding soil is saturated at this rate, a high-water table is created which generally rises up within a wall and eventually causes the deterioration of masonry as seen in the Jarratt House. Recommended solutions for combating rising damp are:

- Increasing the sloping grade away from the building to redirect rain water
- Developing a controlled ground gutter or other drainage to divert excessive water
- Reducing splash against the house

⁷⁴ Park, Sharon C., *Holding the Line: Controlling Unwanted Moisture in Historic Buildings*, NPS Preservation Brief 39, 1996.

Door and Window Repairs

The historic doors are to be retained and repaired. The finishes are to be restored, and historic hardware is to be restored and augmented with historically appropriate hardware where elements are missing. As necessary, clean, scrape, and paint wood doors and trim. Consolidate and fill missing or damaged areas with epoxy. Replace rotted wood in kind when necessary. Carefully clean wood with light sanding before priming and re-finishing. Where wood trim is already scraped, ensure that surfaces are free of any chemical residue before priming and re-finishing. Avoid any defacement of wood profiles. Verify weather-tightness at exterior doors and check door hardware for functionality and oil hinges. Retain all historic hardware, including locks.

Consider replacing modern doors with more historically compatible doors where applicable.

- Repair door frames.
- Reassemble and replace south door on the rear.
- Replace the second-floor door on the south wall with a window.
- Repair and repaint doors.
- Add new sills.
- Re-install transoms.
- Add weather stripping and wood storm doors.

Window Sash and Transoms

- Rotted or damaged wood should be spliced or removed and replaced using reproduction Honduras mahogany members, depending on the level of damage. Minor damage should be infilled with epoxy.
- Cleaned and repair the historic wood sash or sashes, re-glaze them, wipe the glazing rabbet with linseed oil, and apply glazing compound to the bottom of the rabbet.
- Place the glass in the opening, apply the glazing compound, and strike at a sharp angle with a putty knife.

Stabilization

If funding is readily available, stabilization and repairs to the building should be completed by a qualified structural engineer or contractor, experienced with working with historic, load bearing, brick buildings and their historic materials. The existing brick building should be stabilized and repaired. Stabilization and reconstruction of the failed portions of the rear wall should be a top priority, including:

- Reconstruction of the rear wall, using original materials wherever possible
- Replacement of damaged flashing and windows to match original building materials
- Determine if the building's historic additions will be reconstructed as part of the house's final desired use, and if so, plan reconstruction and stabilization efforts accordingly, any Americans with Disabilities Act (ADA) or other accessibility concerns should be incorporated on the rear façade of the building
- Once the building has been determined to be stable, repoint mortar on chimney and failing mortar throughout the building using an appropriate mortar mixture to accommodate historic brick composition
- Repair or replace failing lintels as needed throughout the building

- Masonry should be cleaned to sound mortar and tuckpointed, using proper mortar, in addition, failing, improperly infilled brick should be removed, and property repaired as needed
- Damaged thresholds and surrounding masonry should be repaired

Post Stabilization Recommendations

Following the stabilization and reconstruction of the rear wall, interior repairs should be considered in the building. It should be noted, that due to the building's age, the presence of lead paint is highly likely in the building and proper precautions should be taken. The building's plaster ceilings and walls are important character defining features and should be retained wherever possible. Due to several failing or damaged sections of plaster throughout the building, partial or complete removal of the plaster may be required if the plaster is found to be damaged beyond repair. Areas of damage caused by long term water infiltration should be removed and replaced. As noted above, proper precautions should be taken when removing or working with historic plaster, including:

- Using OSHA-approved masks because the plaster dust that flies into the air may contain decades of coal soot or lead, from lead based paint
- Wearing proper attire including long-sleeved clothing and head-and-eye protection

Intact plaster should be retained, and care taken during removal as to not damage good plaster due to vibrations, walls should not be pounded, rather a small trowel or pry bar should be used to is carefully pry loose pieces from the wall. Following the removal of damaged plaster, a decision should be made on whether to replaster over the existing lath or utilize a different technique. Thickness of the original plaster and condition of the original lath should guide the decision, as well as costs and time involved. Regardless, measures should be taken to ensure existing wood trim surrounding windows and doors will have the same "reveal" as before. (The "reveal" is the projection of the wood trim from the surface of the plastered wall).⁷⁵

Brick Masonry

Masonry that exists in a deteriorated condition can introduce moisture, insects, and vegetation to the wall system and to the interior of the building. In order to correct these deficiencies, general masonry repair and repointing is required where deterioration occurs. Any new brick and mortar should match the historic materials in color, texture, and proportion.

Sources of moisture must be eliminated in order to preserve the masonry materials. Sources of moisture include ineffective drainage associated with the failed flashing, roofing, and lack of gutters. Repair cracks in mortar. For micro-cracks where there is a risk of water infiltration, use a thin set, cementitious, mineral-based mortar. Please refer to the National Park Service's Preservation Brief on Repointing Mortar Joints in Historic Masonry Buildings.

- Repair minor spalls in brick.
- Resolve causes of and arrest active areas of deterioration.
- Clean and repair cracks and expanded joints.

⁷⁵ MacDonal, Mary Lee, *Repairing Historic Flat Plaster Walls and Ceilings*, NPS Preservation Brief 21, 1989.

- Repoint only where there is evidence of water infiltration.

Spalled and Damaged Brick

In general, efforts to address spalled brick should be confined to addressing failures in the surrounding mortars. Spalling on the horizontal surfaces of belt courses, copings and water tables, however, should be addressed to prevent water infiltration. Spalled brick should be replaced rather than repaired. All repairs and replacements should match the type, color, size, shape, and other characteristics of the existing masonry.

Cracking

Treatment depends on the size of the crack and whether it is determined to be active or passive (active cracks expand, contract, deepen and move; passive cracks do not change). Small passive cracks may be left alone. Large passive cracks should be filled with mortar or grout that matches the existing mortar in color and is weaker than the existing mortar to allow for expansion. Severe cracks may be addressed with epoxy and stainless-steel pins (epoxied joints should be skim-coated with mortar to camouflage and protect the epoxy repair). All damaged joints should be hand-raked prior to repair.

Soiling (Including biological growth)

Start with the gentlest methods, patch-testing specific materials and preparations in an inconspicuous area before using them. Use of a professional masonry conservator is recommended. Begin with a low-pressure water wash and mild detergent, reserving more aggressive methods for spot-cleaning stubborn stains. Do not proceed with cleaning if temperatures may fall below 40 degrees Fahrenheit, and complete all planned repointing and masonry repairs prior to embarking on any cleaning program. Avoid abrasives.

Mortar Joints

Areas of deteriorated Portland cement repair should be carefully removed by hand. Due to the delicate nature of the historic brickwork, the use of power tools should be avoided. Areas where Portland cement has been applied to the surface of the brick should be removed by hand only. No power tools should be used in these locations, due to the likelihood of damaging the brick. Grinding wheels should never be used to grind out the mortar as they damage the corners of the brick and, when used to grind out vertical joints, the inevitable result is cutting into the bricks above and below. A grinder with a thin, diamond-edged blade may be used to make a relieving cut through the horizontal joints, with the remainder of the mortar chiseled out by hand. This may not be done on vertical joints, because of the likelihood of cutting into the bricks above and below. Alternatively, a pneumatic air chisel may be used to carefully remove inappropriate or deteriorated mortar.

Historic mortar that is sound, exhibits no cracks, and remains appropriately adhered to the brick (ie: that has not failed and is still functioning properly) should be left in place. Non-historic mortar that is sound, exhibits no cracks, and remains appropriately adhered to the brick (ie: that has not failed, damaged the surrounding brick, and is still functioning properly) should be left in place.

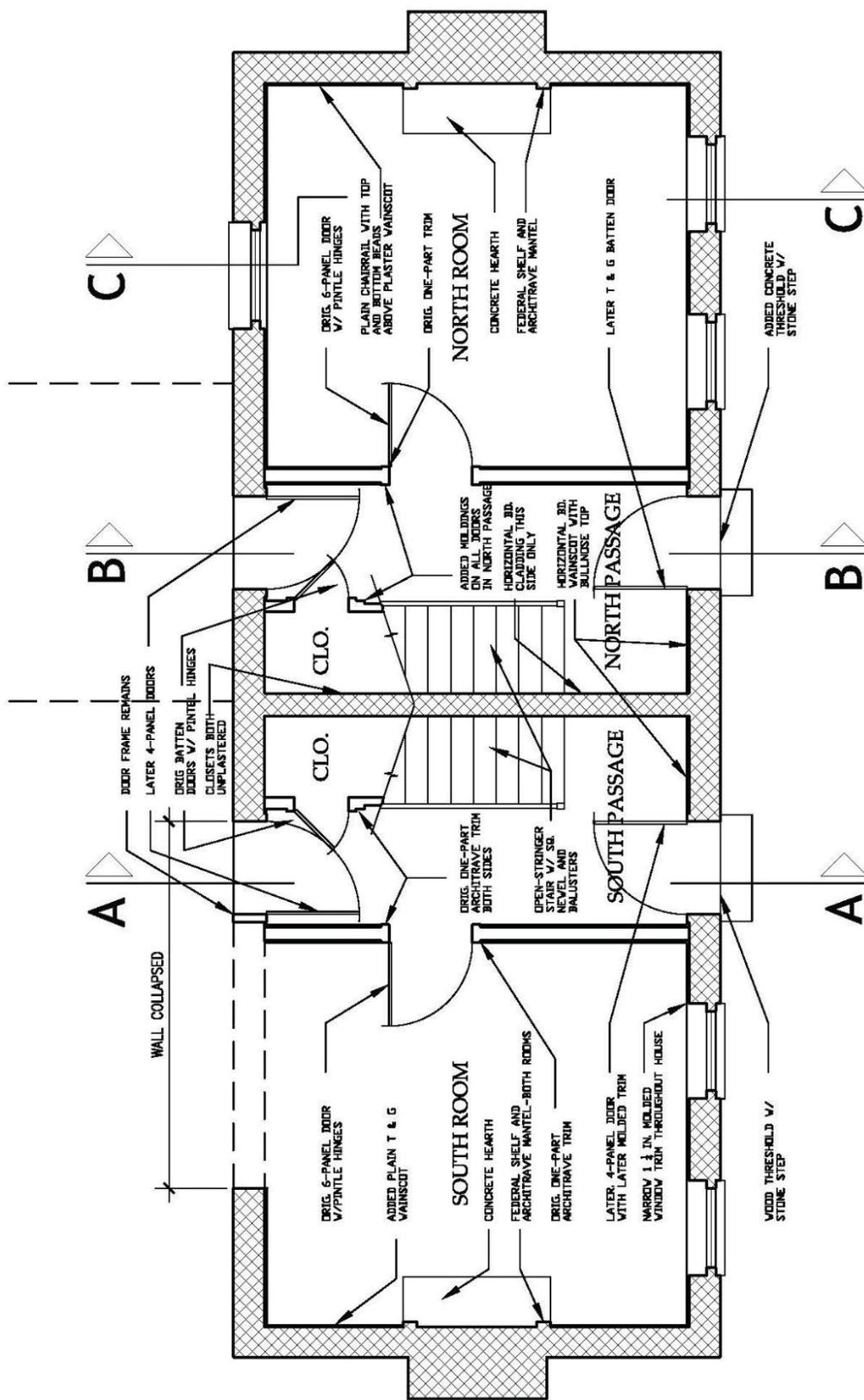
Areas of deteriorated mortar may be addressed through the careful removal of inappropriate mortar, as noted above. Mortar should be removed to a depth two-and-a-half times the width of the mortar joint, so that the joint may be sufficiently anchored. The finished joint should match in character the strike of the joint around it. New mortar should match the historic mortar in color and texture, and should be lime-based and appropriate to the structural needs of the building.

