
National Park Service
Cultural Landscapes Inventory
2009



Grant's Headquarters at City Point
Petersburg National Battlefield

Table of Contents

Inventory Unit Summary & Site Plan

Concurrence Status

Geographic Information and Location Map

Management Information

National Register Information

Chronology & Physical History

Analysis & Evaluation of Integrity

Condition

Treatment

Bibliography & Supplemental Information

Inventory Unit Summary & Site Plan

Inventory Summary

The Cultural Landscapes Inventory Overview:

CLI General Information:

Purpose and Goals of the CLI

The Cultural Landscapes Inventory (CLI), a comprehensive inventory of all cultural landscapes in the national park system, is one of the most ambitious initiatives of the National Park Service (NPS) Park Cultural Landscapes Program. The CLI is an evaluated inventory of all landscapes having historical significance that are listed on or eligible for listing on the National Register of Historic Places, or are otherwise managed as cultural resources through a public planning process and in which the NPS has or plans to acquire any legal interest. The CLI identifies and documents each landscape's location, size, physical development, condition, landscape characteristics, character-defining features, as well as other valuable information useful to park management. Cultural landscapes become approved CLIs when concurrence with the findings is obtained from the park superintendent and all required data fields are entered into a national database. In addition, for landscapes that are not currently listed on the National Register and/or do not have adequate documentation, concurrence is required from the State Historic Preservation Officer or the Keeper of the National Register.

The CLI, like the List of Classified Structures, assists the NPS in its efforts to fulfill the identification and management requirements associated with Section 110(a) of the National Historic Preservation Act, National Park Service Management Policies (2006), and Director's Order #28: Cultural Resource Management. Since launching the CLI nationwide, the NPS, in response to the Government Performance and Results Act (GPRA), is required to report information that respond to NPS strategic plan accomplishments. Two GPRA goals are associated with the CLI: bringing certified cultural landscapes into good condition (Goal 1a7) and increasing the number of CLI records that have complete, accurate, and reliable information (Goal 1b2B).

Scope of the CLI

The information contained within the CLI is gathered from existing secondary sources found in park libraries and archives and at NPS regional offices and centers, as well as through on-site reconnaissance of the existing landscape. The baseline information collected provides a comprehensive look at the historical development and significance of the landscape, placing it in context of the site's overall significance. Documentation and analysis of the existing landscape identifies character-defining characteristics and features, and allows for an evaluation of the landscape's overall integrity and an assessment of the landscape's overall condition. The CLI also provides an illustrative site plan that indicates major features within the inventory unit. Unlike cultural landscape reports, the CLI does not provide management recommendations or

Grant's Headquarters at City Point

Petersburg National Battlefield

treatment guidelines for the cultural landscape.

Inventory Unit Description:

Grant's Headquarters at City Point, a unit of Petersburg National Battlefield, is a twenty-acre historic designed landscape in Hopewell, Virginia, eight miles northeast of the main park unit. The property occupies a bluff approximately forty-five feet above the confluence of the James and Appomattox Rivers. The park is located within the village of City Point which is part of the industrial city of Hopewell.

HISTORICAL OVERVIEW

The periods of significance for Grant's Headquarters at City Point are 10,000 before present [BP] to 1607, and 1607 to 1865, representing thousands of years of Native American presence on the property, early European settlement, continued ownership and discontinuous occupation by the family of the earliest landowner, and includes the nine and a half month period when the Union Army established City Point as its headquarters during the last year of the Civil War. The Eppes family created a vast agricultural enterprise beginning in the seventeenth century on thousands of acres surrounding City Point on both sides of the James River. By the late eighteenth century, City Point became the nucleus of the plantation, which employed the labor of over one hundred slaves by the eve of the Civil War. The Eppes family also made full use of City Point's advantageous location overlooking a deep channel on the James River and were involved in trade, shipping, fishing, and serving as customs officials on a first-hand basis. The family designed a functional and ornamental estate at City Point, complete with the family dwelling, vegetable gardens, stables, utilitarian outbuildings and formal garden elements. The family vacated the property between the years 1862-1866, during the Civil War, when its prominent location and proximity to a deep water channel on the James River made it a magnet for military activity. At some point in the war, an earthen lunette was placed on the property to guard the James River approaches. By 1864, the Union Army, seeking to end the war by seizing the rail lines leading into the city of Petersburg, and subsequently the Confederate capital of Richmond, used the Eppes estate as their base of operations. General Grant took up residence in a tent on the plantation lawn, and when winter set in, he used a log cabin in a cluster of log cabins constructed to house the general staff on the plantation grounds. The plantation house and possibly nearby Bonaccord house were used by the quartermaster general and his staff as their headquarters during the nine-and-a-half month siege. During this time, troop encampments and supply functions came to dominate the estate's functional and ornamental grounds, and the adjacent village and port of City Point. After the conclusion of the war, the Eppes family returned to their City Point estate for several more generations and made small changes to the property to update it to the times, but its underlying organization remained the same. In addition to these periods and areas of significance, two buildings, Naldara (1908-1912) and Hunter House (1912-1915), contribute to the City Point Historic District (seventeenth century-1924) but post-date the national significance of the site as it relates to the Civil War.

After the last family member left the property in 1955 it was used as rental property and later as a private historical site. The National Park Service acquired the property in 1979, adding it to Petersburg National battlefield as the site of Grant's Headquarters in the final year of the Civil War.

SIGNIFICANCE SUMMARY

Grant's Headquarters at City Point is significant under National Register Criteria A, B, C, and D. Its primary level of significance at the national level and reason for inclusion in Petersburg National Battlefield is under Criterion A in its association with military activities of the Civil War. General Ulysses S. Grant established Appomattox Plantation as the headquarters of the Union Army during nine and a half months of 1864-1865. From this site, he and his officers strategized the conclusion of the war. The Union army established a large troop and supply encampment and expanded the port on this property and across the neighboring village of City Point and its waterfront from which they supplied the front lines in Petersburg.

Beginning with the earliest occupation, the site has been determined eligible at a state level of significance under Criterion A for the cultural continuum from Early Archaic to Late Woodland and what it can tell about the colonial elite of the eighteenth century, the philosophical and physical prelude to and the impact of the War of Independence, the establishment of an urban port-based community in the second quarter of the nineteenth century, and the Civil War's catastrophic effects upon the landscape and its contrasting effects on the white and black communities.

Additionally, Grant's Headquarters at City Point is nationally significant under Criterion A for its association with the early settlement patterns of Eastern Virginia, the development of the slave economy, agriculture and the rise and demise of the planter class, including continuous ownership by the Eppes family, and occupation by the family and/or their overseers, servants and slaves, from 1635 through the period of significance ending in 1865.

The property is also considered nationally significant under Criterion A for its association with military activities of the American Revolution. Appomattox Plantation was the site of several skirmishes and landings during the American Revolution due to its advantageous location on a bluff overlooking the Appomattox and James Rivers, the gateways to Petersburg and Richmond.

The property derives national significance under Criterion B for its association with Ulysses S. Grant, commander of the Union Army and future President, and his staff, including the Chief Quartermaster General for the armies operating against Richmond (the Armies of the Potomac and the James), Rufus Ingalls, President Abraham Lincoln, who twice visited City Point to confer with his commanding general, and Lincoln's wife Mary, and sons Robert and Tad.

The property is locally significant under Criterion C for the architectural merits of the Appomattox Plantation house, Bonaccord house, the antebellum kitchen and outbuildings, and the antebellum and war era site organization.

The property is significant under Criterion D for the rich archeological remains dating from the past 10,000 years, including evidence of Native American habitation, European settlement, and the Civil War. A Determination of Eligibility documented significant resources dating from the Early Archaic period of prehistory, through the early historic period up through the Civil War. The Virginia Department of Historic Resources concurred with this finding on February 28, 2006.

ANALYSIS AND EVALUATION SUMMARY AND CONDITION ASSESSMENT

Many features at Grant's Headquarters at City Point persist from the time of the Civil War, including the underlying plantation landscape that was located on a bluff at the strategic junction of two rivers with existing port facilities that made the Eppes plantation and City Point in general a compelling location for the Union command. Tangible remaining features constructed during the Civil War are General Grant's wooden cabin that sits on the lawn east of the plantation house, next to the root sprout of an ancient sycamore tree that predated the war; the brick foundation of the fireplace of an officer's hut, Grant's Chief of Staff John Rawlins, to the west of Grant's cabin; Civil War earthwork remains on the bluff to the northeast of Grant's Cabin; and known and likely subsurface remains of Civil War features.

Specific existing antebellum features that had prominent military uses during the war include Appomattox Plantation house, used by the Quartermaster's staff as offices; the waterfront and bluff base used for shipping of troops and supplies and storage of supplies; and the lawn and gardens that provided cleared ground for officers and men to camp. It is not known whether or not Bonaccord house was used by the Union army, but it seems likely: the house existed at the time and was in the thick of the encampment.

Characteristic underlying patterns of the plantation and City Point landscape that existed at the time of the Union Army's encampment remain, including the location of the manor house, its kitchen and associated outbuildings; the grounds; the property's spatial relationship to the village of City Point and the public roads; the property's relationship to the wharves and Bonaccord; the presence of natural systems and features such as the James and Appomattox Rivers; and the site's high natural elevation that creates a wide ranging view shed.

Grant's Headquarters at City Point continues to reflect the appearance of an eighteenth and nineteenth-century plantation where the owner, employees, and slaves resided and conducted large scale farming operations and other economic enterprises near a small village that had arisen to take advantage of riverfront trade opportunities. The former Eppes property is characterized by an historic plantation house, several detached outbuildings, and a domestic landscape featuring a mown grass lawn and mature shade trees. The Bonaccord property, originally carved out of the Eppes landholdings and eventually reabsorbed into them, is a large mid-nineteenth century brick dwelling sited on a much smaller property than the plantation house. Immediately before the war it was the residence of a doctor's widow, although originally constructed for the rector of the local Episcopal Church. Although large steamers and sailing vessels no longer crowd into the wharves at City Point, the wharves are reflected in the artificially filled lands along the James River channel. Tracks of the military railroad no longer pull cannon and supplies onto the property below the bluff, but it would still be possible on the narrow strip of land below the bluff.

A combination of formal and informal patterns established before or during the antebellum period still survive and can be seen today in the plantation grounds. One of the most defining characteristics is the

Grant's Headquarters at City Point
Petersburg National Battlefield

geometrical spatial organization of buildings, roads, paths and other landscape features. The geometry is evidenced in the placement of the north-south axial driveway that lies due east of the plantation house, the orientation of most pathways to the cardinal directions and the placement of outbuildings to the west of the house on a north-south axis.

Unlike the conditions in 1865, fewer trees and shrubs survive on site, diminishing the historic appearance of an abundantly planted domestic landscape. Self sown vegetation dominates the escarpment to the river that was historically kept clear of tall woody vegetation to the north and northeast of the house, except where recent stabilization efforts have been completed. The park has added several interpretive and visitor oriented features to the landscape, including a parking lot south of the house, interpretive waysides, and some paved pedestrian walkways.

The tangible features of the landscape at Grant's Headquarters at City Point retain integrity of location, design, setting, materials, workmanship, feeling, and association to the period of significance 1635-1865. The condition of the landscape is fair. If additional slope stabilization is not undertaken in the next five years, portions of the embankment are in jeopardy of failure.

Grant's Headquarters at City Point Petersburg National Battlefield

Site Plan



Site plan for Grant's Headquarters at City Point. (Olmsted Center for Landscape Preservation, 2008)

Property Level and CLI Numbers

Inventory Unit Name:	Grant's Headquarters at City Point
Property Level:	Landscape
CLI Identification Number:	300196
Parent Landscape:	300196

Park Information

Park Name and Alpha Code:	Petersburg National Battlefield -PETE
Park Organization Code:	4770
Park Administrative Unit:	Petersburg National Battlefield

CLI Hierarchy Description

Grant's Headquarters at City Point is one of six cultural landscapes identified at Petersburg National Battlefield. The others are Eastern Front, Five Forks, Petersburg Battlefield landscape, Ream's Station, and Western Front. The Eastern Front landscape includes three component landscapes: Crater, Fort Stedman, and Initial Assault Battlefield.

Concurrence Status

Inventory Status: Complete

Completion Status Explanatory Narrative:

Review comments and edits on the draft CLI submitted to the park on June 12, 2008, were received on August 22, 2008 and again in February 2009 (CityPointCLI-Parkfinaldraft8-22-08-Feb). These changes were reviewed and incorporated into a revised draft sent to the park on April 2, 2009. Final review comments were addressed in May 2009.

Concurrence Status:

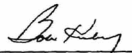
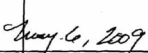
Park Superintendent Concurrence:	Yes
Park Superintendent Date of Concurrence:	05/06/2009
National Register Concurrence:	Eligible -- SHPO Consensus Determination
Date of Concurrence Determination:	07/24/2009

National Register Concurrence Narrative:

The Virginia Department of Historic Resources concurred with the categorization of the landscape resources and features at Grant's Headquarters at City Point, Petersburg National Battlefield, as contributing, noncontributing, and undetermined, on July 24, 2009. The SHPO had no additional comments on the report.

Concurrence Graphic Information:

Grant's Headquarters at City Point Petersburg National Battlefield

CULTURAL LANDSCAPES INVENTORY CONCURRENCE FORM	
Grant's Headquarters at City Point Petersburg National Battlefield	
Petersburg National Battlefield concurs with the findings of the Cultural Landscape Inventory (CLI) for Grant's Headquarters at City Point including the following specific components:	
MANAGEMENT CATEGORY:	Must Be Preserved and Maintained
CONDITION ASSESSMENT:	Fair
Good: indicates the inventory unit shows no clear evidence of major negative disturbance and deterioration by natural and/or human forces. The inventory unit's cultural and natural values are as well preserved as can be expected under the given environmental conditions. No immediate corrective action is required to maintain its current condition. Fair: indicates the inventory unit shows clear evidence of minor disturbances and deterioration by natural and/or human forces, and some degree of corrective action is needed within 3-5 years to prevent further harm to its cultural and/or natural values. If left to continue without the appropriate corrective action, the cumulative effect of the deterioration of many of the character defining elements will cause the inventory unit to degrade to a poor condition. Poor: indicates the inventory unit shows clear evidence of major disturbance and rapid deterioration by natural and/or human forces. Immediate corrective action is required to protect and preserve the remaining historical and natural values.	
The Cultural Landscape Inventory for the Grant's Headquarters at City Point is hereby approved and accepted.	
 _____ Superintendent, Petersburg National Battlefield	 _____ Date

Concurrence from the park was received on May 6, 2009.

Geographic Information & Location Map

Inventory Unit Boundary Description:

Grant's Headquarters at City Point inventory unit encompasses twenty acres of federally-owned land at the tip of the City Point peninsula. The site is bounded by the Appomattox River, the James River, Cedar Lane, and Pecan Avenue. Pecan Avenue and Cedar Lane meet at a right angle intersection at the estate's historic entrance. From this juncture, Pecan Avenue marks the southern boundary of the property along the extent of the road's east-west route. At the east end of Pecan Avenue, the park's boundary is formed by the James River waterfront, which travels north and west before making a curved ninety degree turn at the confluence of the James and Appomattox Rivers, and extends south past the manor house and visitor parking lot to the property line with the neighboring Hunter property. From there, the boundary line extends east for roughly 120 feet to Cedar Lane and then north along Cedar Lane and back to the point of beginning (the intersection of Pecan Avenue and Cedar Lane). The roughly rectangular portion of the site extends south of the majority of the parcel's acreage, sandwiched between the Appomattox River and Cedar Lane. This portion of the property hosts the visitor parking lot and an access road to the Appomattox Riverfront.

Major structures within this site boundary includes the Appomattox Plantation House, Manor House

Grant's Headquarters at City Point
Petersburg National Battlefield

Garage, Kitchen/Landry, Dairy, New Smokehouse, Old Smokehouse, Gazebo, Grant's Cabin, and Bonnaccord. Naldara and Hunter House, two federally-owned twentieth-century wood-framed buildings, are also within this boundary and are within the site's authorized boundaries.