Surface Mounted Wiring and Equipment

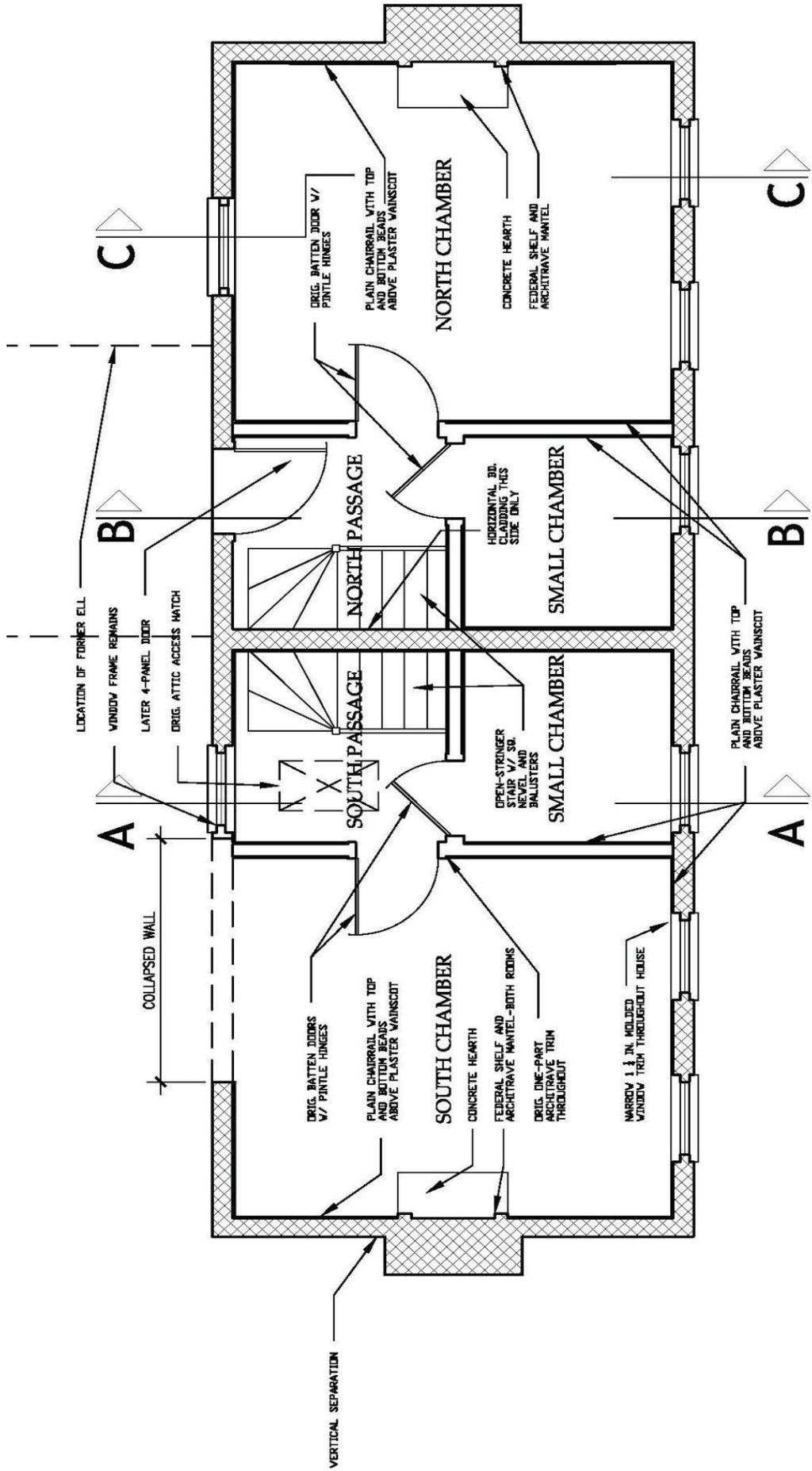
Remove unnecessary, unused conduit and equipment from exterior walls and repair masonry walls as necessary.

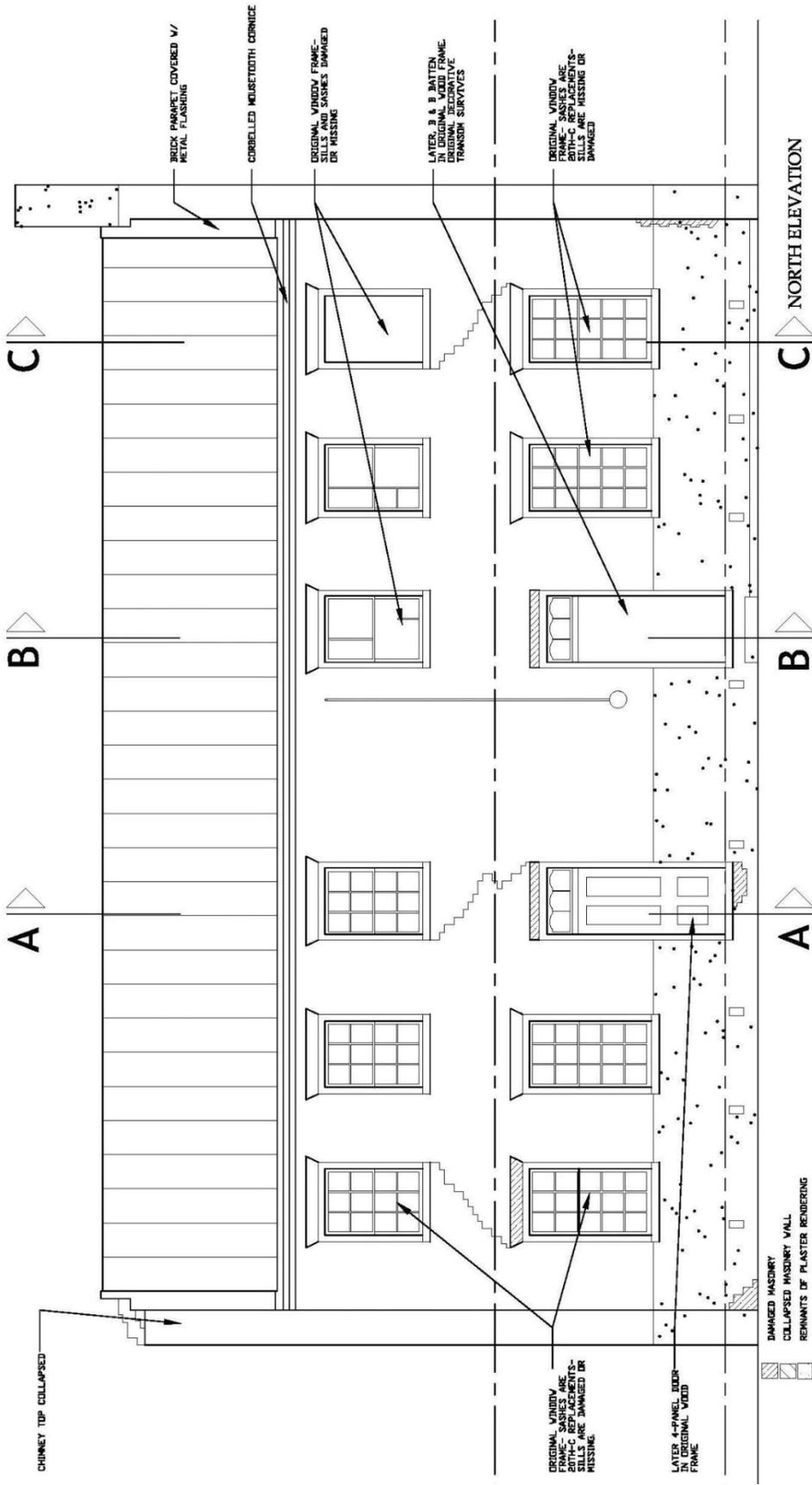
7.0 Measured Drawings

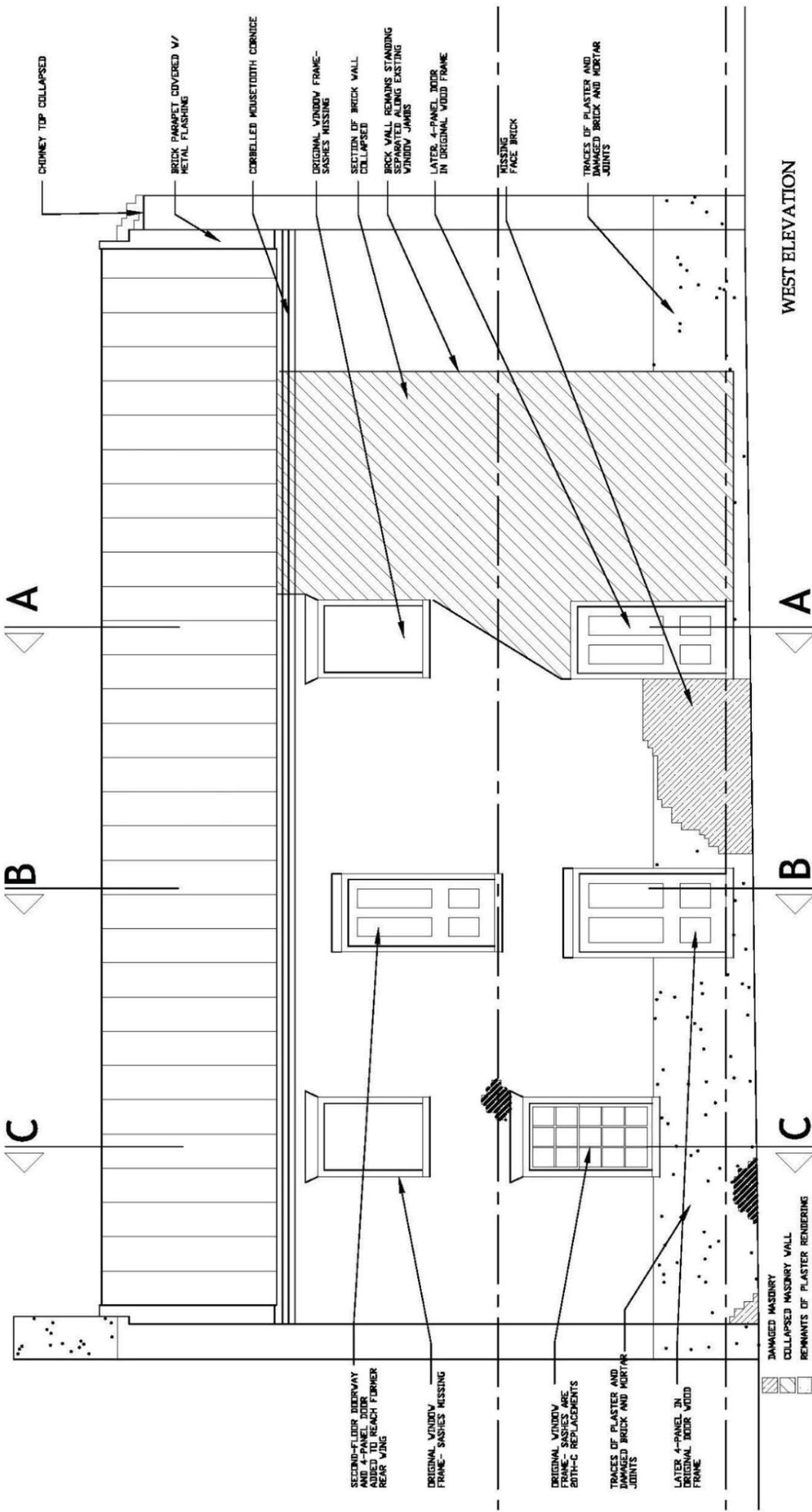
The following measured drawings were prepared by Historic Architect Gibson Worsham in 2017.