State and County:

State: VA

County: Hopewell City

Size (Acres): 20.00

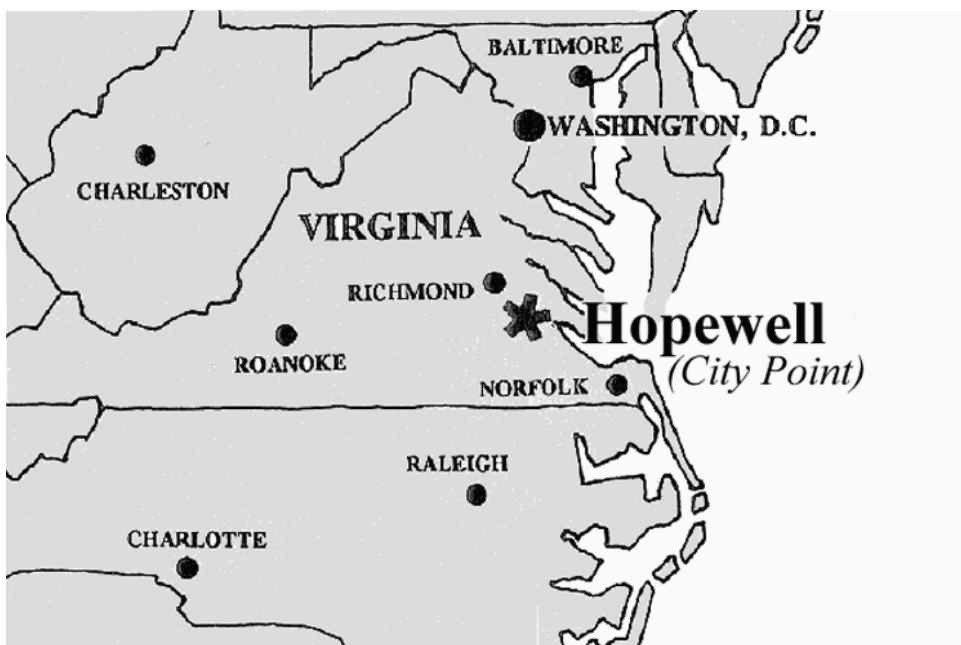
Boundary UTMS:

Source:	USGS Map 1:24,000
Type of Point:	Area
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UTM Zone:	18
UTM Easting:	298,299
UTM Northing:	4,132,524
Source:	USGS Map 1:24,000
Type of Point:	Area
Datum:	NAD 83
UTM Zone:	18
UTM Easting:	298,550
UTM Northing:	4,132,412
Source:	USGS Map 1:24,000
Type of Point:	Area
Datum:	NAD 83
UTM Zone:	18
UTM Easting:	298,723
UTM Northing:	4,132,137
Source:	USGS Map 1:24,000
Type of Point:	Area
Datum:	NAD 83
UTM Zone:	18
UTM Easting:	298,667
UTM Northing:	4,132,119
Source:	USGS Map 1:24,000

Type of Point:	Area
Datum:	NAD 83
UTM Zone:	18
UTM Easting:	298,559
UTM Northing:	4,132,328
Source:	USGS Map 1:24,000
Type of Point:	Area
Datum:	NAD 83
UTM Zone:	18
UTM Easting:	298,508
UTM Northing:	4,132,298
Source:	USGS Map 1:24,000
Type of Point:	Area
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UTM Zone:	18
UTM Easting:	298,473
UTM Northing:	4,132,370
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UTM Zone:	18

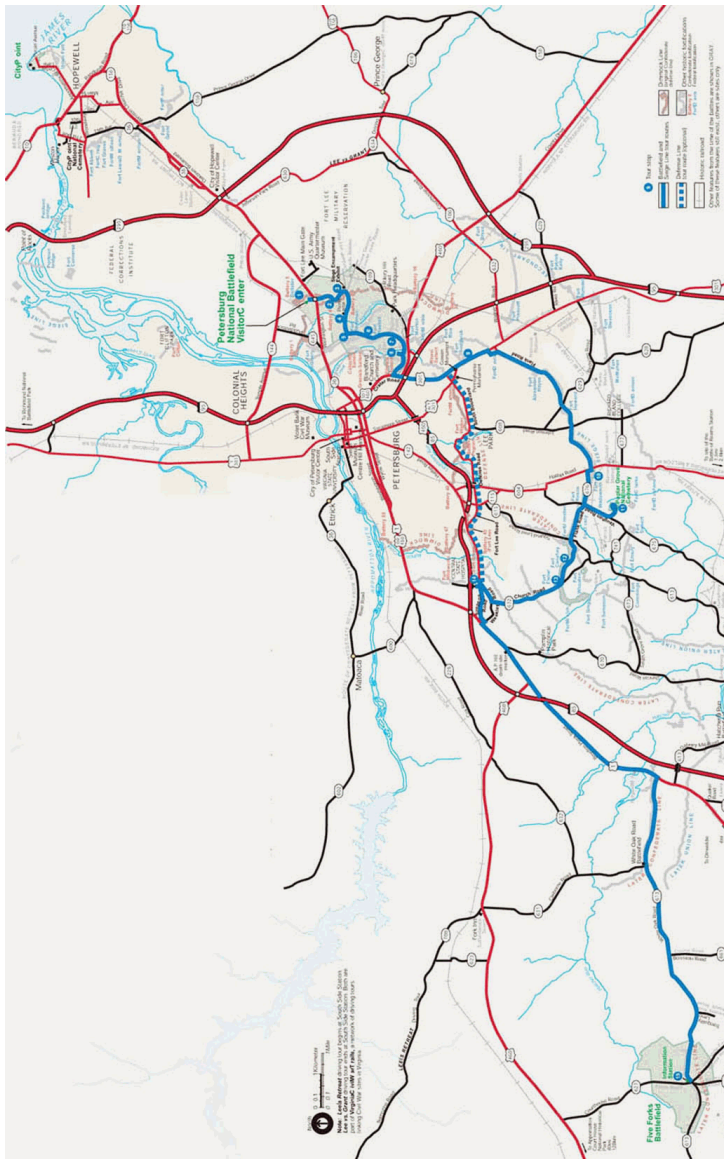
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UTM Zone:	18
UTM Easting:	298,114
UTM Northing:	4,132,460
Source:	USGS Map 1:24,000
Type of Point:	Area
Datum:	NAD 83
UTM Zone:	18
UTM Easting:	298,163
UTM Northing:	4,132,539

Location Map:



Location Map Information. Grant's Headquarters at City Point is located near the city of Hopewell in east-central Virginia.

Grant's Headquarters at City Point Petersburg National Battlefield



Location Map Information. Grant's Headquarters at City Point is one of ten discontinuous units of Petersburg National Battlefield. The site appears in the upper right corner of the image. (Courtesy of Petersburg National Battlefield [NB])

Regional Context:

Type of Context: Cultural

Description:

The location of the property has made it an attractive settlement for thousands of years, beginning with Native American groups. Throughout recorded history, the site was managed almost exclusively by generations of the Eppes family who used it as the center of a large agricultural enterprise. Their tenure on site was interrupted by national conflicts, both the American Revolution and the Civil War. During the Civil War, the property became the headquarters for the Union Army and sustained encampments and supply activities for the front lines. By the 1960s, the property was opened to the public as a historic site under the management of a private organization. It became part of Petersburg National Battlefield in 1979.

Type of Context: Physiographic

Description:

The landscape of Grant's Headquarters at City Point is dominated by the plateau's high elevation overlooking the James and Appomattox Rivers. Expansive views of the north and east banks of the rivers are available from the property. As a peninsula, the site's outward views are maximized and water forms the west, north, and east boundaries.

Type of Context: Political

Description:

Grant's Headquarters at City Point, part of Petersburg National Battlefield, is located within the village of City Point and within the City Point Historic District. In the early twentieth century, a tract of former Eppes family land was purchased and developed into the industrial city of Hopewell, Virginia. The village of City Point and the study area were incorporated into the city limits shortly after.

Management Information

General Management Information

Management Category: Must be Preserved and Maintained

Management Category Date: 05/06/2009

Management Category Explanatory Narrative:

Grant's Headquarters at City Point meets one of the criteria for the management category "Must be Preserved and Maintained." The property is related to the legislated significance of Petersburg National Battlefield. Petersburg National Battlefield was authorized to commemorate and preserve the historic resources associated with the siege and defense of Petersburg in 1864 and 1865. Grant's Headquarters at City Point served as the strategic and supply center for the Union Army's siege of Petersburg and is consequently an integral component of the park's legislated mission.

Agreements, Legal Interest, and Access

Management Agreement:

Type of Agreement: Other Agreement

Expiration Date: UK

Management Agreement Explanatory Narrative:

Petersburg National Battlefield and the City of Hopewell have an agreement in place where the city maintains the NPS-owned waterfront park along the eastern edge of the property, along a stretch of James River frontage. No money is exchanged for the services. The city mows the grass, maintains the picnic facilities, and removes trash, among other things. A copy of the latest management agreement was not located and the expiration date of the current agreement is not known.

NPS Legal Interest:

Type of Interest: Fee Simple

Public Access:

Type of Access: Unrestricted

Adjacent Lands Information

Do Adjacent Lands Contribute? Yes

Adjacent Lands Description:

Grant's Headquarters at City Point

Petersburg National Battlefield

Historically, the Eppes estate at City Point was much larger than the current park boundary. The family owned large tracts of land south of the estate, the current location of the industrial city of Hopewell, and on both sides of the James River, as seen from the manor house across the viewshed to the north and east. The village of City Point, just south of the property played a key role during the Union Army's encampment on the estate during the Civil War. The army took over the town and established warehouses, supply services, and troop housing throughout the village and City Point estate. Currently, little of the adjacent land that was once a part of the larger Eppes estate retains integrity to the historic period.

National Register Information

Existing NRIS Information:

Name in National Register:	Petersburg National Battlefield
NRIS Number:	66000831
Primary Certification Date:	10/15/1966
Name in National Register:	Appomattox Manor
NRIS Number:	69000015
Primary Certification Date:	10/01/1969

Significance Criteria:	A - Associated with events significant to broad patterns of our history
Significance Criteria:	B - Associated with lives of persons significant in our past
Significance Criteria:	C - Embodies distinctive construction, work of master, or high artistic values
Significance Criteria:	D - Has yielded, or is likely to yield, information important to prehistory or history

Period of Significance:

Time Period:	10000 BC - AD 1607
Historic Context Theme:	Peopling Places
Subtheme:	The Earliest Inhabitants:
Facet:	The Early Peopling Of North America
Time Period:	AD 1607 - 1865
Historic Context Theme:	Peopling Places
Subtheme:	Colonial Exploration and Settlement
Facet:	English Exploration And Settlement
Time Period:	AD 1607 - 1865
Historic Context Theme:	Expressing Cultural Values
Subtheme:	Architecture
Facet:	Georgian (1730-1780)
Time Period:	AD 1607 - 1865
Historic Context Theme:	Shaping the Political Landscape
Subtheme:	The American Revolution
Facet:	War in the South
Time Period:	AD 1607 - 1865
Historic Context Theme:	Shaping the Political Landscape
Subtheme:	The Civil War
Facet:	Battles In The North And South
Time Period:	AD 1607 - 1865
Historic Context Theme:	Shaping the Political Landscape
Subtheme:	The Civil War
Facet:	The Antebellum South
Time Period:	AD 1607 - 1865
Historic Context Theme:	Developing the American Economy
Subtheme:	Agriculture
Facet:	Plantation Agriculture

Time Period:	AD 1908 - 1924
Historic Context Theme:	Shaping the Political Landscape
Subtheme:	Political and Military Affairs 1865-1939
Facet:	World War I, 1914-1919

Area of Significance:

Area of Significance Category:	Agriculture
Area of Significance Subcategory:	None
Area of Significance Category:	Architecture
Area of Significance Subcategory:	None
Area of Significance Category:	Archeology
Area of Significance Subcategory:	Historic-Non-Aboriginal
Area of Significance Category:	Archeology
Area of Significance Subcategory:	Prehistoric
Area of Significance Category:	Commerce
Area of Significance Subcategory:	None
Area of Significance Category:	Ethnic Heritage
Area of Significance Subcategory:	Black
Area of Significance Category:	Exploration - Settlement
Area of Significance Subcategory:	None
Area of Significance Category:	Maritime History
Area of Significance Subcategory:	None

Area of Significance Category:	Military
Area of Significance Subcategory:	None
Area of Significance Category:	Politics - Government
Area of Significance Subcategory:	None
Area of Significance Category:	Social History
Area of Significance Subcategory:	None
Area of Significance Category:	Transportation
Area of Significance Subcategory:	None

Statement of Significance:

Grant's Headquarters at City Point is associated with nationally significant themes and contexts that fall within National Register Criteria A, B, C and D. It derives its national significance under Criterion A for its association with the military history of the United States for both the American Revolution and the Civil War. Additionally, the property is considered nationally significant for its association with the first generation of European exploration and settlement of Virginia, the rise and demise of the planter class, the development of the slave economy, agriculture, commerce, maritime history, transportation, and government. The property is considered nationally significant under Criterion B for its association with General Ulysses S. Grant, commander of the Union Army during the siege of Petersburg in 1864 and 1865 and later eighteenth President of the United States. Additionally it was associated with President Abraham Lincoln, who made two visits to City Point in 1864 and 1865. It is also nationally significant as the headquarters of General Rufus Ingalls, the Chief Quartermaster General of the Armies of the Potomac and the James during the siege of Petersburg. The property is considered locally significant under Criterion C for the architectural merits of the plantation house, its outbuildings, Bonaccord, and for its site planning. Grant's Headquarters at City Point derives national significance under Criterion D from its rich archeological remains. Evidence of Native American presence has been unearthed from at least 10,000 years Before Present (BP) up to the contact period, along with remains of European settlement from the early seventeenth century through the Civil War.

For purposes of this CLI, the first historic period of significance for Grant's Headquarters at City Point is 10,000 before present [BP] to 1607, when the first English settlement in Virginia was established. The second period of significance begins at this time, based on the evidence of early colonial artifacts

found on the site. This early activity may have begun before Francis Eppes received patent for the City Point land in 1635, after which time he would have continued the process of developing the property. This second period of significance extends up to 1865, when the property served as headquarters for the Union Army and was the location where General Ulysses S. Grant pursued the strategy that led to the end of the Civil War. A third period of significance relates to two buildings, Naldara (1908-1912) and Hunter House (1912-1915), which contribute to the City Point Historic District (seventeenth century-1924) but post-date the national significance of the site as it relates to the Civil War. Both buildings relate to the district's World War I significance, and are not addressed in this statement of significance.

As the surviving nucleus of an expansive plantation, Grant's Headquarters at City Point developed as an upper class estate of the Virginia gentry, juxtaposed with the culture of indentured servants and enslaved African Americans. The Eppes family obtained their extensive holdings on both sides of the James River from the crown in the second quarter of the seventeenth century as a "headright" bonus for transporting family, servants, and slaves into the colony. The family passed the estate down through expanding and contracting generations of descendants who dispersed and then reconsolidated the original holdings as their lives and fortunes dictated. The center of the Eppes activities may have been originally on the Bermuda Hundred or Eppes Island portion of their holdings on the north side of the James, with family retainers residing on the City Point property, but by the last quarter of the seventeenth century family members resided at the point. The portion of the property under discussion remained in family hands until obtained by the National Park Service in 1979. In all, the property provides a rich social history of the Colonial, Antebellum, and Civil War periods. The site's prominent location at the confluence of two major rivers proved attractive to military planners during the American Revolution and Civil War. The property was damaged by the exchange of fire during both conflicts. Toward the end of the latter conflict, the Union Army used the property and the neighboring village of City Point as the headquarters and logistical base for the siege of Petersburg. Physical markings and patterns in the landscape remain today to link extant resources with these historic contexts, including archeological remains of the first known Eppes dwelling dating to ca. 1675, the plantation headquarters represented in the standing house which dates to 1763, utilitarian outbuildings that illustrate day to day activities most likely performed by slaves, pre-war drives and paths, a Civil War earthwork, and historic lawns and other plant material.

NATIONAL REGISTER CRITERION A

Civil War:

Grant's Headquarters at City Point is nationally significant under National Register Criterion A for its association with the events of the American Civil War. Due to its strategic access to both water and rail, the property was an ideal location for General Ulysses S. Grant to establish his military headquarters after his initial assault on Petersburg, twelve miles away, failed in June 1864. For the next ten months, until early April 1865, Grant conducted his campaign against the principal field army of the Confederacy, General Robert E. Lee's Army of Northern Virginia. First tents and later log shelters were erected on the grounds surrounding the Manor House to house the officers and soldiers that arrived in City Point by the thousands. Facilitating the enormous logistics operation centered on the

Grant's Headquarters at City Point

Petersburg National Battlefield

riverfront, wharves, warehouses, and rail lines were constructed. This was also a communications hub, as telegraph lines connected Grant with Union commanders operating in other theaters of the war. President Abraham Lincoln and other government and military officials met with Grant at City Point to make plans for both the war and the peace. Lincoln visited on June 21, 1864, and again in late March and April 1865. Major General William T. Sherman and Vice Admiral David D. Porter were present during Lincoln's last visit to discuss surrender terms to be offered to the Confederate armies.

Settlement:

Grant's Headquarters at City Point is nationally significant under Criterion A for its association with the nation's early settlement, including first generation European settlement of eastern Virginia, indentured servitude, and African-American slavery. In 1607, Christopher Newport sailed up the James River, evaluating the merits of a site at the confluence of the James and Appomattox Rivers as part of the reconnaissance leading to the settlement at Jamestown. In 1613, a settlement was established here that eventually became known as City Point. Native Americans destroyed this settlement in the colony-wide attack of 1622, but in 1635, Captain Francis Eppes received a land grant that included the peninsula at City Point. Surviving court records indicate that the first several generations of Eppeses lived at Bermuda Hundred or Shirley Island (now Eppes Island) on the north side of the James. It was probably William Eppes, a great grandson of Francis Eppes who first lived at City Point and made it his home plantation by the end of the seventeenth century. He didn't formally own City Point until the disposition of his father's will in 1722. In the eighteenth century the plantation passed to William's son Francis and to Francis's sole heir, his daughter Mary, who died in childbirth. Under Virginia law at the time, the property became the possession of William's brother and Mary's Uncle Richard, who had earlier inherited the Island Plantation. He passed the property to his own son Richard, who in 1763 removed the old dwelling and erected the central portion of the house which currently stands. Under Richard's stewardship, the City Point property became the administrative and domestic center of his family's vast plantation, consisting of thousands of acres over three Virginia counties and supported by the labor of over one-hundred enslaved African Americans. This generation of the Eppes family established land patterns on the City Point estate including the overall spatial organization and location of circulation and structural features that endured through the period of significance and can be evidenced today.

The establishment of the great James River trading plantations by the colonial elite of the eighteenth century:

Grant's Headquarters at City Point is nationally significant for its development from an early settlement to a diversified and far-flung enterprise. As outlined above, Appomattox Plantation House was built by Richard Eppes in 1763 as he consolidated ownership of various family lands through inheritance and established City Point as the family seat. Although his dwelling was not as grand as some on the James River it was grander than the earlier dwellings at the Point and represented a Georgian regularization of the plantation landscape.

Production of agricultural commodities was a prime focus on Eppes lands, but the City Point location was additionally critical to the trading activities that tied City Point to the broader world. Richard Eppes was tied to a Glasgow merchant family through his marriage to Christian Robertson, and additionally,

Grant's Headquarters at City Point

Petersburg National Battlefield

the Eppes family was involved with tobacco and customs inspection activities, fishing, dock-building and tavern leasing. Enslaved African Americans and free blacks were involved with all these activities and they are evident in the archeological record at this time period as well as in the built up land on the James River side of the Point.

The establishment of an urban port-based community in the second quarter of the nineteenth century based on earlier Colonial and Federal shipping:

Grant's Headquarters at City Point possesses state significance as its colonial shipping trade evolved into custom's inspection and merchant stores. By the 1840s the plantation and its residents and the inhabitants of the recently incorporated town of City Point, now tied to Petersburg by the City Point Railroad, shared the new rail line and its associated wharves. Bonaccord, constructed between 1842 and 1845 on land subdivided from the Eppes property, is a representative part of the growth of the community.

American Revolution:

Richard Eppes appears to have been at least a tacit supporter of the rebel cause during the American Revolution. Eppes collected funds from the Virginia government for the maintenance of a guard at City Point during the war. The guard would not be tested until close to the end of the war, during the Virginia Campaign of 1781. In January, British ships under the command of General Benedict Arnold sailed up the James River in an effort to capture and control strategic locations within the colony. When several British ships were forced to retreat from the Appomattox River, the guard at City Point evidently fired upon them. The resulting volley of cannon fire from the British fleet is said to have damaged the Eppes family home, leaving a dent in the west chimney. Family tradition had it that the house was set ablaze by the cannon shot, and only the efforts of faithful slaves saved the home from destruction.

Several months later, in April 1781, British ships sailed back to City Point before landing 3000 troops under Generals Phillips and, once again, Benedict Arnold, for a march upon Petersburg, presaging the events of the Civil War in the following century. Although the physical impact of the Revolutionary War on City Point and the Eppes property there seems to have been minimal, the strategic importance of the location as an approach to Petersburg is evident in its Revolutionary War association.

NATIONAL REGISTER CRITERION B

Lt. General Ulysses S. Grant:

The property is nationally significant under Criterion B for its association with Lt. General Ulysses S. Grant, who commanded the Federal forces from March 9, 1864 to the end of the Civil War. He made his headquarters on the grounds of Appomattox Manor for ten months from June 1864 to March 1865. In the summer, he quartered in a tent on the lawn of the estate, which was replaced in the winter with a log cabin. From here, he managed the entire United States Army and developed the strategy for the siege of Petersburg, and successful conclusion of the war.

Chief Quartermaster General Rufus Ingalls:

Grant's Headquarters at City Point

Petersburg National Battlefield

The property is nationally significant under Criterion B for its association with General Rufus Ingalls, who organized and supervised the Federal logistical triumph of the Petersburg campaign from his offices in the Eppes plantation house and his quarters in first a tent, then a cabin on the grounds.

President Abraham Lincoln:

President Abraham Lincoln visited City Point twice, once from June 21 to the 24, 1864, and the second time in March 24 to April 8, 1865 when met with Grant and other Union leaders to develop plans for post-war reconstruction. Lincoln viewed Petersburg and Richmond after their surrender. Lincoln's wife Mary and son Tad also visited City Point and his son Robert was a staff officer with Grant at City Point during the final months of the war.

NATIONAL REGISTER CRITERION C

Grant's Headquarters at City Point is locally significant under Criterion C owing to the distinctive characteristics of its architecture and its site planning. The dwelling and site which served as the family residence and plantation headquarters for a branch of the Eppes family evolved from the seventeenth century through the period of significance. The site of the ca. 1675 dwelling has been determined eligible to the National Register. The 1763 house (and its later additions) was individually listed on the National Register and later included within the City Point Historic District. Bonaccord, Naldara, and the Hunter house contribute to the City Point Historic District, but only Bonaccord dates to the 1635-1865 period of significance included here.

The site is organized using rectilinear geometries. The north-south connection of the driveway has been established since at least the 1840s and may reflect earlier patterns. The east-west axis probably reflects the layout of the buildings and connection to both rivers, as reflected in an early land distribution amongst Eppes heirs. The James River shoreline reflects deliberate, utilitarian construction of a stable raised shoreline, perhaps accomplished through log crib construction.

NATIONAL REGISTER CRITERION D

Grant's Headquarters at City Point is nationally significant under Criterion D for prehistoric and historic archeology. Archeological investigations conducted at on the property document both prehistoric and historic cultural resources. The peninsula has been the site of nearly constant human occupation for at least 10,000 years. Investigations have revealed prehistoric artifacts from the Paleo-Indian, Archaic, and Woodland Periods. Evidence of European settlement begins with the seventeenth-century borrow pit and domestic artifacts from the seventeenth century through the nineteenth century. The Civil War period is represented by an earthwork, archeological deposits, and features related to Grant's and other officers' cabins and indications of the camping ground on the south lawn. Other campgrounds on the east and north lawns have archeological potential to reveal significant data about the Civil War Union Army. The base of the embankment to the east of the point, as the site of the colonial era shipping and fishing industry and later the huge Civil War logistical operation, has the potential to reveal significant information leading to a greater understanding of the early history of property as well as its relationship to the Petersburg campaign.

State Register Information

Identification Number:	#116-0001
Date Listed:	11/05/1986
Name:	Appomattox Manor
Identification Number:	#116-0006
Date Listed:	09/19/1978
Name:	City Point Historic District
Identification Number:	#123-0071
Date Listed:	09/19/1978
Name:	Petersburg National Battlefield

Chronology & Physical History

Cultural Landscape Type and Use

Cultural Landscape Type: Designed
Historic Site

Current and Historic Use/Function:

Primary Historic Function:	Estate Landscape
Primary Current Use:	Museum (Exhibition Hall)-Other
Other Use/Function	Other Type of Use or Function
Military Facility (Post)	Historic
Landing (Wharf, Dock)	Historic

Current and Historic Names:

Name	Type of Name
Grant's Headquarters at City Point	Both Current And Historic
Appomattox Manor	Historic

Ethnographic Study Conducted: No Survey Conducted

Chronology:

Year	Event	Annotation
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Grant's Headquarters at City Point
Petersburg National Battlefield

AD 500 - 1000	Inhabited	Concentrated numbers of Native American begin to inhabit City Point peninsula during the Middle Woodland period (CLR, 2007: 4).
AD 1613	Settled	British settlement of the area begins with the establishment of "Bermuda Citte," quarters for recently arrived indentured servants, at City Point (CLR, 2007: 6).
AD 1619	Established	Bermuda Citte was renamed Charles City, after King Charles of England, and established as the seat of the Charles City Corporation (CLR, 2007: 6).
AD 1622	Abandoned	Native American groups raid the James River settlements causing the colonial government to retract unfortified settlements including Charles City (CLR, 2007: 6).
AD 1635	Purchased/Sold	Francis Eppes, resident of Shirley Hundred Island, northeast of City Point across the James River, acquires Charles City, and other lands in consideration of "head rights" for transporting himself, 3 sons and 30 servants to the colony (CLR, 2007: 6).
AD 1675 - 1700	Settled	The first Eppes family habitation of City Point is thought to begin in 1675 though the extended family had long since established themselves on Shirley Hundred Island and servants or tenants probably utilized City Point lands (CLR, 2007: 7).
	Built	The Eppes family constructs several small buildings on the property, clustered together in a compound, to house the family, servants, slaves, and agricultural activities (CLR, 2007: 7).
AD 1763	Built	Richard Eppes razes the circa 1675 family dwelling and constructs a larger home in the same simple style as the first, orienting it upriver toward Shirley Hundred Island (CLR, 2007: 9).
AD 1781	Military Operation	During the American Revolution, Colonial forces launch an attack in January 1781 on the British as they sail up the James River en route to Richmond. The Eppes home is damaged in the attack (CLR, 2007: 9).

Grant's Headquarters at City Point
Petersburg National Battlefield

AD 1790 - 1856	Built	Wharves are constructed on Archibald Eppes and Mary Eppes property at the foot of Pecan Avenue beginning ca. 1790.
AD 1803 - 1809	Land Transfer	Richard Eppes estate is subdivided and distributed to his heirs, resulting in enduring property boundaries for the estate and circulation patterns in the developing village of City Point. Oldest surviving son Archibald inherits the plantation house and surrounding estate.
AD 1800	Built	Archibald Eppes likely constructs the existing kitchen and old smokehouse, in ca. 1800.
AD 1800 - 1826	Land Transfer	Archibald Eppes obtains Bermuda Hundred Plantation from collateral Eppes line and Eppes Island from his brother William; family holdings approximate those at time of Civil War.
AD 1826	Land Transfer	Archibald Eppes dies and leaves his estate to his sister Mary Eppes for her life and to her male descendants if they change their name to Eppes.
AD 1836	Retained	Widow Mary Eppes rents commercial and residential properties on her City Point estate to satisfy debts left by her deceased husband (CLR, 2007, p 11). She retains the Appomattox Manor property on the tip of City Point for family use (CLR, 2007: 11).
AD 1838	Built	Petersburg-City Point Railroad begins operation, with the City Point terminus ending at the railroad wharf on the James River (CLR, 2007: 11).
AD 1840 - 1844	Altered	Mary Eppes alters her City Point Property, enlarging the family home, re-orienting the front door to face the James River to the east, and adding additional out-buildings (CLR, 2007: 13). The circular carriage return is probably added at this time, ca. 1841.
AD 1842 - 1845	Built	A two-and-a-half story, brick house, called Bonaccord, is built southeast of the Manor house, facing Pecan Avenue (CLR, 2007: 76).

Grant's Headquarters at City Point
Petersburg National Battlefield

AD 1844	Land Transfer	Mary Eppes dies and leaves her estate on both banks of the James River to her son Richard Eppes. Eppes inherits 769 acres on City Point and many more acres on the east side of the river in the Bermuda Hundred and Eppes Island plantations. He owns over one hundred enslaved African-Americans (CLR, 2007: 15).
AD 1850 - 1859	Retained	Richard Eppes retains a small number of slaves at City Point for domestic help. They are housed in the upstairs of the detached kitchen building (CLR, 2007: 15).
	Altered	Richard Eppes improves his City Point estate to include distinct areas for stables, vegetable gardens, and ornamental grounds. He encloses the property with a cedar post fence, boxwood hedges and Osage orange hedges. (CLR, 2007: 18).
	Planted	Richard Eppes directs the planting of many ornamental plants on the grounds of his City Point estate, including roses, honeysuckle, lilacs, magnolias, weeping willows, and tulip poplars. He also plants several fruit trees including peach, pear, cherry, and plums (CLR, 2007: 19).
AD 1861	Moved	Richard Eppes enlists in the Confederate Army and his wife and children left the estate for the safety of Petersburg (CLR, 2007: 22).
AD 1862	Military Operation	Appomattox Manor, being prominently situated on the banks of the James and Appomattox Rivers, is shelled twelve times by Union gunboats in 1862 (CLR, 2007: 22).
AD 1864	Military Operation	During the Petersburg campaign, the Union Army occupies the village of City Point (CLR, 2007: 23).
	Military Operation	After the failed initial attack Petersburg, the Union Army encamps at City Point for the remainder of the war, making the village of City Point and Eppes' Appomattox estate their headquarters. General Grant and his officers are housed in cabins next to the main house. Buildings that housed other supply functions include hospitals, bakeries, stables, and storehouses. The army takes advantage of the wharves on the James River and the Petersburg-City Point Railroad to keep supplies flowing to the front lines.

AD 1865	Altered	7 May 1865: "At City Point I found a good many temporary buildings and wharves erected on my property... The grounds around my dwelling house were filled with many little huts... all the shrubbery, fruit trees and garden had been nearly destroyed, and that along the river banks also much injured though most of the large shade and ornamental trees were still standing" (Richard Eppes diaries, 7 May 1865).
	Rehabilitated	Eppes's other properties, Eppes Island, Bermuda Hundred, and Hopewell Farm suffer varied degrees of damage during the war, from little alteration to total devastation. Eppes begins reassembling his estate after the war and generated income from rental properties and agriculture (CLR, 2007: 29).
AD 1866	Altered	Using hired labor, Eppes has a new cedar fence installed around the perimeter of Appomattox Manor and relocates the formal gardens east of the central driveway, on the location of the Union Army's stable (CLR, 2007: 31).
AD 1875	Damaged	A tornado damages the grounds, felling numerous trees along the road and in the garden (CLR, 2007: 31).
AD 1889	Planted	Eppes describes his gardens in a journal entry from 1886, "There are from two-and-a-half to two-and-five-eighths acres of land... My wife and daughter having planted shrubbery so irregular that I could not do better without injuring their ornamental shrubs (Richard Eppes diaries 3-15 April 1889).
AD 1905 - 1906	Land Transfer	After the death of Richard Eppes' widow, Elizabeth, his children take on management of the estate. The City Point property remains as the family home but all outlying agricultural parcels are sold or rented. The Eppes children concentrate their dwindling fortune on maintaining the City Point property, including the ornamental grounds and gardens (CLR, 2007: 32).
AD 1912	Land Transfer	The Eppes children sell large parcels of Richard Eppes's estate to E.I. DuPont Nemours, who build a large explosives manufacturing plant on the site of the Hopewell Farm, south of Appomattox Manor. A bustling industrial town grows around the plant as workers flock in search of wages (CLR, 2007: 33).