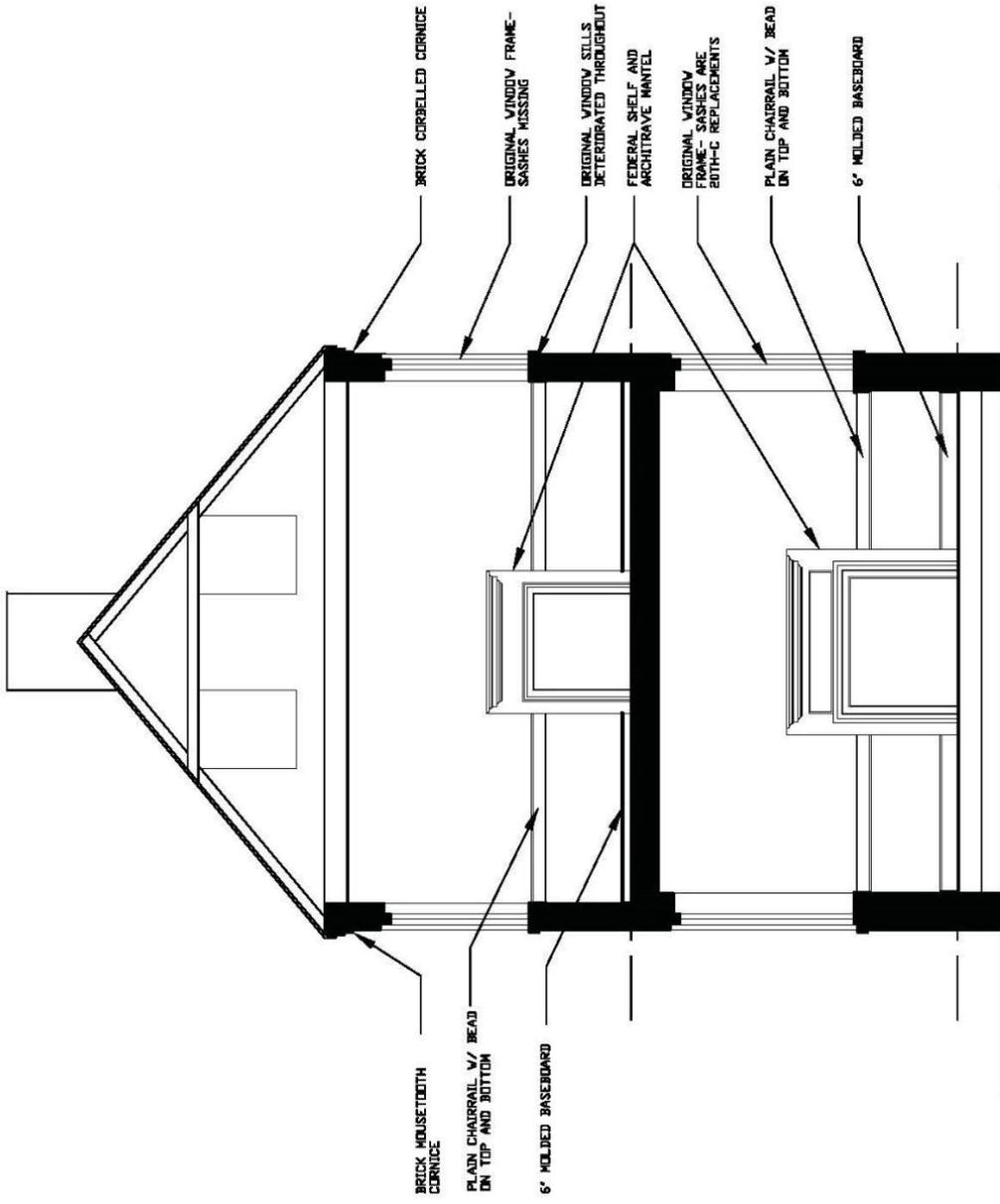


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9.0 Appendix

9.1 Current Photos/Existing Conditions

The following photo key and associated plates highlight the existing conditions of the Jarratt House.



LEGEND

▲ - Photo Location

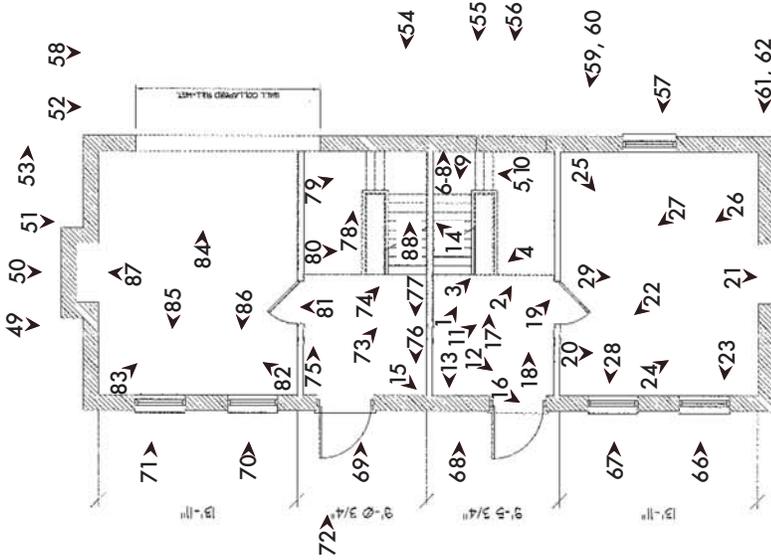
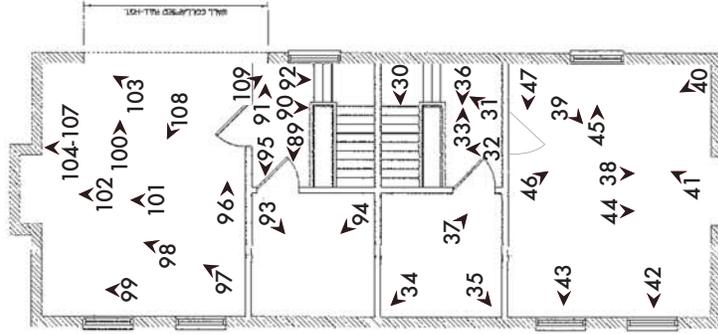
PHOTO KEY

Jarratt House
Petersburg, Virginia

Interior, First Floor &
Interior, Second Floor



GRAY & PAPE
HERITAGE MANAGEMENT



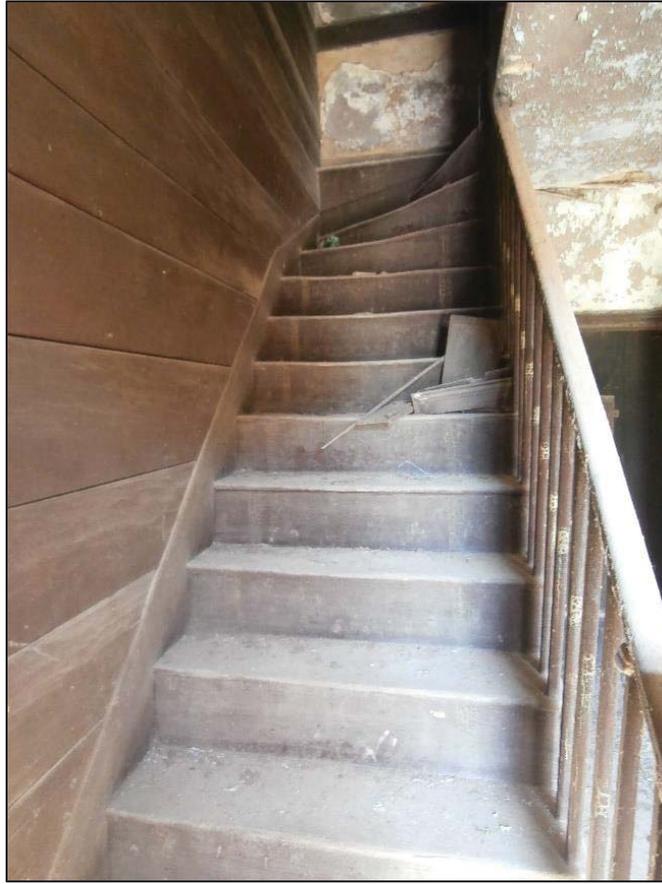


Plate 1: View of staircase to second floor (House 2), facing northwest.



Plate 2: View of hallway with stair at left and northern-most room at right (House 2), facing northwest.

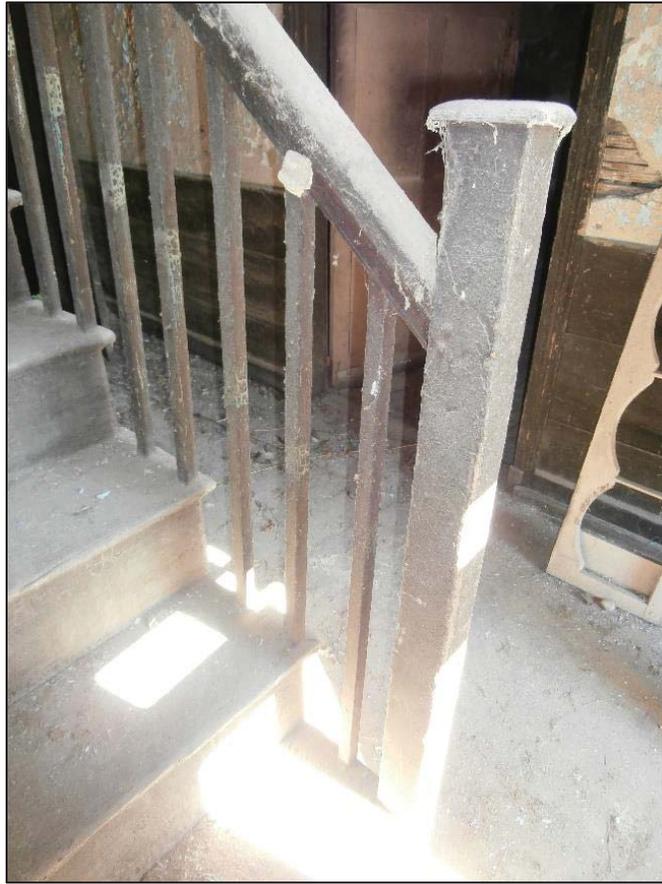


Plate 3: Detail of original newel post (House 2).

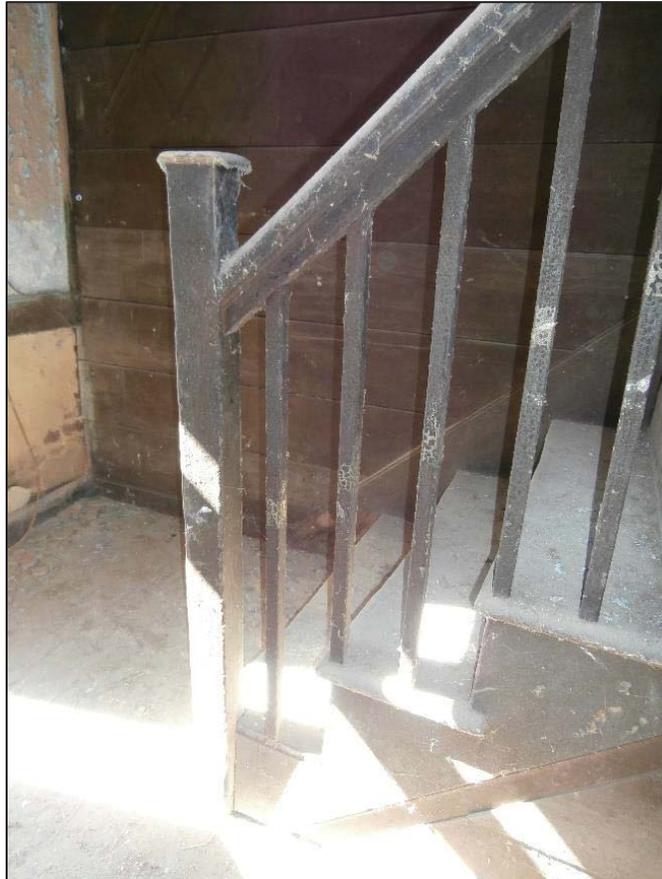


Plate 4: Detail of original newel post (House 2).



Plate 5: Detail of door to storage below stair.



Plate 6: View of storage area below stair (House 2).



Plate 7: Detail of storage area below stair (House 2).



Plate 8: Detail of storage area below stair (House 2).

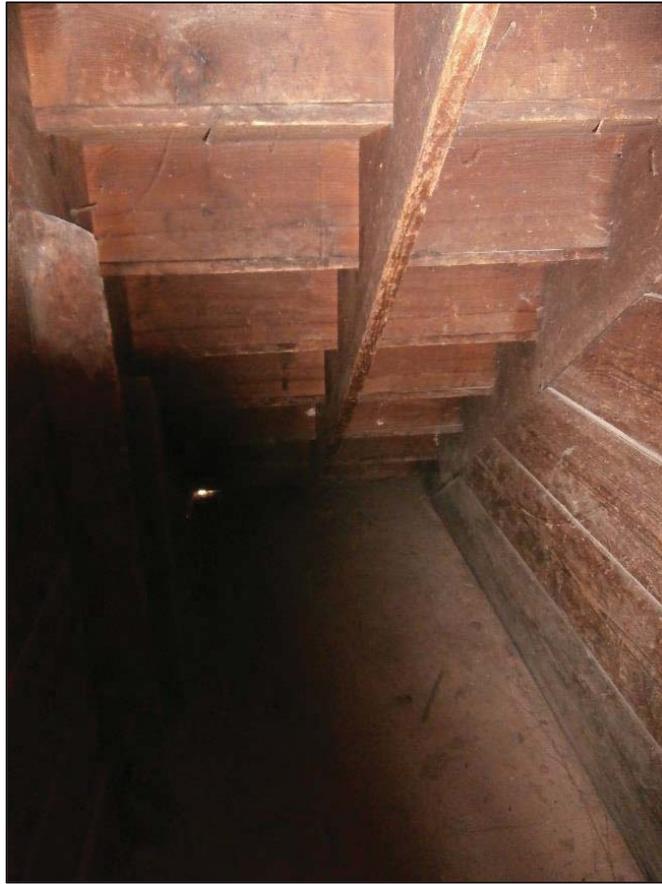


Plate 9: View of storage area below stair (House 2), facing east.



Plate 10: View towards storage below stairs (House 2), facing north.



Plate 11: View looking toward north most room showing exposed plaster and lath (House 2), facing northwest.



Plate 12: Detail of door on the front (east) façade (House 2), facing northeast.



Plate 13: Detail of historic electrical box on the east wall of the entryway (House 2), facing east.

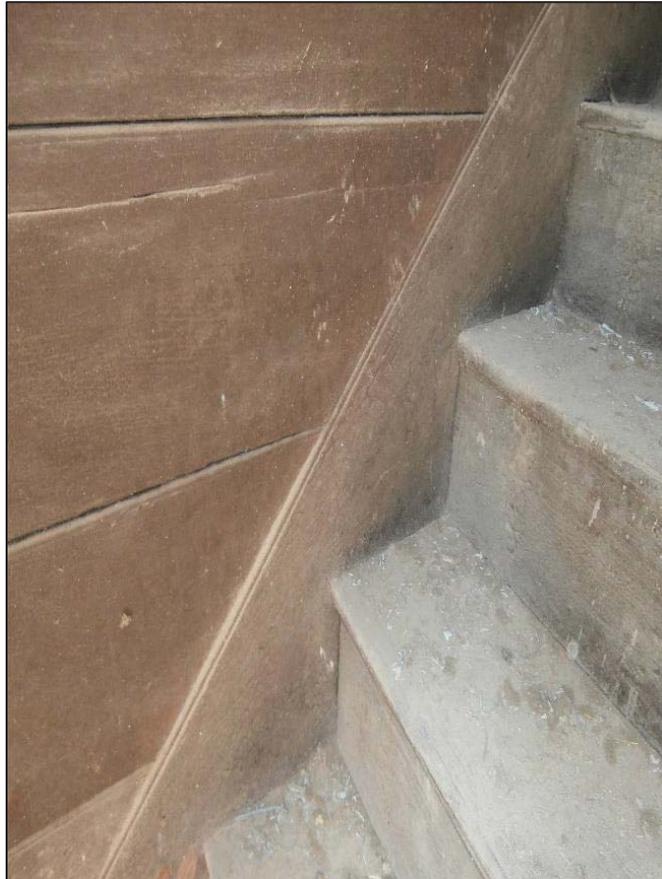


Plate 14: Detail of original stairs (House 2).

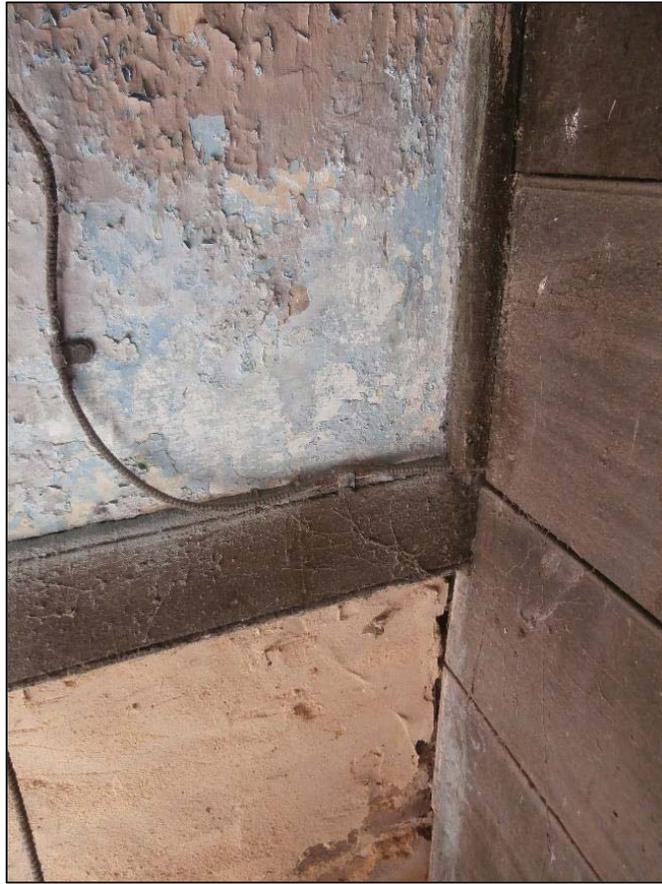


Plate 15: Detail of northeast corner of entryway (House 1).



Plate 16: Detail of door (House 2), facing northeast.



Plate 17: View of hallway (House 2), facing west.



Plate 18: View of entryway (House 2), facing west.

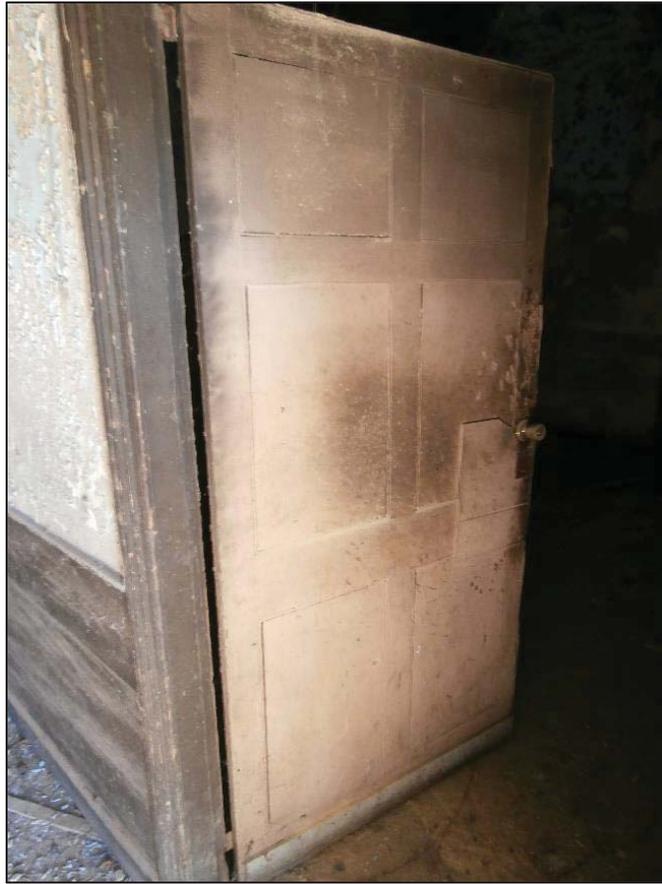


Plate 19: Detail of door into northern-most room (House 2), facing northwest.



Plate 20: View of northern-most room ceiling, facing north.



Plate 21: View of northern-most room looking at the fireplace which has been closed (House 2), facing north.



Plate 22: View of window in northern-most room (House 2), facing northeast.

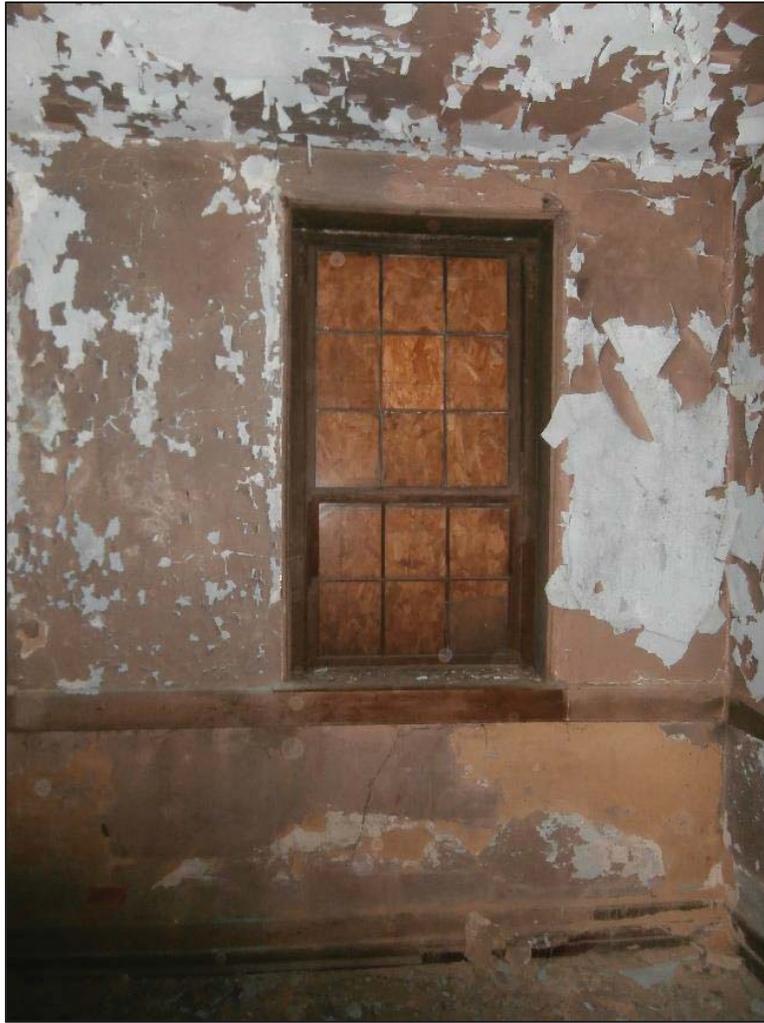


Plate 23: View of northern-most room looking at historic 9-over-6 window (House 2), facing east.