	Built	The Eppes children build a two-story frame building near Richard Eppes's former office on the Appomattox Manor estate. The house, called Naldara, is rented to tenants (CLR, 2007, p 35).
	Maintained	The landscape at Appomattox Manor is maintained as loosely informal. Both ornamental and utilitarian features surround the home, including the garden, chicken houses, bee-hives, windmill, shade trees, and slightly shaggy cut grass (CLR, 2007: 36).
	Built	Around 1912, the Eppes children erect a six-foot tall wire fence along Cedar Lane and Pecan Avenue and train climbing vines up the fence (CLR, 2007: 36).
AD 1930 - 1939	Designed	Elise Eppes, granddaughter of Richard Eppes, moves to the City Point estate as an infant, and by her 20s expressed interest in horticulture and garden design. The Eppes family add landscape elements during this period. They build an ornamental garden pool, boxwood hedge, and install new gravel-surfaced garden walks. Elise Eppes uses her horticultural training to plant many ornamental shrubs and flowers in the gardens (CLR, 2007: 41).
AD 1957 - 1962	Neglected	Elise Epps marries and moves from the City Point estate, leaving management of the property to her nephew. Rooms are rented in the main house to generate income. Maintenance of the grounds declines in this period (CLR, 2007: 45).
AD 1962	Planted	The property is opened to the public as a private house museum as part of Civil War centennial activities. The local garden club takes interest in the property and plants annual and perennial flowers along the central garden walks (CLR, 2007: 47).
AD 1965	Neglected	Civil War centennial interest wanes by 1965 and the grounds once again fall into disrepair. The City Point Civic Association complains about the "unsightly appearance of the yard and garden at the Manor" (Determination is Keystone to City Point Improvements," Hopewell News, 20 April 1965).

Grant's Headquarters at City Point
Petersburg National Battlefield

AD 1978	Established	Congress authorizes the purchase of 13.76 acres on November 10, 1978 to increase the boundary of Petersburg National Battlefield (CLR, 2007: 49).
AD 1979	Established	The federal government obtained the title to Grant's Headquarters at City Point in December 1979 (CLR, 2007: 49).
AD 1980 - 1990	Maintained	National Park Service maintenance practices, coupled with storm damage and plant maturation, leads to a more open landscape appearance. Grass is cut shorter than historic heights, plantings in the formal gardens are simplified, and aged trees and shrubs are not replaced (CLR, 2007: 51).
AD 1983	Moved	Grant's cabin from the Civil War is returned to the site from Fairmount Park in Philadelphia after archeological investigation establishes its historic location (CLR, 2007: 51).
AD 1984	Damaged	A strong windstorm fells numerous historic trees on the property (CLR, 2007: 51).
AD 1986	Rehabilitated	Piecemeal restoration projects are undertaken, including the removal of 1906 roof dormers on the main house, removal of historic climbing vines on the porch supports, and removal of wire fencing (CLR, 2007: 54).
	Planned	A Development Concept Plan recommends returning the grounds to their appearance just prior to National Park Service acquisition (CLR, 2007: 54).
	Reconstructed	The gazebo is relocated and reconstructed (CLR, 2007: 54).
	Built	A 30-car parking lot is built over the pre-Civil-War garden (CLR, 2007: 54).
	Land Transfer	The Bonaccord property is purchased and added to the City Point Unit of Petersburg National Battlefield (CLR, 2007: 54).
AD 1991	Built	The Army Corps of Engineers installs a stone revetment to protect the eroding riverbank (CLR, 2007: 73).

Grant's Headquarters at City Point
Petersburg National Battlefield

AD 1992 - 2000	Built	The National Park Service and the city of Hopewell collaborate to create a riverfront recreational park along the east boundary of the property. The park resides on a linear flat plain between stone riprap at the water's edge and the steep, vegetated embankment leading up to the manor grounds.
AD 2003	Damaged	Numerous trees on site and on the steep riverfront embankment are felled by a hurricane (CLR, 2007: 71).
AD 2004	Damaged	A tornado toppled trees around the site (CLR, 2007: 71).
	Built	The Army Corps of Engineers complete Phase I of a slope stabilization project along the river revetment to remediate substantial erosion of the slopes.
AD 2005	Planned	Park General Management Plan calls for "The cultural landscape at City Point is rehabilitated to reflect its significant period of 1864-1865 while respecting the diverse layers of history" (GMP: 53).
AD 2007	Removed	The park removes the historic sycamore near Grant's Cabin due to structural deficiencies of the tree. A root sprout is left at the base of the parent tree.

Physical History:

EARLY SETTLEMENT OF CITY POINT

Native Americans belonging to the Algonquian tribes made use of the peninsula of land later known as City Point at the confluence of the James and Appomattox Rivers because of its advantageous location and proximity to food and other natural resources. Ease of transportation and expansive views for the purposes of defense likely attracted Native Americans to the site, and archeological investigation indicates that human settlement at City Point dates back 10,000 years. Most Native American activity at City Point was clustered in the Middle Woodland Period (500-1000AD), yet evidence of the extensive and organized agricultural systems engaged during the Late Woodland Period have been found as well.

By the seventeenth century, residents of City Point were allied with Opusiquoinuske, or the “Queen of the Appomattocks.” These peoples greeted an exploring party of the London Company at a village across the James River from City Point in 1607. The British first established a colony at Jamestown, but shortly after, in 1613, land now known as City Point was settled to quarter newly arrived indentured servants. The area’s name evolved from “Bermuda Citte,” to “Charles City Point,” and finally shortened to “City Point” in 1702 when Prince George County was carved out of Charles City County.

Francis Eppes, the first proprietor of the property, was in the New World as early as 1625. He acquired vast tracts of land on each side of the James River in 1635 when he received 50 acres per person for each of 34 servants, slaves, self, or family members whose passage to the colony he paid. Eppes and his family based their operations on the north side of the river for the first half century of their tenure, although they may have carried on agricultural operations and other ventures on the City Point side. In the middle quarter of the seventeenth century City Point was probably occupied by the servants and slaves of the Eppes family who cultivated lands cleared by Native Americans and occupied small dwellings (WMCAR 2007). A frame dwelling with a full brick cellar was constructed at City Point circa 1675, the longest axis of which faced the two rivers rather than towards the fields. The most important vista probably faced east towards the James River landing. It may have been inhabited by Francis Eppes’s great grandson, William.

Descendent Richard Eppes removed the 1675 dwelling and constructed a slightly larger one in 1763. Richard Eppes acquired the 184-acre City Point property in the early 1760s, along with lands on Eppes Island. Although the seat of Eppes family power had long been on Eppes Island, Richard Eppes opted to occupy City Point, with one of his first actions being the demolition and replacement of the principal dwelling on the plantation. Eppes then set about directing the construction of a new brick and frame dwelling. The position of the house was shifted to regularize the appearance of the house and its dependencies when viewed from the river and perhaps to gain better light through an enhanced southern exposure. Archaeological testing prior to the installation of a gas pipe in 1993 also revealed a concern with symmetry in the building of the house, as a natural slope was intentionally graded so that the brick foundation would appear uniform across the length of the structure. The concern with symmetry reflected in the façade of the Appomattox Manor house and the regularization of the landscaping around

the dwelling is one aspect of the well known Georgian architectural style interpreted as reflecting a need for order, control, and privacy in the colonial world. Eppes's new house clearly adhered to these ideals not only in its outward appearance, but also in its interior plan. While still retaining a basic two-room plan, the new house incorporated a central passage that prevented the direct entry of any visitor into private family space.

Outside the house, Eppes appears to have also reordered the plantation landscape by confining service buildings to the west yard of the house and keeping the land to the east and north clear for the sake of vistas to and from the river. Richard's new home and grounds announced to surrounding family and friends that the City Point plantation was a creation of the social attitudes which governed contemporary James River society. While Richard Eppes' transformation of the City Point landscape was on a far smaller scale than the transformations effected by others of Virginia's wealthiest planters, his actions must be considered in a similar light.

The house was oriented towards the James River rather than the Appomattox as befitted a family with extensive holdings on the other side of the river and ties to the wharf and trading activities occurring on the eastern, James River side of the point where a deep channel was a valuable feature. The service areas and outbuildings, ice house, root cellar and well were to the west, away from the James River approach. There was probably a landing to the northeast of the house where the bluff becomes less steep.

Although the existing kitchen/quarters and old smokehouse were not constructed until ca. 1800, archeological evidence suggests the area to the west of the houses was used as a service yard throughout the eighteenth century when earlier buildings probably stood in the vicinity of the present structures.

The Eppes family and their relations through marriage were heavily involved with trade. There may have been a crown-regulated tobacco warehouse on their property as early as 1740. In the immediate post-Revolutionary era, Richard Eppes, his sons and relatives served as customs agents.

The basic configuration of the present day City Point property had its genesis in the land disposition related to the deaths of Richard Eppes in 1792, his sons Richard Jr. in 1797, Thomas in 1798, his wife Christian Robertson Eppes in 1802, followed by son Robertson in 1803. The eldest male heir, Archibald Eppes was given the prime piece of real estate—two lots of land at the tip of City Point and received additional lands after the death of his siblings. The other heirs included younger brother William and sisters Christian Eppes Gilliam and Mary Eppes. Surveyed property boundaries for lands distributed to Richard Eppes's heirs, beginning with an 1803 disposition (see Figure 1) are still reflected in the property lines surrounding the present grounds. The 1806 division of Lot 2 into four parcels allowed the later construction of Bonaccord on one of these parcels (see Figures 2 and 4). This land division also set the stage for the eventual street layout in City Point village and construction of additional wharves along the James River waterfront (see Figures 3-4).

Archibald Eppes was greatly involved with wharves, warehouses, taverns and the shad fishery on the land below and overlooking the bluff (Steele 2005:28-33). Archibald oversaw a merchant store somewhere on the waterfront. The natural riverbank was manipulated. Artificial fill on the James River base of the bluff is evident in the first extant land plat of 1803 (Figure 1) and becomes more extensive throughout the nineteenth century. The rectilinear extensions on plats and maps throughout the nineteenth century suggest these changes are the result of what were probably log crib wharfs (Figures 1-4).

The 1803 and 1806 plats and will associated with the division of the estate after Richard Eppes' death provided each heir with slivers of land that stretch between the two rivers and also provided them with other small parcels on the James River shoreline, which ultimately became wharves. The importance of river frontage, especially on the James, but also the Appomattox, is very clear in this will. Lot #1, which contains the plantation house, ultimately went to Archibald Eppes, the eldest male heir, and contained a shad fishery. The southern line of the parcel jogs to the south to give Archibald a section of the deep channel on the James.

Family parcels that are now outside the property limits were divided up and how some of these lands became part of the town of City Point after Richard's death are reflected in the road patterns that emerge in the first half of the nineteenth century, including Cedar Lane as it approaches the plantation house (see site plan).



Figure 1. An 1803 Plat of City Point related to disposition of Richard Eppes's will. Although Eppes died in 1792, it was not until after the death of his widow, and three of his five sons, that his estate was divided. (Virginia Historical Society)

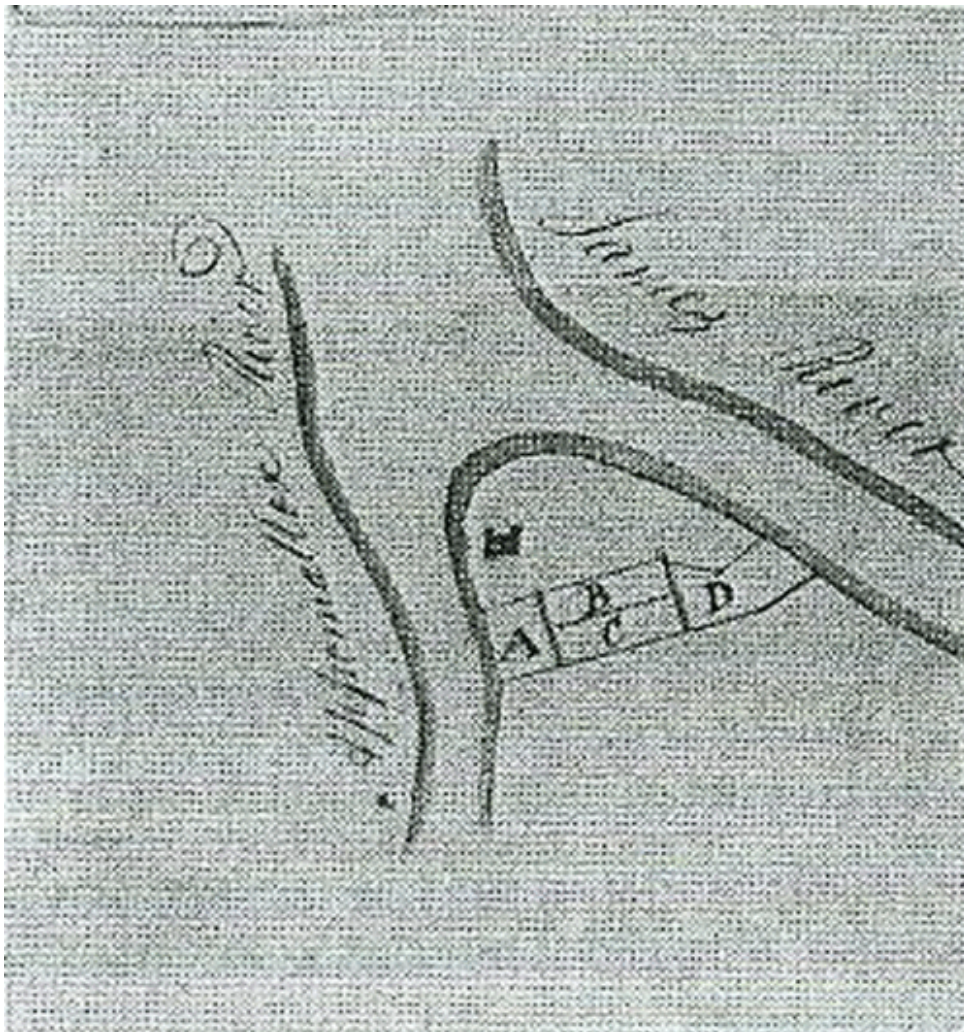


Figure 2. An 1806 Addendum to Disposition of Richard Eppes's will. The division of Lot 2 is later reflected in the Bonaccord property lines. (Virginia Historical Society)