Plate 24: View of northern-most room with historic fireplace at right and rear window at left (House 2), facing northwest.



Plate 25: View of northern-most room with historic fireplace at right and front façade window at right (House 2), facing northeast.



Plate 26: View of northern-most room with two historic 9-over-6 windows at left and entrance to hall at right (House 2), facing southeast.



Plate 27: View of northern-most room (House 2), facing southeast.



Plate 28: Detail of front façade window in the northern-most room (House 2), facing east.



Plate 29: View of closed fireplace in northern-most room (House 2), facing north.



Plate 30: View of the stair from the 2nd story landing (House 2), facing east.



Plate 31: View of 2nd story hallway and stair (House 2), facing west.



Plate 32: Detail of historic door adjacent to the stair on the 2nd floor (House 2).



Plate 33: View of 2nd floor hallway (House 2), facing west.



Plate 34: View of southeast room on 2nd floor showing historic chair rail (House 2), facing southeast.



Plate 35: View of southeast room on the 2nd floor (House 2), facing northeast.



Plate 36: View of 2nd floor hallway and small chamber room doorway (House 2), facing east.



Plate 37: View from southeast room on the 2nd floor showing hallway and southeast room (House 2), facing northwest.



Plate 38: View of northern-most room showing historic fireplace and chair rail on the 2nd floor (House 2), facing north.



Plate 39: View of northern-most room on the 2nd floor with a missing window covered with plywood on the front façade (House 2), facing northeast.



Plate 40: View in northern-most room on the 2nd floor (House 2), facing southeast.



Plate 41: View in northern-most room on the 2nd floor (House 2), facing southwest.



Plate 42: Detail of window 6 on the 2nd floor (House 2), facing east.

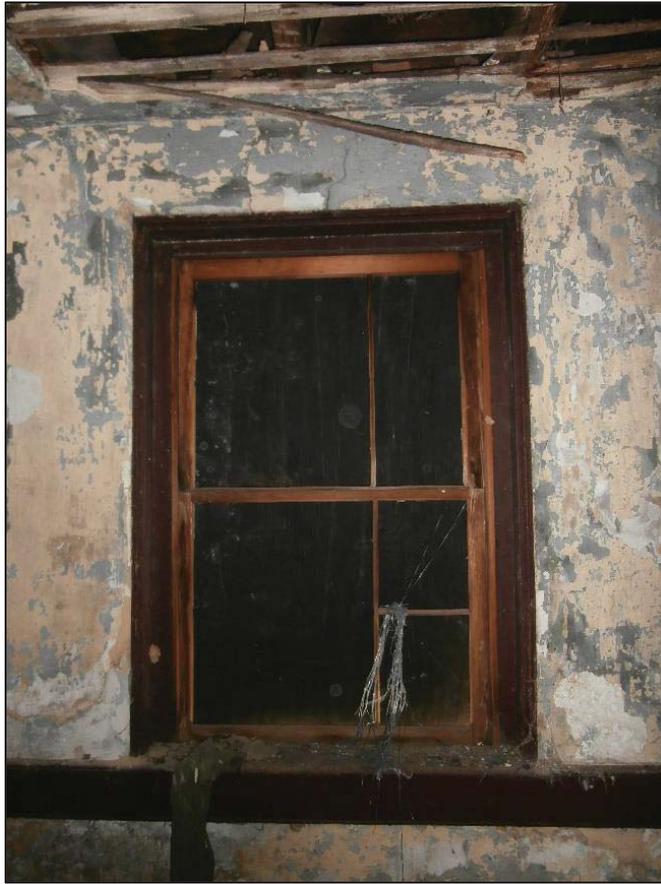


Plate 43: Detail of window on the 2nd floor (House 2), facing east.



Plate 44: View of the fireplace in northern-most room on the 2nd floor (House 2), facing north.

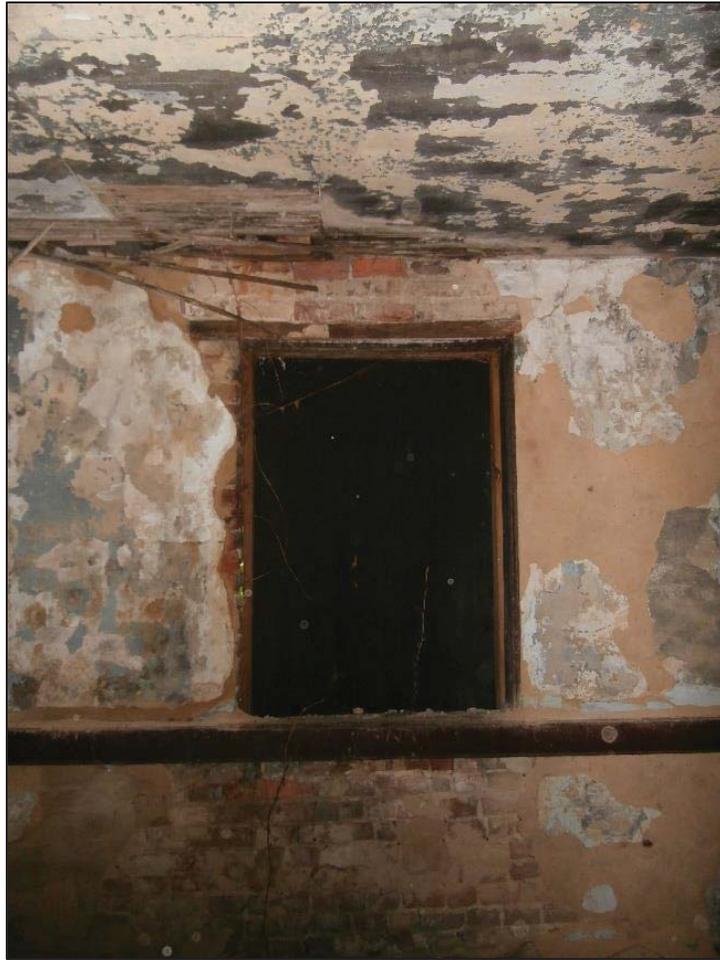


Plate 45: Detail of rear window in the northern-most room on the 2nd floor (House 2), facing west.



Plate 46: View in the north-most room on the 2nd floor (House 2), facing northwest.



Plate 47: Detail of historic door to the northern-most room on the 2nd floor (House 2), facing east.



Plate 48: View from Logan Street, facing northwest.



Plate 49: Detail of southeast corner of the building, showing missing bricks on chimney and poor mortar execution on south wall, facing north.

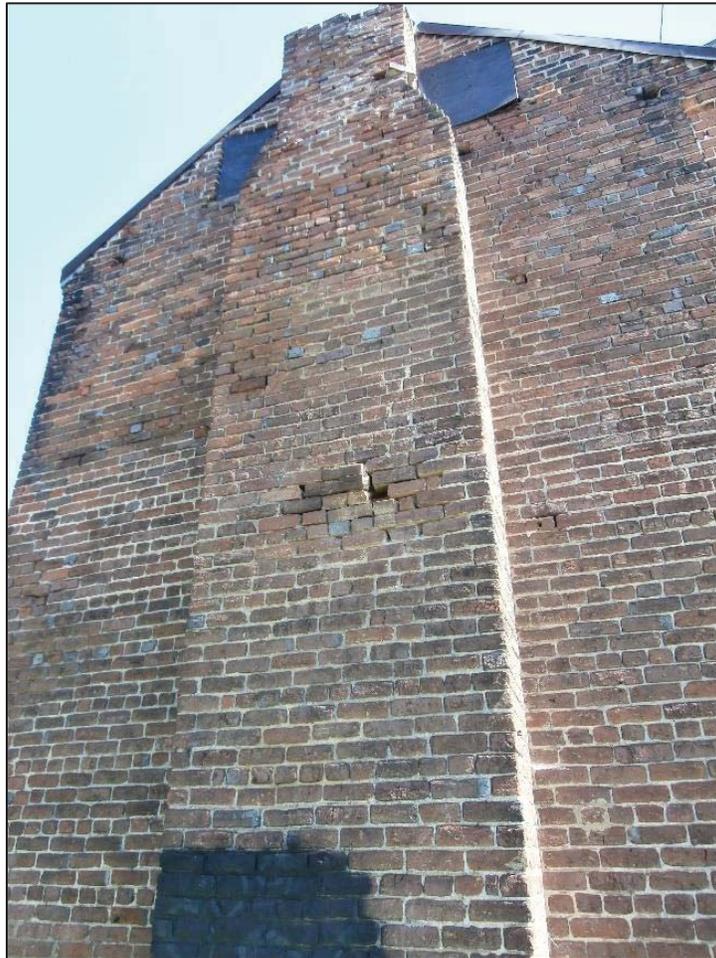


Plate 50: View of south façade, showing deteriorated mortar and two bays of infilled (plywood) attic windows, facing north.



Plate 51 : Detail of southwest corner of building showing poor mortar match and deteriorated mortar, facing north.



Plate 52: Detail of remnants from rear wall failure.



Plate 53: View showing temporary rear wall supporting frames, facing west.



Plate 54: View of rear (west façade), detailing the temporary plywood wall covering damages, caused in 2011, on the right section of the exterior wall on the rear (west façade), facing east.



Plate 55: Detail of stone footing from rear wing at the rear of the building.



Plate 56: Detail of extant stone footing at the rear of the building.



Plate 57: Detail of left side of the rear (west façade) of the building showing missing bricks, facing east.



Plate 58: View, showing saved bricks from the portion of the west façade that collapsed in 2011, facing north.

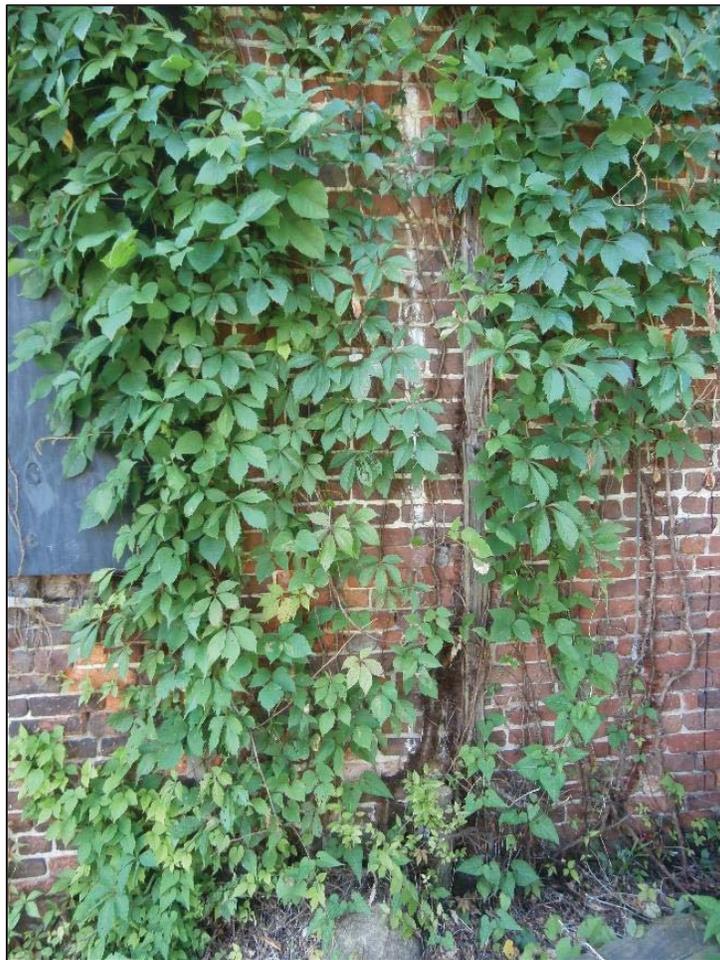


Plate 59: Detail of overgrown vegetation on the rear wall (west facade), facing east.