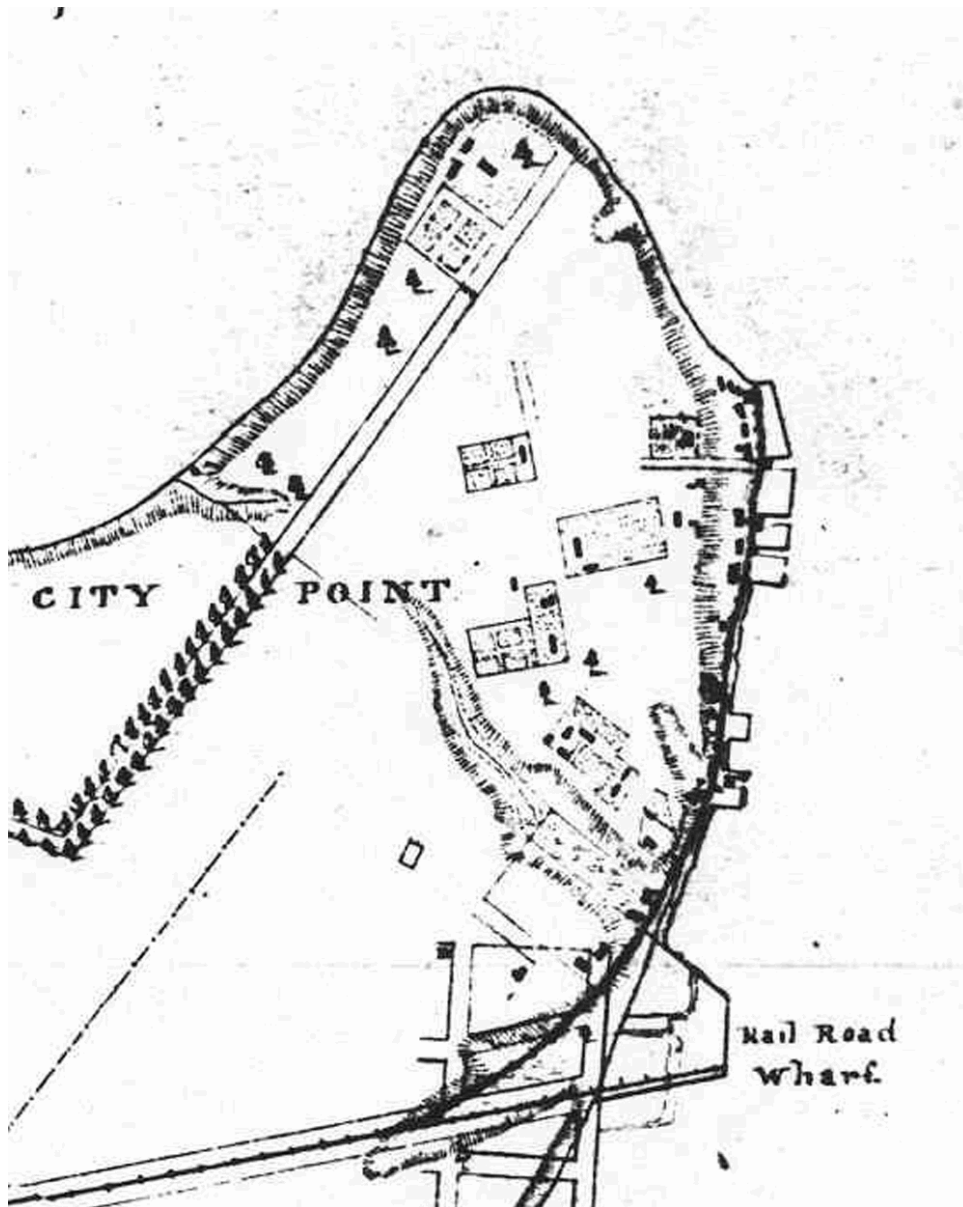


Figure 3. An 1837 map prepared by John Couty for the City Point Railroad, showing outbuildings west of the plantation house, a garden, the north-south entrance drive, entrance gate, and the apparent treeless landscape. (Virginia State Library)

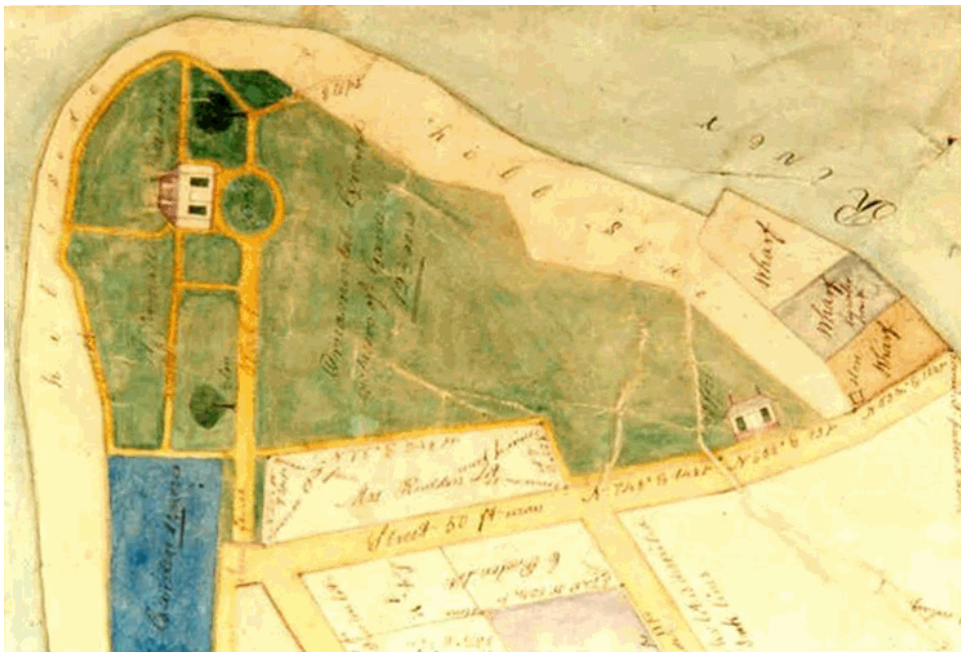


Figure 4. Detail of 1856 Plat of City Point, done for Dr. Richard Eppes. Drawn by surveyors around five years before the start of the Civil War, it may be the most accurate depiction of late antebellum features on the estate. (Virginia Historical Society)

ANTEBELLUM PERIOD

Many of the features now associated with the plantation and City Point landscape seem to have developed after Archibald's death in 1820 when his sister Mary Eppes Cocke (Polly) inherited the plantation house, as the only living descendent of Richard Eppes. Blades (1989:26-31) discusses how the growth of the community of City Point "resulted in a major shift in the physical orientation around the City Point dwelling." One of these developments was the county maintained road, (visible in the 1837 Couty map done for the City Point Railroad, Figure 3) that is present day Cedar Lane, which signifies a profound shift towards land-based transportation, also exemplified by the new railroad which tied City Point to Petersburg. "In 1840, however, Mary Cocke decided to dramatically enhance the southern and eastern façade of the building by constructing a new wing along the east gable (see Figure 5). The east side became the formal façade at that point and by the 1850s a formal drive led to this new entrance and the oval carriage turn was in existence along with extensive pathways and gardens. These circulation patterns still exist, and their earlier incarnations can be seen in the archeological record (Figure 4 and the geophysics plan in Steele 2005).

The road approaches by land from the Petersburg direction in a straight north-south axial orientation and continues as the entrance drive to the plantation house. The 1837 Couty (railroad) map (Figure 3) shows the drive heading due north to the edge of the bluff without the present carriage turn. By the time of the 1856 Pillar plan of City Point (Figure 4), the circular carriage return is in its present location. It is likely that Mary Eppes Cocke installed the

carriage turn at the time the new east wing was constructed between 1840 and 1841.

The 1837 map (Figure 3) also indicates a gate that delineates the point where the county maintained approach road (Cedar Lane) becomes the carriage drive on Eppes property. This gate is located in approximately the same location as the present day entrance gate.

The 1837 map (Figure 3) may or may not indicate the precise location of specific trees, but it does clearly indicate that most of City Point was treeless at this point with the exception of trees along the county road, five trees on the plantation property, scattered trees in the area of the village, possible trees in the vicinity of the Eppes office overlooking the port, and trees south of the new railroad line. The implication from this map is that most of the Eppes property in the village of City Point was lawn or grass by this point in time (in fact, it may have been cleared of trees since prehistoric times).

The 1837 map (Figure 3) also clearly illustrates a quadripartite garden south of the house and kitchen aligned on a north-south axis and spreading west from the entrance drive to the bluff edge and south to the gate. The division of the garden into four subsidiary square sections is probably accurate because Richard Eppes discusses different quadrants in his diary entries. Several other gardens in the village are depicted in the same fashion, although at different scales leading to the possible conclusion that the cross-walk partitioned plan may be a map convention.

Besides the later military occupation, the best-documented period of history at the property was the adult lifetime of Dr. Richard Eppes, owner of the Eppes plantation from 1844 until his death in 1896. The County map from 1837 (Figure 3) illustrates the general spatial organization of the City Point estate that Richard Eppes inherited. The property dominated the tip of the peninsula with the small village of City Point located to the south, clustered around the wharves on the James River.

Eppes, though a trained physician, embraced the life of a wealthy planter. He inherited 769 acres on the south bank of the James River, including the City Point estate and the Hopewell farm to the south, as well as thousands of additional acreage north of the Appomattox and James rivers. Like his mother before him, Dr. Eppes made the City Point parcel the homestead and nucleus of his extended estate. Eppes owned over one hundred slaves, most of who lived on his plantations north and east of City Point, placing him well within the small, privileged group of Virginia's largest slave owners. He retained approximately sixteen slaves at City Point, likely to perform household tasks for his family. Eppes was a faithful member of the local agricultural association and embraced new farming innovations, such as using soil amendments, crop diversity, and crop rotation. Unlike most eastern Virginia farmers, Eppes relied on a variety of grain crops as well as potatoes. He diversified his income by renting plots of land, residences, and wharves.

Eppes made numerous improvements to his estate in the 1850s. He divided the grounds into three distinct parts: three quarters of an acre for a stable (located to the west of the house along the Appomattox River bluff edge), one and a quarter acres for a vegetable garden, and

twelve-and-a-half-acres of ornamental grounds north, south, and east of the house. Eppes enclosed the property with a cedar post fence. A survey completed in 1856 depicts improvements made to the property (Figure 4). Land surrounding the main house and extending southeast along the James River frontage to the City Point wharf was labeled “ornamental grounds.” Around the home, circulation patterns were well defined and included, most notably, a circular carriage turn at the primary east facing façade, the terminus of the estate driveway that extended from the public road. A footpath proceeded from the north end of the carriage turn, curving west to create a walk along the escarpment of the riverbank. Another foot path took a less meandering route and connected the vegetable garden and the house, traveling parallel to the main estate driveway. Eppes laid out his vegetable garden in a traditional four-square pattern between the main estate driveway and the Appomattox River, south of the house. Stables were located southwest of the vegetable garden, near the juncture of Cedar Lane and Pecan Avenue.

Dr. Eppes’s diaries document a great deal of horticultural activity around his home. In March 1852 he gave orders to set out roses, magnolias with runners, and honeysuckle along the front porch. He had sprigs of weeping willow planted by the front gate. On February 20, 1856 he recorded in his journal planting three tulip poplar trees in the front lawn. He also mentioned the presence of four apricot trees in the yard along with peach, pear, cherry, and plum trees in his orchard. Later that year, Eppes added plum, cherry apricot, raspberries, currants, gooseberries, hemlock spruce, silver pine, Tennan’s Germanica, health cling peaches, freestone peaches, and pears to the grounds. Eppes supplemented the fruit tree and ornamental planting on the estate in 1859 by placing two magnolia grandiflora and two weeping birch by the iron gate, two weeping ash in the lawn, and two Japan gold leaf, two white lilacs, and a weeping fir in the driveway circle.

In addition to his interests in ornamental gardening, Eppes brought some of his cash crops to City Point. In the 1850s, he recorded devoting twenty acres of land to oats, grew corn by the river, and planted sixty-two acres in an unspecified crop. Eppes used this small amount of cultivated acreage near his home to experiment with new seeds and farming methods.

In his diary, Eppes discusses fencing the stable yard and on February 11, 1856 “Commenced cutting a road from stable to poplar tree on the river shore to haul up forage &c & have a convenient watering place for my horses.” This cut may still exist. Two large trees, labeled “Elm” are the only named plant specimens on the 1856 plan (see Figure 4). They are both located next to, but on the west side of the drive, one north of the house near the bluff edge, the other south of the house near the entrance gate that delineated the end of the public road and the beginning of the estate drive.

A 1859 newspaper article in the nearby “Petersburg Daily Express” appraised the overall affect of the property, on the eve of the Civil War, as follows:

"A GARDEN SPOT—In a recent visit to the apparently unprepossessing village of City Point, we walked over the beautiful grounds of Dr. RICHARD EPPES. Though not provided by nature with the graceful slopes of “Ellerslie,” they are quite as extensive, and being most tastefully laid off, form one of the most attractive and Eden like retreats in Virginia. It is

situated on the plane immediately overlooking the confluence of the James and Appomattox rivers, and commands an admirable view of the country beyond. The residence is situated about fifty yards from the brow of the cliff overlooking the rivers, and is one of those old fashioned Virginia times, but modern improvements have rendered it more elegant and architectural in appearance. It is surrounded by magnificent parterres, in which flowers of many varieties are growing, and adorned here and there with handsomely trimmed box trees and cedars. The lawns extended around are beautifully studded with fine oaks, which in summer throw a luxurious shade over the rich, velvet like grass. The arrangement of the gardens are very tasteful, and betokens the care of a fair and experienced hand. The entire grounds are enclosed with Osage orange and box tree hedges, and form on the whole, quite a rural paradise. [Petersburg] Daily Express, p. 1, c. 4, March 30, 1859."

The importance of City Point as Grant's Headquarters and the Union supply depot at the end of the war brings a new form of graphic recordation for the study of the cultural landscape beyond the evidence of the Eppes diaries and the few maps, plats, and schematic drawings available before this time. The new trove of physical data is the photographic record. The first known photographs of City Point in general and the Eppes estate specifically were taken during the war; nonetheless, they reveal a good deal of information about the underlying landscape over which the military landscape was superimposed.



Figure 5. View of plantation house, winter 1864/65, from southeast, from the circular drive. A fence blocking access to the south yard and a cabin to the northeast show the military's presence. (Chicago Historical Society, No. CS 70.5, Sheet A)

BONNACORD (MRS. RUDDER'S)

The Bonaccord property, on the eve of the Civil War, was its own domestic landscape, separated from the Eppes estate by a tree allee lining the Eppes entrance drive and fencing. The 1856 plat (see Figure 4) shows formal paths following the boundaries of the Bonaccord property so the Eppeses could skirt it and get to Pecan Avenue or to the estate office overlooking the port. Dr. Eppes, in his diary, mentions a gate through the hedge to the Bonaccord property, which he referred to as Mrs. Rudder's at this time. The name Bonaccord was probably given the house sometime after 1875 when it became the property of a branch of the Cocke family who had a large estate in Prince George County called Bonaccord. The property included outbuildings that no longer exist, as can be seen in several Civil War era photographs and in the painting of E. L. Henry (Figure 6) which was based on contemporaneous sketches and watercolors done in the field when he was stationed at City Point.



Figure 6. Painting of City Point by E.L. Henry, based on drawings and pastels done when he was stationed at City Point during the Civil War. (Addison Gallery, Andover, Mass.)

THE CIVIL WAR

As was the case during the American Revolutionary War, City Point's location was recognized for its strategic importance during the Civil War. Early in the conflict, after Dr. Eppes joined the Confederate Army and his family fled to safety, the home was damaged by an 1862 shelling from Union gunboats in the James River. On at least one occasion the Union Army attempted to make a landing at City Point but were met by Confederate troops who temporarily drove them back to their boats. After City Point was severely shelled by Union gunboats, the troops were able to land.

In 1864, General Ulysses S. Grant, commander of the Union Army strategized to defeat the Confederates by capturing Petersburg, the regional railway hub and supply line for Richmond. When Petersburg fell, Richmond would fall immediately. After their first attack on Petersburg failed in June 1864, the Union Army began to entrench around Petersburg and encamp at City Point. An excellent account of the Eppes property, once again emphasizing the gardens, was

recorded by Thomas Livermore, Colonel of the 18th New Hampshire during this time just before Grant's main army arrived:

"Dr. Eppes' house was a two-story house surrounded by broad verandas, and was perforated with score of cannon-shot holes. . . . This cannonade had so effectively ventilated the house that there was but one weather-tight room in it. . . . We chose to sleep in our tents, which were pitched in the yard. . . . The grounds about the house were several acres in extent and were carpeted with grass and abounded in trees, shrubbery, and flowers, all long neglected but luxuriant. General Hincks, one morning during our stay there, picked sixty kinds of roses in the grounds. The grounds were on the very apex of the bluff, so that on the northwest they looked out on the Appomattox and on the east and north they looked on the James both ways and on the fertile lands on the opposite side of the river. There was a good stable for our horses, a kitchen, and a tunnel-shaped ice pit lined with pine logs, in which there a good store of ice." (Livermore 1920)

General Grant selected City Point for his headquarters and logistical hub because of the existing railroad to Petersburg and ready access to shipping routes the Union Army had previously secured. It was here that Grant directed the Union strategy at Petersburg, hoping to end the war.