Plate 60: Detail of the rear wall (west facade) showing overgrown vegetation, missing bricks and plywood infilled windows, facing east.



Plate 61: Detail showing under the building showing crawlspace, foundation and subfloor.



Plate 62: Detail of northwest corner on the rear wall (west facade) showing overgrown vegetation, missing bricks and poor mortar matching, facing east.



Plate 63: View of the north façade with chimney at left, facing south.



Plate 64: View of the north facade, facing south.



Plate 65: Detail of the northeast corner of the north façade showing a variety of brick courses and area vandalized with spray paint, facing south.



Plate 66: Detail of northeast corner on the front façade (east façade) showing missing brick, cracks in exterior wall and infilled window (window 6) with particle board, facing east.



Plate 67: Detail of front façade (east) showing poorly matching mortar and particle board infilled window, facing west.



Plate 68: Detail of front façade (east) between both main entrances showing missing brick and poorly matched mortar, facing west.



Plate 69: Detail of entrance (House 1) showing overgrown vegetation and missing brick, facing west.



Plate 70: Detail of front façade (east) showing particle board infilled window and part of the entrance to House 1, facing west.



Plate 71: Detail of the southeast corner of the front façade (east) showing particle board infilled window, metal sill, missing brick and deteriorated mortar, facing west.

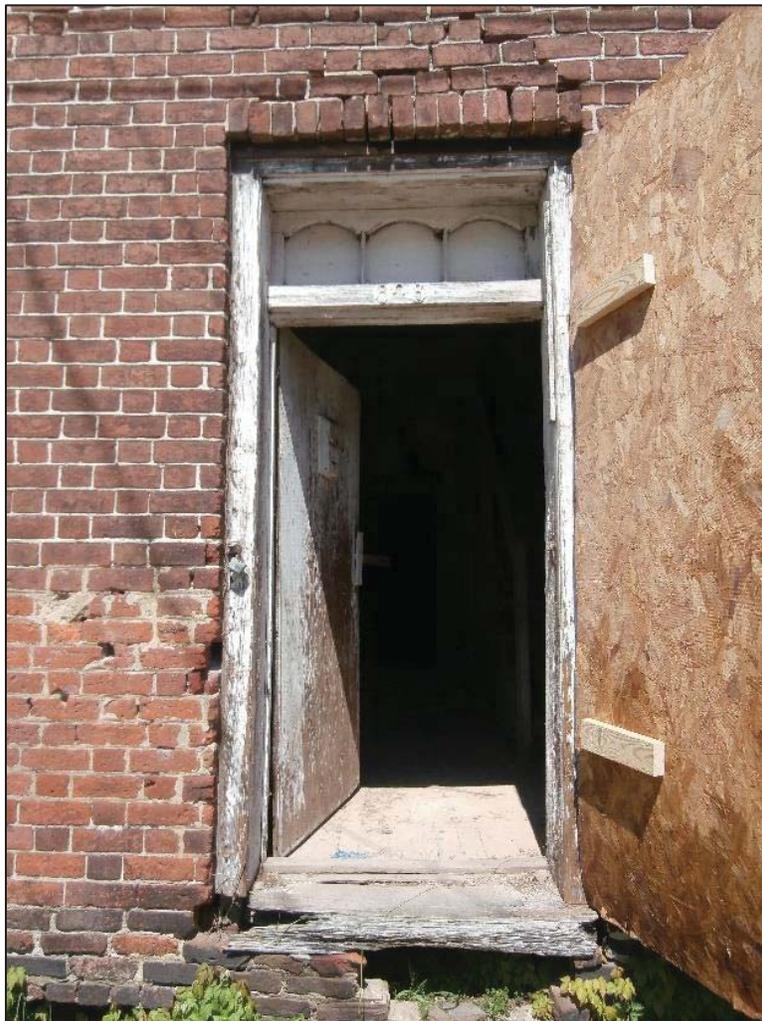


Plate 72: Detail of main entrance, House 1, as well as the historic arched tripartite transom and brick lintel, facing west.



Plate 73: View of entryway showing vertical access to 2nd floor (House 1), facing northwest.



Plate 74: View, northwest of entryway showing vertical access to 2nd floor (House 1).



Plate 75: View of hallway with stair, at right, and southern-most room at left (House 1), facing west.

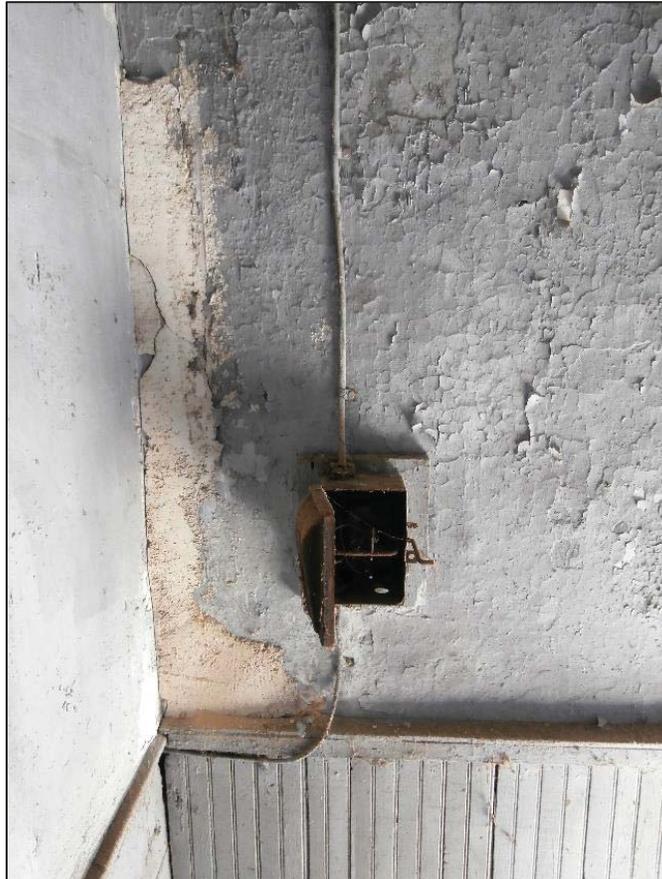


Plate 76: Detail of historic electrical box on east wall of entryway, featuring wainscoting below (House 1).



Plate 77: View of entryway showing two types of wall treatments (House 1), facing northwest.



Plate 78: Detail of missing brick, wall and plaster above entrance to the rear of the building, facing west.



Plate 79: View of closet door beneath staircase in hallway (House 1), facing northwest.



Plate 80: Detail of historic banister and staircase (House 1).



Plate 81: Detail of door to southern-most room in (House 1).



Plate 82: View of southern-most room with historic fireplace, at left, and collapsed exterior wall, at right; and featuring wainscoting (House 1), facing southwest.



Plate 83: View of southern-most room and collapsed exterior wall to the left, and the door to hallway on the right (House 1), facing northwest.



Plate 84: View of collapsed exterior wall and temporary supporting beams in southern-most room (House 1), facing west.



Plate 85: Detail of infilled window on the east wall of the south-most room (House 1).



Plate 86: Detail of historic 9-over-6 window (House 1).



Plate 87: Detail of closed fireplace on the south wall of the southern-most room (House 1).

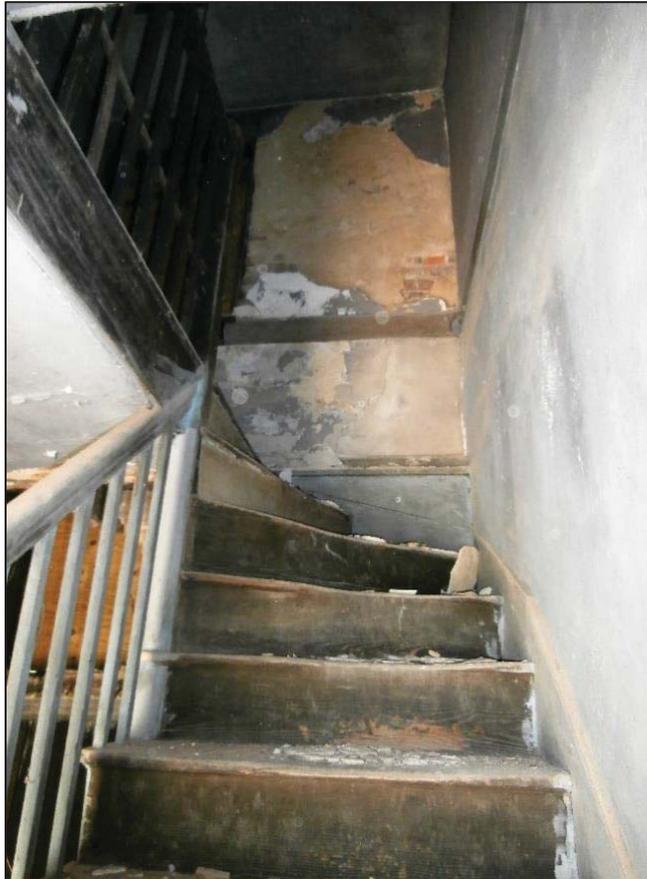


Plate 88: View up the staircase to the 2nd floor (House 1), facing west.



Plate 89: View of smaller room on the 2nd floor (House 1), facing east.



Plate 90: Detail of historic newel post and banister on the 2nd floor (House 1).



Plate 91: View of 2nd story hallway and infilled window (House 1), facing west.



Plate 92: Detail of attic access on the ceiling of the hallway on the 2nd floor (House 1).



Plate 93: View of bed frame in small chamber room on the 2nd floor (House 1), facing northeast.



Plate 94: View of historic 6-over-6 window in small room on the 2nd floor (House 1), facing southeast.



Plate 95: Detail of door to the small room on the 2nd floor (House 1), facing east.



Plate 96: Detail of door hinge (House 1).



Plate 97: View of collapsed exterior wall in southern-most room on the 2nd floor (House 1), facing southwest.



Plate 98: View of collapsed exterior wall in southern-most room on the 2nd floor (House 1), facing southwest.



Plate 99: View of historic fireplace and chair rail in southern-most room on the 2nd floor (House 1), facing south.



Plate 100: View of exposed brick and collapsed wall in southern-most room on the 2nd floor (House 1), facing west.



Plate 101: Detail of rubble in the southern-most room on the 2nd floor (House 1).



Plate 102: Detail of closed fireplace on the south wall in the southern-most room on the 2nd floor (House 1).



Plate 103: View of collapsed west exterior wall on the 2nd floor (House 1), facing southwest.



Plate 104: Detail of the southwest corner in the southern-most room on the 2nd floor (House 1).



Plate 105: View looking up into the rafters in the southern-most room of the 2nd floor (House 1).



Plate 106: View looking up into the rafters in the southern-most room of the 2nd floor (House 1).



Plate 107: View looking up into the rafters in the southern-most room of the 2nd floor (House 1).



Plate 108: View in the southern-most room on the 2nd floor (House 1), facing southeast.