A complex military communications and logistics center emerged at City Point within weeks and this operation evolved over the course of the siege. The beautiful lawns of the Eppes estate became the tent camping grounds of General Grant and his staff officers during the initial summer months of the campaign (see Figure 7). The east lawn of the plantation became the location of their winter cabins and "winterized" tents as the campaign wore on (see Figures 8 and 9). The north lawn remained relatively untouched, although unkempt by pre-war standards (see Figure 10). Wartime photographs and other documents provide a wealth of information about the underlying landscape and the layout of the camp, as well as the location of specific vegetation and other features (see Petersburg National Battlefield 2009 and see Figure 11).

The U.S. Military Railroad prepared a valuable, detailed plan of how the general City Point area and the Eppes estate looked at the end of the war (see Figure 12). The army used existing structures or built new ones to accommodate military stores, hospitals, bakeries, laundries, kitchens, latrines and warehouses. The Eppes home was used for Quartermaster's offices and new stables were built on the east lawn of the estate near Eppes's office on what had been "ornamental grounds" prior to the war. The City Point wharves (the exact pre-war number is not known and one of which Colonel Livermore recorded as having been recently burned) were rebuilt to serve as a transportation hub for incoming supplies of men and materiel for the front lines and the encampment.

When the fall of Petersburg seemed inevitable in the spring of 1865, President Abraham Lincoln arrived at City Point the evening of March 24, via steamer, to be close to the action and confer with Grant and others about the end of the war. A traveler with Lincoln described the approach to City Point two hours after sunset:

Grant's Headquarters at City Point Petersburg National Battlefield

"It was a beautiful sight at this time with the many-colored lights of the boats in the harbor and the lights of the town straggling up the high bluffs of the shore, crowned by the lights of Grant's headquarters at the top." (Pfan 1989:5)

Confederate forces abandoned Petersburg on the night of April 2/3 and the Confederate government evacuated Richmond that same night. On April 9, Lee surrendered his Army of Northern Virginia to Grant at Appomattox Courthouse, effectively ending the war.



Figure 7. Summer 1864, General Grant and other officers under a shade tree, City Point, looking south-west. The sycamore lived until 2007, and a shoot still grows there. The entrance drive allee is in the background. (Library of Congress, B8184-B758)



Figure 8. The officer's cabin row looking west toward the house door, 1864-1865. Note the well-kept lawns and wooden walkways. Grant's cabin is at image right, and to its north is the young sycamore that lived until 2007. (Library of Congress, B811-3332)



Figure 9. View from western arm of cabin row looking east, 1864-1865, of landscape and circulation features well-worn after months of military occupation. Bonaccord is visible at image far right. (Hathaway photograph, Petersburg NB collection)



Figure 10. North facade of Appomattox Plantation House, summer 1864(?). Destruction wrought in 1862 is visible in various holes on the house. Lush grounds of overgrown lawn and flowering shrubs line the north-south path. (National Archives, 111-B-1900)

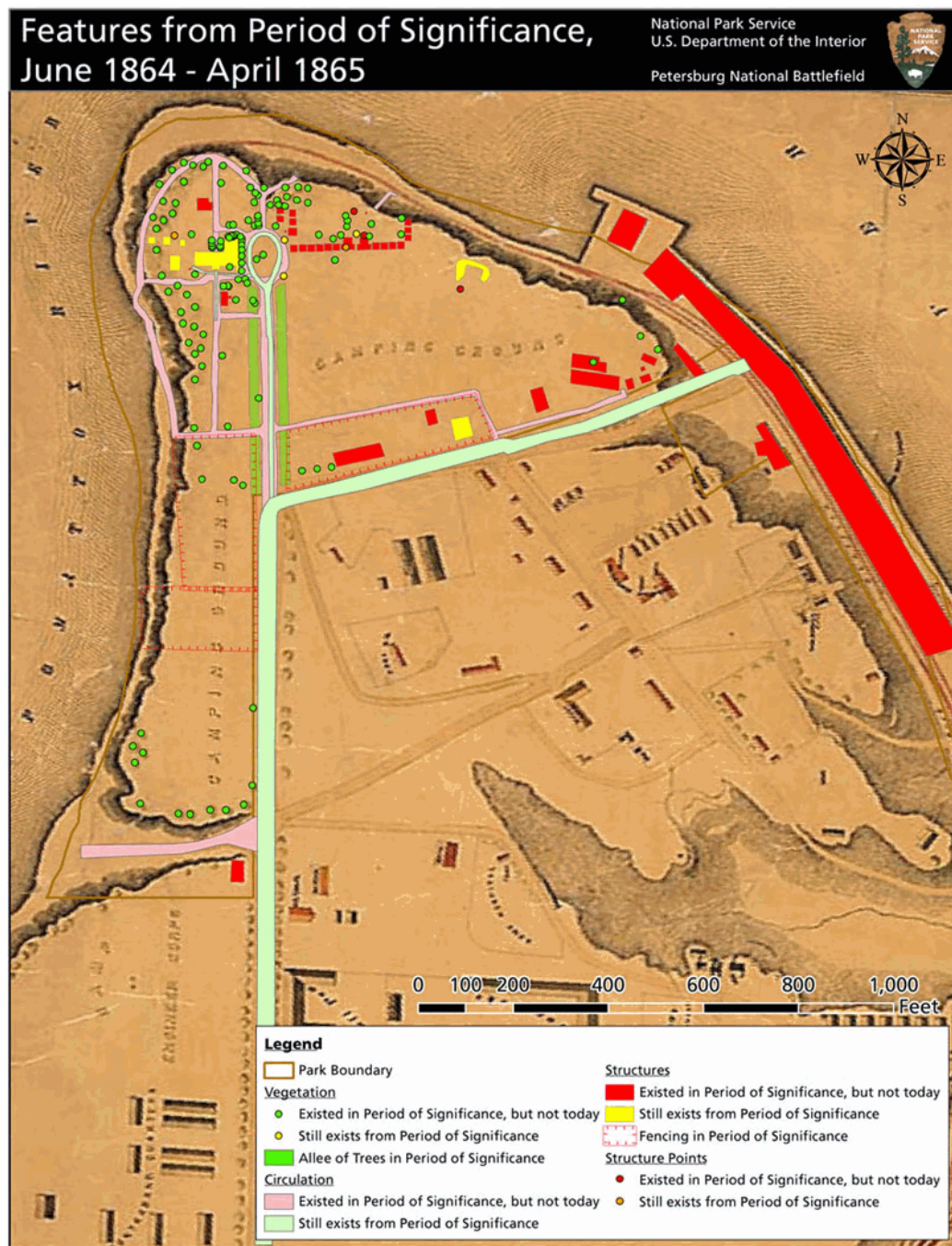


Figure 11. This plan is based on an extensive study of documents, photographs, and other evidence and shows the location of structural, vegetative, and circulation features at City Point during the period 1864-1865. (Petersburg NB)

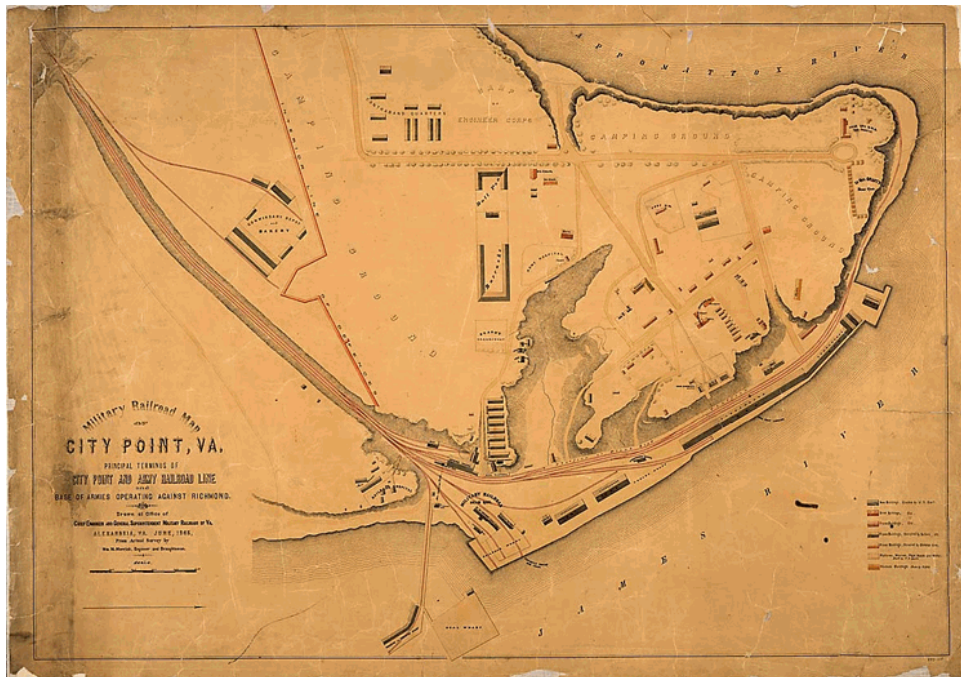


Figure 12. This detail from a 1865 Military Railroad Map of City Point (north is to image right) illustrates that important landscape features have not changed considerably since 1865. (National Archives, 77-CWMF-RDS197)

POST WAR PERIOD

Richard Eppes returned to City Point in May 1865 after being absent for nearly three years and found much change at his City Point estate (Figure 12). City Point remained a major depot for transportation of troops for months after the surrender.

Upon his return Eppes recorded that he:

“...found a good many temporary buildings and wharves erected on my property, ‘all my old buildings standing and my own dwelling house repaired’ which had been nearly destroyed during the McClelland campaign. The grounds around my dwelling were filled with many little huts, having been the headquarters of General Grant during the campaign around Petersburg, all the shrubbery, fruit trees and garden nearly destroyed, and that along the river banks also much injured though ‘most of the large shade and ornamental trees were still standing’.” (Richard Eppes diaries, 7 May 1865, ‘emphasis added’)

Despite the shock of finding many more or less ephemeral additions to his landscape and the sad loss of beloved plantings, Eppes was lucky to report that the core structures and plantings of his domestic world had survived the ravages of war. Although his primary concern was reestablishing his agricultural enterprise under the new realities of a post-war economy, he set about removing the traces of the Union camp from his lawns and reestablishing gardens, shifting the location of his ornamental plantings to the east lawn.

MANAGEMENT BY EPPES HEIRS

Dr. Richard Eppes died in 1896 and his wife died in 1905, leaving the estate to their son Richard and three unmarried daughters. The daughters continued to live in the plantation house, though the home no longer served as the headquarters for the extended family estate. Outlying parcels of the Eppes formerly expansive property were sold or rented. One such parcel sold was the Hopewell Farm south of City Point. To raise funds, the Eppes daughters sold this land to E.I. Dupont–Nemours between 1912 and 1915. The chemical company built a large explosives manufacturing plant. The sale and development of this property had an enormous impact on the development of the regional landscape and a lesser one on the landscape of the Eppes estate surrounding the plantation house. Hopewell grew rapidly as people flocked to the area in search of work. Capitalizing on this opportunity, the Eppes heirs rented Naldara, a newly constructed duplex property built overlooking the wharves on the crest of the bluff north of Pecan Avenue, on the site of the former plantation office and perhaps earlier structures (see the 1806 plat; 1837 Couty map; and 1856 plat).

Inside their boundaries, now fenced off by a wire security fence, the sisters made esthetic and functional improvements to the estate. Adding to the mixture of formal and informal landscape features, which included mature shade trees, lawn, ornamental plantings, and utilitarian structures like a beehive and windmill, the sisters directed the construction of a formal gateway at the juncture of Pecan Avenue and Cedar Lane and a rustic gazebo and cast iron arbor on the north lawn overlooking the river. They added a rustic cedar post arbor with cedar rafters to support roses along an east west path on the north side of the garden. Additionally, they extended the home's front porch and replaced the wooden stairs to the river with concrete stairs. Surprisingly, one deteriorated Civil War Officer's cabin, that assigned to General John Rawlins, Grant's chief of staff, remained on the east lawn where it had been used as a school room. This was eventually removed. New utility lines, wells, and an automobile garage accompanied the improvements of the early twentieth century.

Elise Eppes, daughter of Dr. Richard Eppes's son Richard and niece of the Eppes sisters made additional changes to the estate after she returned to it in the 1930s after studying botany and horticulture in college. Under her direction a brick-edged garden pool or fish pond was constructed in the post Civil War garden, as were a gate topped with Civil War Mortar shells (later stolen and topped with concrete balls by the National Park Service), rustic cedar post wisteria arbor, and a cold frame.

TRANSITION TO PUBLIC OWNERSHIP

After Elise Eppes married and left the site in 1955, the estate was managed by her nephew as a rental property and care of the grounds declined. With the hundredth anniversary of the Civil War approaching, Elise Eppes and civic-minded local sponsors created the Appomattox Manor Preservation Corporation. The site opened to the public as a private house museum in the spring of 1962 and some of the garden walks were replanted.

Around the same time several prominent Hopewell citizens sought to have the site included

within the boundary of Petersburg National Battlefield to insure its future as a publicly accessible historic site. Because of centennial interest on a national level and the inherent significance of the site, the idea was supported by the National Park Service. Initial efforts failed and the private preservation group closed the site to the public in 1968. Eventually Congress authorized the purchase of 13.76 acres to be added to the legislative boundary of Petersburg National Battlefield on November 10, 1978, and the government obtained title in 1979.

NATIONAL PARK SERVICE PERIOD

Prior to the public dedication in 1983, the park embarked on several research and treatment projects. One effort included securing General Grant's cabin from Fairmount Park in Philadelphia, where it had been taken after the war, in an effort to restore a significant Civil War feature. Fairmount Park agreed to part with the cabin and the park placed it close to its original location on the east lawn, as ascertained by archeological excavation (to avoid impacts to the archeological resource, the cabin was offset two feet from its original location). To compile the appropriate source materials in preparation for a comprehensive planning effort, the park prepared an Historic Structures Report for the plantation house and the related outbuildings and an historic base map that pulled together previous mapping. A 1983 archeological study, following up on earlier geophysical exploration revealed significant underground resources that documented human activity dating back ten thousand years. The study also located the location of the ca. 1675 dwelling, just north of the standing house. Given the richness of archeological remains on site, the study advocated a cautious development plan to avoid disturbance to resources.

These research efforts were utilized in a 1986 Development Concept Plan (DCP), a more expediently prepared plan than the typical General Management Plan that would consider Appomattox plantation in the context of Petersburg National Battlefield. The preferred alternative developed in the DCP called for depicting conditions present during the later years of the Eppes ownership to represent the continuum of change over the Eppes long history on the site instead of a Civil War restoration. During this time the park removed a wire security fence installed by the Eppes sisters in the early twentieth century due to its deteriorated and unsafe condition.

By the mid-1980s the character of the plantation landscape had shifted considerably. Damage from a storm in 1984 knocked down many aged trees that were not replaced. Climbing vines were removed from the porch supports of the house against the advice of park staff (photographs from the 1880s make clear that this was not the vine present during the Civil War). To accommodate visitors, the park constructed a parking lot on the site of pre-Civil War ornamental gardens at the juncture of Pecan Avenue and Cedar Lane. The lot was placed on raised fill to protect the prehistoric archeological deposits revealed under the cultivated zone.

The site's wet, sandy soils overlying clay strata leach water and cause slumping of the bluff edge. By the 1990s, the top edge of the plateau had receded approximately 17 feet since the 1860s and remediation became necessary to protect the riverbank from further damage. The Army Corps of Engineers built a rip rap revetment to protect the riverbank in 1991, adding

approximately four feet of fill at the base of the embankment. In the 1990s the park collaborated with the City of Hopewell to create a riverfront recreational park along the eastern boundary of the property where the wharves used to exist. This park occupies a linear, flat strip between new wooden decking along the river's edge and parking areas and the steep, vegetated embankment. Archeological work done between 2000-2002 before the new features were constructed revealed features related to early port facilities buried and protected under more recent fill in this location (Steele 2005).