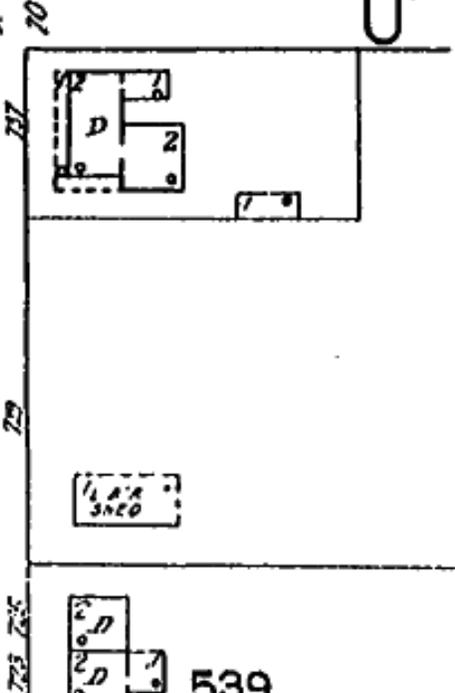
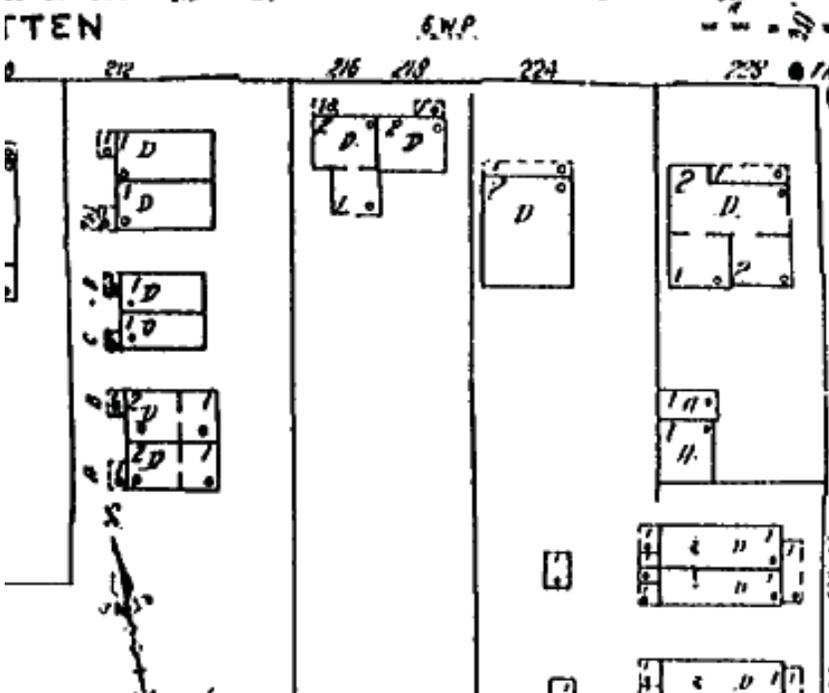
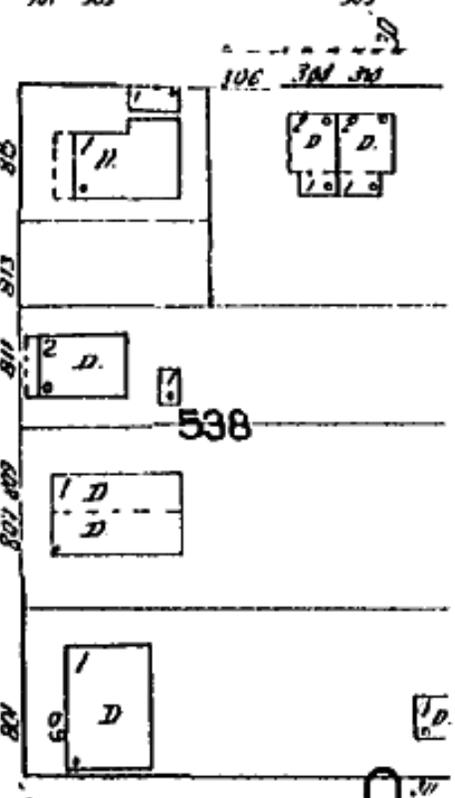
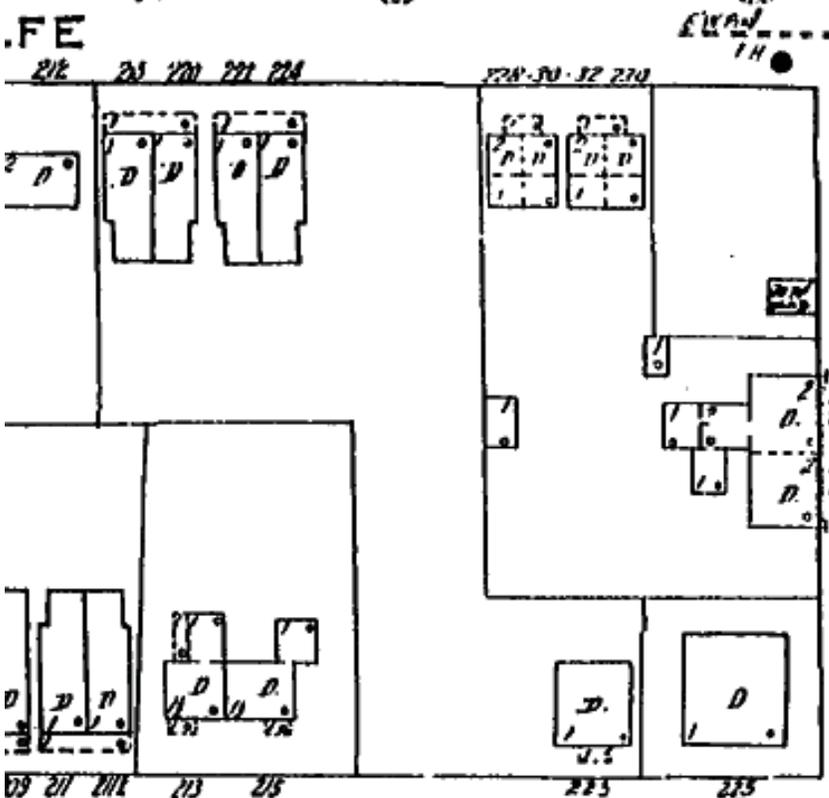
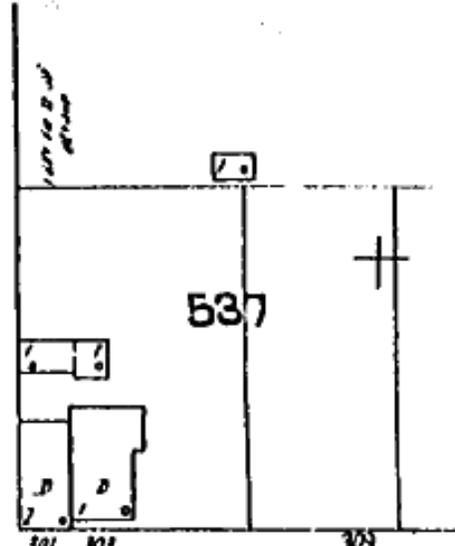
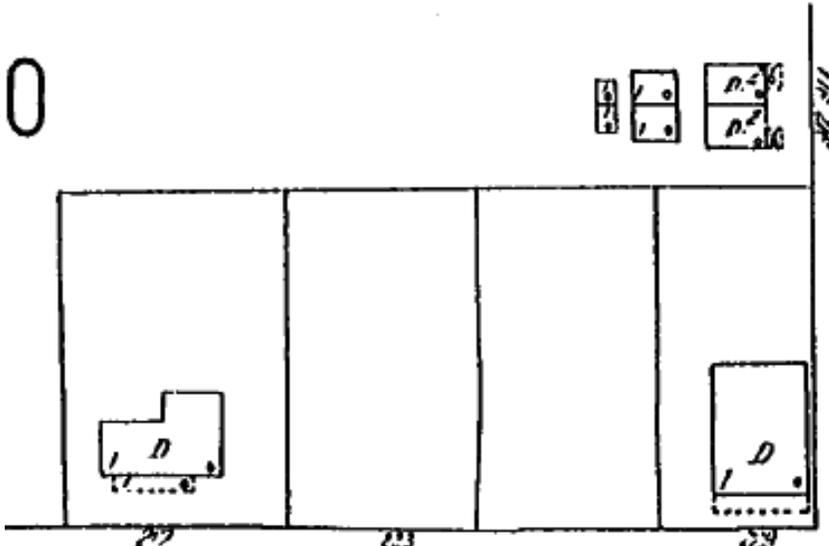
Plate 109: Detail of rear infilled window in the hallway on the 2nd floor (House 1), facing northwest.

9.2 Historic Maps

The following Historic Maps include the Beers 1877 Map and Sanborn Fire Insurance maps from 1915, and updated in 1950 and 1956.



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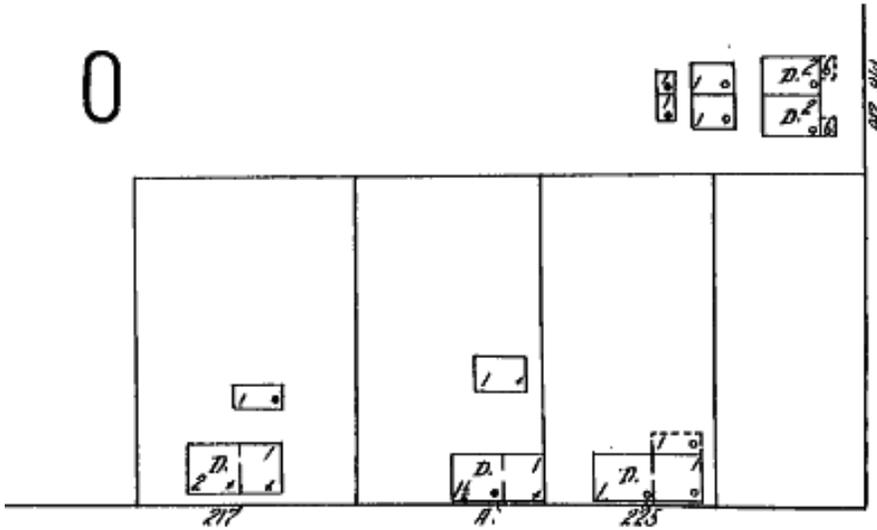
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EVAN