Additional archeological work done in 2003 and 2004 before the house foundation was stabilized garnered information about the material culture of the house inhabitants. Archeological studies done when the utility lines were improved recovered evidence of a Middle Woodland village in the area of the south lawn near Pecan Avenue (Steele 2005). Concurrent work prior to bluff stabilization efforts added additional information about the Native American inhabitants of City Point and brought up further evidence of very early historic occupation of the point. Further exploration of this area in 2006-2007 revealed an early seventeenth-century clay borrow pit used for brick making and filled throughout the second quarter of the seventeenth century (WMCAR 2007).

Storms in 2003 and 2004, especially Hurricanes Isabel and Gaston, inflicted more damage to the properties trees, trails, and embankment. Downed trees were removed and gabions installed to stabilize areas of the embankment. In 2007, the Army Corps of Engineers, as requested by the park, addressed some of the pressing erosion issues by extending the height and length of the existing rip rap revetment and constructing a concrete retaining wall at the tip of the bluff. The park has asked for funding to lengthen the wall.

By 2007, the aged sycamore tree near Grant's Cabin, photographed during the Civil War, had become deteriorated and structurally unstable according to the Olmsted Center for Landscape Preservation. The park removed the tree, leaving a root sprout that appears to be thriving. In the event that the root sprout is lost, a cutting of the parent tree has been cultivated and may be replanted.

The 2005 General Management Plan (GMP) for Petersburg National Battlefield reiterates the national significance of the Civil War period by renaming the former City Point Unit of the battlefield as Grant's Headquarters at City Point. Additionally, the plan re-emphasizes the preeminence of the Civil War and shifts the emphasis of the earlier DCP towards the later years of Eppes family ownership by stating that "The cultural landscape at City Point is rehabilitated to reflect its significant period of 1864-1865 while respecting the diverse layers of history." The park has been able to recover a significant amount of information about the 1864-1865 landscape from Civil War photographs, paintings, the diary of Dr. Richard Eppes, and other documentation.

Analysis & Evaluation of Integrity

Analysis and Evaluation of Integrity Narrative Summary:

For the purposes of a Cultural Landscape Inventory, landscapes are analyzed according to a number of landscape characteristics. Eight such characteristics were found to be relevant to the landscape of Grant's Headquarters at City Point: Natural Systems, Spatial Organization, Vegetation, Circulation, Views and Vistas, Buildings and Structures, Small-Scale Features, and Archeological Sites. Each characteristic was analyzed for its historic conditions for the period (1607-1865) and current conditions (2008), which were then compared to arrive at an assessment of integrity, following the qualities defined by the National Register of Historic Places: location, design, setting, materials, workmanship, feeling, and association. This summary presents the highlights of the Analysis and Evaluation sections. Overall, the landscape of Grant's Headquarters at City Point retains integrity.

Natural systems played a key role in the development of Grant's Headquarters at City Point, from Native American and early European settlement through military campaigns of the American Revolution and Civil War. Topography and water features, chiefly the high ground on which the estate was placed and the adjacent James and Appomattox Rivers, created favorable conditions for settlement and defensive purposes (see cover). Expansive views across the rivers were available from the promontory, which also likely caught cooling summer breezes. Access to water transportation was one of the reasons for locating the Union Army's headquarters at City Point at the end of the Civil War. The site still retains its historic natural systems and features. The high promontory looks out over the Appomattox and James Rivers that flow by the site on three sides, reflecting historic conditions.

Key patterns of spatial organization were established early in the development of the site through the placement of the service buildings, areas, and features to the west of the house and the establishment of property lines and the relationship of the property to the river landing and emerging village of City Point. By the 1840s another key pattern was established through the placement of the estate driveway on a north-south axis to the east of the house.

Gardens and walkways were overwhelmingly oriented to the cardinal directions following a rectilinear geometry. Though the placement of landscape features, including the gardens, shifted over time, early geometric spatial patterning persisted throughout the period of significance. Many spatial patterns from the period of significance remain today. Circulation routes, including the driveway and garden walks are oriented in their historic north-south direction and the layout of the manor house and outbuildings are retained.

Consideration of views and vistas played a key role in the development of Grant's Headquarters at City Point for the Eppes family and military planners during the Civil War. The estate was located on top of the escarpment looking over the James and Appomattox Rivers, affording expansive views to the north, south, and east. Vegetation was managed to keep views open during much of the period of significance. Union Army strategists recognized this advantageous quality of the landscape. Vegetation was allowed to mature on the escarpment after the period of significance, when

maintaining the viewshed became less of a priority. Some of the historically open viewshed has been reopened in recent years during construction of the escarpment. As a whole, the views today are less expansive than during the historic period, but this condition can be changed.

Circulation patterns have been closely aligned with the overarching spatial organization of the site that developed early in the property's history. The main estate driveway, an extension of the north-south oriented public road, traveled to the east door of the principle dwelling. Garden paths and walks typically followed strict north-south or east-west alignments, mimicking the strong rectilinear organization of the site. Several walks connected the principle dwelling to outbuildings, gardens, and landscape structures. Many historic circulation patterns remain today and others could be reestablished based on geophysical and archeological data. The pivotal north-south estate driveway retains its historic alignment as do several garden paths. The National Park Service added a visitor parking lot and new pedestrian walk at the manor house to accommodate visitors.

Under the Eppes family stewardship, the property reflected their social status and interests, and was developed as an ornamental landscape. Records from the 1800s show that much attention was paid to maintaining the lawn, planting trees, shrubs, gardens, and orchards. Numerous specimen trees, climbing vines, flowering trees, and roses ornamented the Eppes estate, alongside vegetable gardens and productive orchards of fruit and nut trees. Much of the landscape was disturbed during the Civil War when thousands of troops and supply functions overran the estate but large specimen and shade trees remained. Few of these remain or have been replaced in kind in the subsequent near century and a half creating an appearance unlike historic conditions that were characterized by horticultural abundance. What does remain is the maintained lawn, with some shrubs, trees and other plantings.

The first non-indigenous structure known to have been built on site was a ca. 1675 Eppes family dwelling that was later replaced by the current dwelling in 1763. Numerous utilitarian outbuildings were located west of the main house and created a significant service yard. The stable was located along the estate driveway, southwest of the house. During the Civil War encampment, the Union Army built a cluster of wooden cabins on the east lawn of the main dwelling to quarter officers. After the war, the Eppes family purchased a pre-war brick dwelling on Pecan Avenue and built another wood-framed house on the southeast extents of the estate for use as a rental property. Other utilitarian structures were added, such as a garage, chicken coops, and buildings in the stable area. Some still exist and others have been removed over the years. The family erected several small ornamental landscape structures, including several trellises and a gazebo. The site's buildings and structures reflect historic conditions in that the historic buildings dominate the scene. The manor house and outbuildings are well maintained by the park. Most of the post-war garden structures remain with the exception of the cold frames erected in the 1930s.

Grant's Headquarters at City Point is a rich archeological site containing historic remains from thousands of years of human settlement. Archeological investigations have uncovered evidence of Native American habitation, early European activity, Civil War remains, and Eppes family activities on site.

Grant's Headquarters at City Point

Petersburg National Battlefield

Since 1955, management of the site has shifted considerably from a carefully tended residential estate to an absentee rental property, to an under-funded private memorial, to a National Park. Since the National Park Service took control of the property the most noticeable change from historic conditions has been in the vegetation management. Many trees have been lost to storm damage and age and not replaced. Grass is now cut shorter than during the period of significance and few ornamental plantings survive in the formal gardens. The end result is a shift in appearance from a domestic landscape characterized by horticultural abundance to a more institutional landscape.

INTEGRITY

The location of Grant's Headquarters at City Point on the peninsula where the Appomattox River flows into the James River has remained fixed. The land the Eppes family owned in present day Hopewell was much once more extensive, as was the property used by the Union Army as the logistical base for its efforts to seize Petersburg and Richmond, but the heart of the Eppes estate and the precincts of the Union high command remain intact.

The property retains integrity, especially to the time toward the end of the period of significance but before the Union Army occupation. The Eppes family built the estate over the course of 230 years before the Union Army occupation in 1864-1865. The property boundaries of the estate at the tip of the City Point peninsula, its relationship to the wharves and landings on the James River, the buildings, the Bonaccord property, circled on three sides by the Eppes estate, the lawn, the system of drives and pathways retains integrity of design, association, and feeling. The cabins and tents that crowded the lawns in 1864-1865 are gone, with the exception of Grant's cabin, but their setting has remained stable. The Civil War earthwork still guards the approach from the James River. Later additions and features are not of a nature that they materially affect the integrity of the property because they are either reversible, small scale, or in the place of a similar earlier feature. Loss of plant material detracts from the integrity of the historic planting design.

The setting or physical environment of Grant's Headquarters at City Point retains integrity to the period of significance. The setting of the peninsula high above the confluence of the two rivers has remained relatively consistent since the initial occupation by the Eppes. The natural processes of erosion of the riverfront and embankment has been present at the site over this entire period. Relationships between buildings and circulation features, the rivers, and expanses of open space remain intact from the historic period. Since 1865, the embankment has shifted considerably due to erosion, causing the loss of several feet of land mass on the plateau.

The materials including paving, plantings and other landscape features from the late antebellum/Civil War era retain integrity. The National Park Service has continued to use compatible historic materials to maintain historic buildings, drives, and walkways. The historic lawn is maintained. Stacked rail fencing has replaced historic cedar post fencing, boxwood or Osage orange hedging. The plants that exist are original to the period of significance, are replacements in kind, are consistent with the period, or are naturally occurring, but the number and variety of plantings has diminished.

Integrity of workmanship, or the physical evidence of the crafts of a particular period, remains at Grant's Headquarters at City Point, especially in terms of the historic structures. Despite the absence of herbaceous annual and perennial plantings and specimen trees due to constrained maintenance resources and concerns about archeological resources, the property remains well cared for.

Feeling is a property's expression of the aesthetic or historic sense of a particular period. The houses, outbuildings and circulation patterns still evoke a strong sense of a plantation house with ongoing activities in the work yards and buildings to its west. The feeling of a designed residential site has been affected by the loss of plantings, but the macro-landscape elements still exist and enable one to easily imagine the Eppes family looking out over their lawns to the north and east of the house and watching shipping on the James or towards their lands on the other side of the river. Likewise, a look to the west would enable them to oversee the work of the house slaves in the outbuildings and yards.

The James River vistas would have been of equal interest to the Union Army command, which looked out over the edge of the bluff at a mass of shipping; the critical relationship to the deep channel on the James River bank remains. While sleeping on a riverboat anchored off City Point, Abraham Lincoln had a dream that foretold his own death. The president and the Union command may have also looked to the west where the orderly rows of hospital tents and buildings would have been thought-provoking.

Certainly the orderly ranks of tents and cabins once found on the property is gone, but the feeling of being set apart that would characterized the top command can still be felt as they sheltered within the more easily secured boundaries of the Eppes estate. Grant notably shared the field accommodations of his army and eschewed the substantial but damaged buildings of the elite planter class nearby. His insubstantial accommodations also reflected the hope that the campaign would end quickly and successfully. Despite this egalitarian approach, he and his staff were placed by rank and topography on the Eppes lawn above the turmoil of the port, railroad depot, and utilitarian military buildings constructed nearby in City Point village. The comparison of the plantation house and the much less grand rows of cabins of the Union staff was of interest to Civil War photographers and artists, and can still be evoked today.

The association of the property with its significant historic period, personages, design and landscape remains intact. By maintaining the property, the National Park Service ensures that the association with the Eppes family and General Grant's Civil War occupation survives. Sufficient physical characteristics and features survive from the historic period to sustain this association between the property and its historic use and occupants.

The following section presents an analysis of landscape characteristics and their associated features and corresponding List of Classified Structures names and numbers, if applicable. It also includes an evaluation of whether the feature contributes to the property's National Register eligibility for the historic period (1607-1865), contributes to the property's historic character, or if it is noncontributing, undetermined, or managed as a cultural resource. Items noted with an * are listed on the National Register of Historic Places.

Landscape Characteristic:

Natural Systems and Features

Historic Conditions (through 1865):

Natural systems, such as topography, soil structure, and water played a major role in the development of the cultural landscape of Grant's Headquarters at City Point. Native Americans used the site as a settlement because of its proximity to abundant natural resources and high elevation overlooking the confluence of the Appomattox and James rivers. These waterways, which formed the west, north, and east boundary of the property, afforded City Point residents easy access to transportation and drinking water. Europeans recognized the same attributes, evidenced by the Eppes family building the center of its vast plantation on the promontory of City Point, where views to distant Eppes lands were available. These same natural systems drew military planners to the site in both the American Revolution and the Civil War. The easily defensible location became a key component of the Union victory in the Civil War by expediting the transfer of thousands of pounds of supplies between the James River and the front lines in the trenches outside of Petersburg.

Post-historic and Existing Conditions:

Currently, the natural systems at the property still closely resemble their historic conditions and continue to define the unique landscape. The plateau on which the Appomattox Manor resides is slightly smaller today than in the period of significance due to slumping soils at the river embankment that causes erosion of the slopes. This has been occurring since the period of significance. The James and Appomattox Rivers flow unmanipulated around the peninsula (see Figure 13).

Landscape Characteristic Graphics:



Figure 13. The property sits high above the confluence of the James and Appomattox Rivers. (OCLP, 2005)

Spatial Organization

Historic Conditions (through 1865):

The spatial organization of the Eppes family estate no doubt changed over the period of significance: little is known about the period before the construction of the existing house in 1763. Several very significant defining landscape features emerged in this early period and persist today. These include the orientation of the main house with its long axis running east-west allowing an unimpeded view north across the James towards other Eppes lands. Service buildings and features such as wells appear to have been placed west and southwest of the house, a characteristic that persisted over the next hundred years. Other defining features that persist today are not known to have occurred until the first half of the nineteenth century when the will of Richard Eppes allowed the land just south of the present property to be divided into smaller lots. The notes appended to the land division plats (Figures 1-2) reflect that the divisions were related to various facilities which had already been developed – a wharf, tavern, fishery, houses for relatives – and a desire that each heir have James River frontage. This property division probably enhanced the development of a village at City Point independent of the plantation and began to define its southern boundary and eventual road patterns. The central drive, tied to the public road, is in place by 1838, as is a garden south of the house to the west of the drive (Figure 3). The landscape that existed at the beginning of the Union occupation at the time of the Civil War was probably mostly in place by 1840-41 when Mary Eppes built the east wing of the house and firmly established an entrance facing to the east towards the waterfront. It was probably at this time the circular carriage turn was established on the previously existing drive. Service areas remained to the west of the house along the

Appomattox River side of the property. Prior to the Civil War, Dr. Richard Eppes located his rectilinear vegetable garden south of the house on a north-south axis (Figures 3-4). The stable and paddock area sat further from the house on the same established line. Other garden paths around the site were also oriented toward the cardinal points.

The landscape was no doubt affected during the Union Army encampment of 1864. The military may have used established lines to structure the bustling and hierarchical campus, but it is also likely that the crowded and hastily built camp made use of all the available space for the necessary buildings and tents, regardless of established patterns. Maps and photographs do show tent rows and cabins oriented to cardinal directions (Figure 11).

Post-historic and Existing Conditions:

Currently the spatial organization of the property reflects the character of the Eppes period. The main dwelling and straight north-south driveway remain (see Figure 14), as do geometric garden paths and plots and the service yard (see Figure 15) to the west of the house, surrounding the kitchen and outbuildings (Figure 15). Few discernable patterns established during the Civil War survive, not surprising for an ephemeral encampment. The east-west alignment of the central row of officer's cabins, including Grant's, is reflected in the alignment of the extant cabin, placed within two feet of its original location, an original fireplace of a cabin, outlines of cabin footprints visible under certain light snow conditions, and the east stairs of the house. The campgrounds for troops to the south of the house and east of the house still exist as open lawn (see Figure 16).