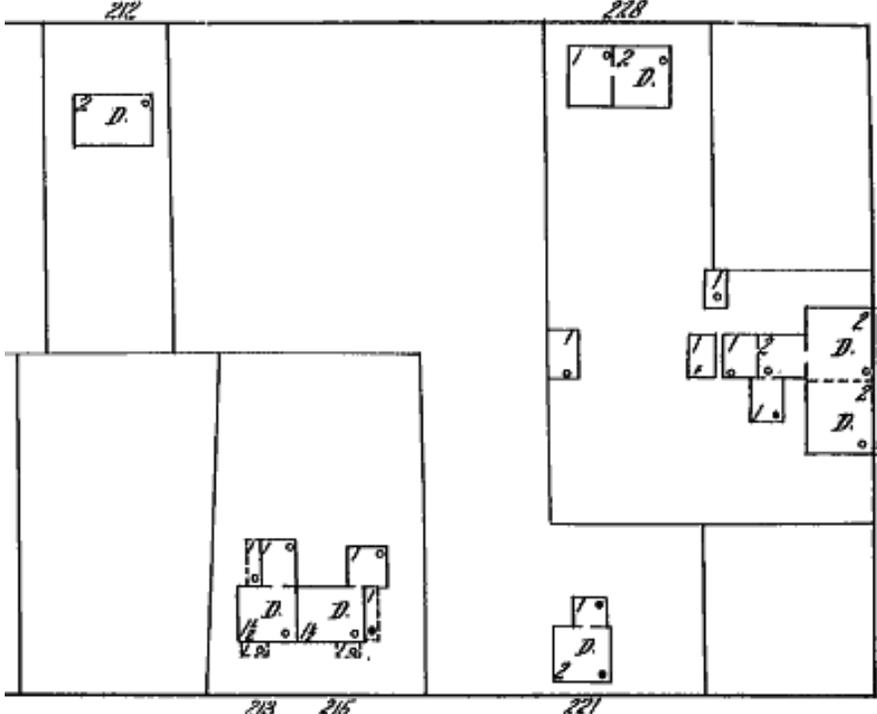
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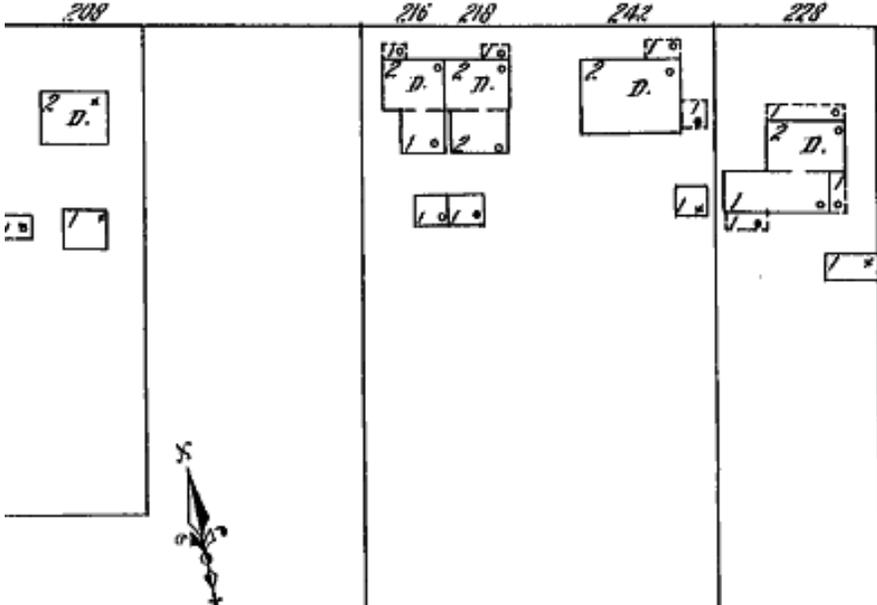
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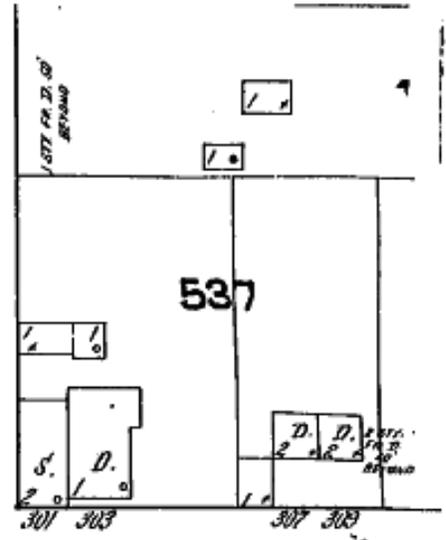
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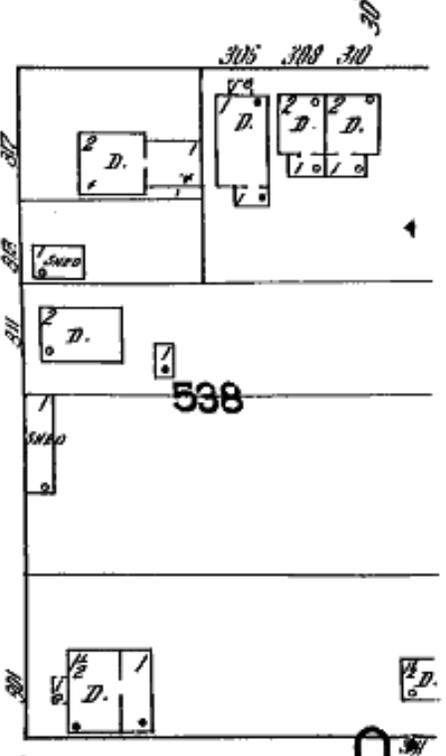
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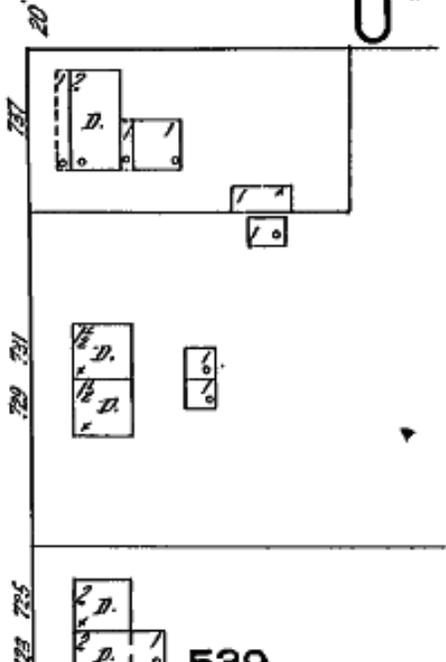
30'



28'



26'



LOGAN

9.3 Historic Resource Survey Forms

Following are copies of the 2006 and 1977 Virginia Department of Historic Resources survey inventory forms for the Jarratt House.

Department of Historic Resources
Reconnaissance Level Survey

Petersburg

DHR Id#: 123-0114-0002

Individual Resource Information

WUZIT: Multiple dwelling

Est. Date of Construction: 1820 ca {Site Visit} Accessed? No Not accessible
Primary Resource? Yes Number of Stories: 2.0
Architectural Style: Federal Condition: Fair
Interior Plan Type: Threats to Resource: Deterioration

Description: Architecture Summary, 1975: This circa 1795-1820 2.5-story brick Federal style double house is in fair condition at the time of this survey. The overall design of this building has not been altered. This fine example of Federal style architecture is with little doubt the finest structure on Pocahontas Island and should definitely be preserved. The transoms of this double house, and most particularly the brickwork at the cornice, are highly unusual. This very outstanding building is in bad need of repair.

Flemish bond, smooth handmade brick on facade, meshing with 3-course American bond and a rougher brick at the corners in a strange fashion. Exterior chimney at each end, flanked by small 4-light attic windows (glass gone). Nice closer brickwork. Original pine frames and sills in doors and windows. Original 6/6 sash. Guaged brick jack arches over windows; plain flat arches over door. Coping of bricks laid lengthwise can be seen in detail photo on south side at the top of the gable. Some modern brick and cement patching on south wall and chimney cap. Chimneys should be checked for safety. Note holes 18" above ground level in brick wall of facade; these gaps evidently supported the joists of a porch which extended across the front of the structure.

2006 Survey - This is a two-story, six-bay brick dwelling with a gable roof covered with standing-seam metal. The brick is laid in Flemish bond on the façade and three-course American bond and the sides and rear. The juncture of the façade brick and the brick on the sides of the house is clearly visible and unusual. There are two exterior-end brick chimneys laid in coursed bond that varies between three, four, and five courses. The stack above the roof line is missing on the southern chimney. The house has an unusual brick cornice on the front that appears to be a brick interpretation of modillions. The rear has a fine sawtooth brick cornice. All windows and the two rear doors have jack arches. The two front doors have header lintels. The windows and doors are covered with boards. The ghosts of former porches are visible on the rear.

Cemetery Information

Bridge Information

Historic Context(s): Architecture/Community Planning
Domestic

Historic Time Period(s): M- Early National Period (1789-1830)

Department of Historic Resources
Reconnaissance Level Survey

Petersburg

DHR Id#: 123-0114-0002

Significance Statement: 1975 survey: Information on this double house was supplied by two residents over 60 years of age.

This building is said to have been used as a hospital (perhaps for Confederate soldiers) and a school in the 19th century.

2006 Survey - This house was probably built about 1820 during the ownership of John Wilder. This was also the first year that the land tax books reported the value of buildings, and the value for lot 29 was \$1,312.50. Wilder was credited with "2 brick tenements"—the two halves of the brick double house—on the lot. In 1841, then owner Henry H. Robertson subdivided the lot and sold the northern half of the house and lot to William G. Wynn in 1841, and the southern half to Hugh Dooner in 1842. Dooner sold his half to John Finn the same year. Wynn held on to his northern half until 1853, when he sold it to Lavinia Sampson, a free black woman, in 1853. She lived there in 1860 and with several other people. In 1862, Sampson purchased the other half of the house. Following Sampson's death about 1877, the property was purchased by John Jarratt in 1879.

This is one of the oldest house on Pocahontas Island and is the only surviving brick house. It is a contributing resource to the Pocahontas Island Historic District.

Bibliographic Documentation

Reference #: 1

Bibliographic RecordType: Book

Author: James H. Bailey

Citation Abbreviation:

Notes: Old Houses and Neighborhoods of Petersburg, Virginia - page 123

Ownership Information

Graphic Media Documentation

<u>Medium</u>	<u>Depository ID #</u>	<u>Photo Depository</u>	<u>Date</u>	<u>File Name</u>
B&W 35mm Photos			1975/6/99	
B&W 35mm Photos	3616		1976/3/99	
B/W	22933	VDHR Archives	2006/03/99	A Neville

National Register Eligibility Information

Cultural Resource Management (CRM) Events

CRM Event # 1,

Cultural Resource Management Event: HistDist: Contributing

Date: 2006/05/99

Organization or Person: A Neville

CRM Event Notes or Comments:

CRM Event # 2,

Cultural Resource Management Event: Reconnaissance Survey

Date: 1975/06/99

Organization or Person: Jeff O'Dell

CRM Event Notes or Comments: VDHR



VIRGINIA

HISTORIC LANDMARKS COMMISSION

ARCHITECTURAL-HISTORIC INVENTORY CARD

LOCATION AND OWNERSHIP

County _____
 City or Town Petersburg
 Name of Structure _____
 Street Address 808, 810 Logan St.
 Present Owner _____
 Mailing Address _____
 Original Owner _____

CLASSIFICATION

District _____ Site _____ Building Object _____

ARCHITECT OR BUILDER _____

DATE OF CONSTRUCTION 1795-1820

SOURCE OF DATE style and brickwork

PRESENT USE _____

ORIGINAL USE _____

ACCESSIBLE TO PUBLIC? _____

ARCHITECTURAL STYLE/PERIOD Federal period.

PHYSICAL DESCRIPTION

Facade Materials (Street Facade)

WOOD: Clapboards _____ Shingle _____ Other _____

MASONRY: Brick Stone _____ Concrete _____

NUMBER OF STORIES 2 1/2

SIGNIFICANT INTERIOR DETAILS _____

SIGNIFICANT OUTBUILDINGS, IF ANY

Type _____

Condition _____

PHYSICAL CONDITION Excellent Good Fair Poor

Structure _____ _____ _____

Grounds _____ _____ _____

Neighborhood _____ _____ _____

LEGAL DESCRIPTION

Assessor's Book _____

Assessor's Plat _____

Block and Lot Number _____

Land Tax Assessment _____

Building Improvement _____

Total Assessment _____

LOCATION OF LAST RECORDED DEED _____

APPROXIMATE LOT SIZE _____ X _____ or _____ Acres

PROPERTY CURRENTLY ZONED _____

REPRESENTATION IN OTHER SURVEYS _____

ARCHITECTURAL SIGNIFICANCE (Including interiors)

Outstanding Notable _____

Excellent _____ Worthy of Mention _____

IMPORTANCE TO NEIGHBORHOOD

Great Moderate _____ Minor _____

INCIDENCE IN AREA

Unique Rare _____ Frequent _____

ALTERATION OF ORIGINAL DESIGN

None Moderate _____ Considerable _____

EXPLANATORY NOTES:

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Gauged brick jack arches over windows; plain flat arches over doors. Coping of bricks laid lengthwise can be seen in detail photo (on South side) at the top of the gable.

Some modern brick and cement patching on South wall and chimney cap.

Chimneys should be checked for safety.

Note holes 18" above ground level in brick wall of facade; these caps evidently supported the joists of a porch which extended across the front on the structure.

*Information supplied by two residents over 60 years of age.

Date June 1975 Filed By O'Dea