Character-defining Features:

Feature:	North-South Axis
Feature Identification Number:	137300
Type of Feature Contribution:	Contributing
Feature:	East-West Axis
Feature Identification Number:	137302
Type of Feature Contribution:	Contributing
Feature:	Service Yard
Feature Identification Number:	137304
Type of Feature Contribution:	Contributing
Feature:	Campgrounds-south and east
Feature Identification Number:	137306
Type of Feature Contribution:	Contributing

Landscape Characteristic Graphics:



Figure 14. View north along contributing entrance drive. (Petersburg NB, February 2009)



Figure 15. View of contributing service yard to the west of the plantation house, from the house. (Petersburg NB, February 2009)



Figure 16. View southeast from carriage return looking across toward the former campgrounds for the troops. Note the earthwork, Grant's cabin, and Bonnacord, all contributing features. (Petersburg NB, February 2009)

Views and Vistas

Historic Conditions (through 1865):

The City Point plateau was valued as a settlement site dating back to Native American periods for the safety imparted by its broad views across two rivers (Figure 13). Later the elevated prospect of the site of the dwelling house afforded the Eppes family views to their plantations at Bermuda Hundred and Eppes Island across the river and of boat traffic on the river. During the Civil War, these views were used militarily as defensive fields of fire; conversely, the house was shelled during the Peninsula campaign in 1862. An earthwork was built at some point in the war to the east of the house. Later in the conflict, General Grant established his headquarters here, due in part to the expansive viewshed and river access. At the time, only a scattering of large trees grew along the embankment and the area was largely devoid of vegetation, except to the west of the house, where drawings and photographs show denser natural vegetation.

Post historic and Existing Conditions:

Following the Civil War views became less expansive as woody undergrowth matured into trees on the embankment. Currently the views to the river are more open than they have been in recent years due to storm damage in 2003 and 2004 and the completion of the first phase of

the bank stabilization project (see Figure 17). Northward views from the driveway circle and east and north porch are obscured by vegetation. Historic views from the porches and house to the lawns still exist.

Character-defining Features:

Feature: View north from house

Feature Identification Number: 137308

Type of Feature Contribution: Contributing

Feature: View north from Grant's Cabin and Earthwork

Feature Identification Number: 137310

Type of Feature Contribution: Contributing

Feature: View east from Naldara

Feature Identification Number: 137312

Type of Feature Contribution: Contributing

Feature: View east from foot of Pecan Avenue

Feature Identification Number: 137314

Type of Feature Contribution: Contributing

Landscape Characteristic Graphics:



Figure 17. Vista looking north from earthwork over James River. (Petersburg NB, February 2009)

Circulation

Historic Conditions (through 1865):

Circulation patterns were established in the first half of the nineteenth century after the property of Richard Eppes was divided in his will. The public road, Cedar Lane, which made a sharp, right-angle turn south of the property before extending in a straight north-south line to the Eppes house, became the main estate driveway (Figures 3-4). Access to the river, for the almost daily rows to the estate on the other side of the river, and to the port, for access to merchant stores and the wider world were also important. Most of the paths were aligned in cardinal direction or followed the curve of the bluff edge. Mary Eppes or her son Dr. Richard Eppes modified the drive sometime between 1837 and 1856 to include a carriage loop at the northern terminus, in front of the post ca. 1840 main entrance of the dwelling. A stone walkway connected the south entrance door with the service area to the west of the house. Eppes located his vegetable garden and stables southwest of the house. Outbuildings, a root cellar, and an ice cellar were also to the west of the house and were all connected by pathways. A path from the north door of the dwelling running north-south toward the bluff edge can be seen in Civil War era photographs and was also noted in geophysical exploration and archeological testing. A path from the south door of the dwelling, running north-south and headed towards the south garden and stable was seen in geophysical exploration. Both of these paths are noted on the 1856 plat (Figure 4). A pathway along the lip of the bluff is illustrated in the 1956 plat and can be seen in a Civil War photograph. Other paths can be seen in geophysical testing, that seem to more or less be located where paths occurred in historic documents and graphics.

During the Civil War, the grounds were altered by the Union Army. Cabins, tents, and service structures appeared on the landscape (Figures 11-12). The Union Army utilized the established estate driveway and added other circulation features. Photographs illustrate a wooden boardwalk in front of the main row of officer's cabins on the east lawn (Figures 7-9). Walks sided by planks and filled with sand or light colored dirt were also added near the officer's cabins.

Post-historic and Existing Conditions:

Additional paths were added after the period of significance as the Eppes family developed gardens in new locations and incorporated Bonaccord and Naldara, as well as a new garage and driveway loop to connect the house and garage. New garden features and steps to the river were also added.

Currently, some of the historic circulation routes remain (see Figures 18-20) along with many added after the war or during National Park Service tenure. Numerous types of paving materials are used on site. Non-historic exposed aggregate concrete walks connect the front porch with the carriage loop and the visitor parking lot with the visitor entrance on the west side of the house. An asphalt visitor parking lot was built on the west side of the estate driveway in the location of the pre-Civil War garden and Civil War campground. The plateau and riverfront are connected by stairs located to the east of the earthwork. An unpaved service road/trail connects the plateau area with the Appomattox River waterfront south of the parking lot. Another unpaved road/trail leads from the intersection of Pecan Avenue and Water Street around the point to the Appomattox River side of the point. The Bonaccord and Naldara dwellings are both served by unpaved driveways from Pecan Avenue.

Character-defining Features:

Feature: Plantation Entrance Drive and Loop

Feature Identification Number: 137316

Type of Feature Contribution: Contributing

IDLCS Number: 81706

Feature: Appomattox Manor Stone Walk

Feature Identification Number: 137318

Type of Feature Contribution: Contributing

IDLCS Number: 81708

Feature: North-South walk to south door of Plantation House

Feature Identification Number: 137320

Type of Feature Contribution: Contributing

Grant's Headquarters at City Point
Petersburg National Battlefield

Feature: Access Around Edge of Riverfront

Feature Identification Number: 137322

Type of Feature Contribution: Contributing

Feature: Plantation Garage Driveway

Feature Identification Number: 137324

Type of Feature Contribution: Non Contributing

Feature: Parking Area at Plantation Garage

Feature Identification Number: 137326

Type of Feature Contribution: Non Contributing

Feature: Appomattox Manor Garden Walks

Feature Identification Number: 137328

Type of Feature Contribution: Non Contributing

Feature: Appomattox Manor Garden Paths and Curbing (concrete)

Feature Identification Number: 137330

Type of Feature Contribution: Non Contributing

Feature: Appomattox Manor Garden Paths and Curbing (brick)

Feature Identification Number: 137332

Type of Feature Contribution: Non Contributing

Feature: Steps Leading to Wisteria Arbor

Feature Identification Number: 137334

Type of Feature Contribution: Non Contributing

Feature: Bonaccord Walkway

Feature Identification Number: 137336

Type of Feature Contribution: Non Contributing

Feature: Naldara Entrance Drive

Feature Identification Number: 137338

Type of Feature Contribution: Non Contributing

Feature: Handicapped Ramp

Grant's Headquarters at City Point
Petersburg National Battlefield

Feature Identification Number: 137340

Type of Feature Contribution: Non Contributing

Feature: Boardwalk at Grant's Cabin

Feature Identification Number: 137342

Type of Feature Contribution: Non Contributing

Feature: Visitor Parking Lot

Feature Identification Number: 137344

Type of Feature Contribution: Non Contributing

Feature: Steps to Riverfront

Feature Identification Number: 137346

Type of Feature Contribution: Non Contributing

Feature: Service Road to Beach

Feature Identification Number: 137348

Type of Feature Contribution: Undetermined

Landscape Characteristic Graphics:



Figure 18. View of contributing paths on south side of plantation house. (Petersburg NB, February 2009)



Figure 19. View of contributing paths on south side of plantation house looking west towards kitchen and service yard. (Petersburg NB, February 2009)



Figure 20. View of the contributing carriage return with two contributing crape myrtle shrubs. (Petersburg NB, February 2009)

Vegetation

Historic Conditions (through 1865):

The vegetation at Grant's Headquarters at City Point has been manipulated by humans for thousands of years. Native Americans would have typically cut or burned forests and planted crops in support of their settlements and Europeans typically first settled areas of the Chesapeake already cleared by Native Americans. An early Virginia Company settlement known as Bermuda Cittie or Charles Cittie was located in the vicinity by at least 1616 and was destroyed in the coordinated attack on English settlements on March 22, 1622. It is possible that the servants of the first landowner of record, Francis Eppes, were living at City Point and manipulating the vegetation in the years prior to his 1635 patent, as they no doubt did afterwards, based on artifactual evidence. The first Eppes probably occupied City Point around the year 1675, when a brick-cellared house was constructed, the brick suggesting the structure was occupied by an Eppes rather than a tenant or servant. Serious manipulation of the landscape associated with a plantation "seat" may have begun at this point, but there is no documentation.

The first known documentation of vegetation occurs with the Couty, or railroad, map of 1837, which documents a mostly cleared landscape with five large trees on the present day property and a garden south of the house divided into four square beds (Figure 3). There is no specific documentation of plant specimens until the time of Dr. Richard Eppes, owner of the estate between 1844 and 1896, who kept extensive diaries and other records on his plant purchases and plantings. Eppes had a large vegetable garden in the location of the 1837 garden and also

devoted many acres to what he termed “ornamental Grounds” to the east of his dwelling (Figure 4). Eppes planted fruit and nut trees, flowering trees, shrubs, roses, and climbing vines around his estate. He recorded planting roses, honeysuckle, lilacs, magnolias, weeping willows, peaches, pears, plums, and tulip poplars. He cared for lush, well manicured lawns. An 1859 newspaper article quoted above mentions boxwood and Osage orange hedges around the property. Union soldiers stationed at City Point at the end of the war remarked on the variety of ornamental plants, notably over sixty varieties of roses, but unfortunately the documentation offers little specificity as to plant location. Civil War photographs, and those taken in the years after the war, are helpful in assessing the locations of some of the specific plants (Figure 10). For example, photographs of Grant’s cabin document the presence of a sycamore tree that survived until 2007. A root sprout continues. The occupation of the plantation grounds by Union troops was disastrous for Dr. Eppes ornamental grounds. When he returned home after the war, Eppes noted in his journal that the shrubbery, fruit trees, and garden had been destroyed, but most of the large shade and ornamental trees had been left standing.

Post-historic and Existing Conditions:

After the war, Eppes moved his garden to the site of the Union stables to the east of the house and continued with plantings around the property. Dr. Eppes granddaughter, Elise, continued her grandfather’s interest in beautifying the grounds. In the 1930s Elise, a trained horticulturist, added new garden elements and plant material. Many of Elise’s improvements were erased in the 1950s after she left the site and management passed to the hands of a family member who did not share her interest in gardening. Interest generated by the centennial of the Civil War brought temporary attention to the grounds, when a local garden club replanted the main garden paths and worked to improve the appearance of the home, now a private house museum.

Currently, a mixture of native and introduced vegetation exists at Grant’s Headquarters at City Point. The embankment has grown up with self-sown vegetation that restricts some outward views. Recent work to stabilize erosion on the bluff has resulted in the clearing of some woody vegetation. Elsewhere on the site, the existing vegetation has been planted consciously to provide shade, direct views, or be purely ornamental. Several large trees may date to the period of significance. The historic sycamore near Grant’s cabin was removed in 2007, but a root sprout of the original tree remains (see Figure 21). The majority of the site remains covered in mowed turf, as it was historically (see Figure 22). The vegetation at Bonaccord house is varied, but less structured and includes American elm, Japanese maple, crabapple, camellia, holly, boxwood, and roses. The landscape at Naldara is planted with a limited palette, including a peach tree, a flowering dogwood, two small sassafras trees, and a scattering of hibiscus, boxwood, and gold dust plants.

Character-defining Features:

Feature: Turf

Feature Identification Number: 137350

Type of Feature Contribution: Contributing

Feature: Sycamore Root Sprout Near Grant’s Cabin

Grant's Headquarters at City Point
Petersburg National Battlefield

Feature Identification Number: 137352
Type of Feature Contribution: Contributing
Feature: Two Crape Myrtle Trees Near Carriage Loop
Feature Identification Number: 137354
Type of Feature Contribution: Contributing
Feature: Southern Magnolia Tree North of Manor House
Feature Identification Number: 137356
Type of Feature Contribution: Non Contributing
Feature: English boxwood South of Manor House
Feature Identification Number: 137358
Type of Feature Contribution: Non Contributing
Feature: Ginkgo Tree South of manor House Near Entrance Drive/Garage Driveway Intersection
Feature Identification Number: 137360
Type of Feature Contribution: Non Contributing
Feature: Southern Magnolia Tree South of Manor House
Feature Identification Number: 137362
Type of Feature Contribution: Non Contributing
Feature: Holly Tree South of Manor House
Feature Identification Number: 137364
Type of Feature Contribution: Non Contributing
Feature: Pecan Tree South of Manor House
Feature Identification Number: 137366
Type of Feature Contribution: Non Contributing
Feature: Spiraea South of Crape Myrtle Allee
Feature Identification Number: 137368
Type of Feature Contribution: Non Contributing
Feature: Hickory and Hackberry Promenade on Embankment

Grant's Headquarters at City Point
Petersburg National Battlefield

Feature Identification Number:	137370
Type of Feature Contribution:	Non Contributing
Feature:	Fruit Trees
Feature Identification Number:	137372
Type of Feature Contribution:	Non Contributing
Feature:	Climbing Roses on Iron Rose Arbor
Feature Identification Number:	137374
Type of Feature Contribution:	Non Contributing
Feature:	Planting Beds Along Central Garden Walk
Feature Identification Number:	137376
Type of Feature Contribution:	Non Contributing
Feature:	Fig Row
Feature Identification Number:	137378
Type of Feature Contribution:	Non Contributing
Feature:	Grapevines on Arbors
Feature Identification Number:	137380
Type of Feature Contribution:	Non Contributing
Feature:	Boxwood Hedges
Feature Identification Number:	137382
Type of Feature Contribution:	Non Contributing
Feature:	American Boxwood in Corners of Fish Pool Terrace
Feature Identification Number:	137384
Type of Feature Contribution:	Non Contributing
Feature:	Lady Bank's Roses on Arbor
Feature Identification Number:	137386
Type of Feature Contribution:	Non Contributing
Feature:	Wisteria on Arbor
Feature Identification Number:	137388

Type of Feature Contribution: Non Contributing

Feature: Woody Vegetation on Embankment

Feature Identification Number: 137390

Type of Feature Contribution: Non Contributing

Feature: Mature Trees at Water's Edge

Feature Identification Number: 137392

Type of Feature Contribution: Non Contributing

Feature: Virginia Red Cedars between Naldara and Appomattox Manor

Feature Identification Number: 137394

Type of Feature Contribution: Non Contributing

Feature: Crape Myrtle Allee

Feature Identification Number: 137396

Type of Feature Contribution: Non Contributing

Landscape Characteristic Graphics:



Figure 21. View from Grant's cabin east towards Appomattox plantation house. The offshoot of the sycamore tree that stood during Grant's occupation can be seen in the foreground. (Petersburg NB, February 2009)



Figure 22. View of the turf, looking east from the plantation house towards Grant's cabin. (Petersburg NB, February 2009)

Buildings and Structures

Historic Conditions (through 1865):

The first documented building resulting from European settlement on the property was the circa 1675 home thought to have been lived in by William Eppes, great-grandson of the original proprietor, Francis Eppes. It is likely that family servants lived somewhere on the family property south of the James River before this time, perhaps in an as yet undiscovered location within the park. Around 1763, the first house was demolished and the original portion of the house now known as Appomattox Manor or the plantation house was constructed. Both this and the early dwelling would have been accompanied by a series of utilitarian outbuildings, including a kitchen, stables, chicken houses, quarters, smokehouses, and privies. The first known plat of the property in 1803 (Figure 1) shows two large outbuildings to the west of the plantation house. Another building was located in roughly the location of present day Naldara and indicated as being "John Jones," likely a tenant or servant of the Eppeses. Tax records indicate he was a free black man who owned four slaves (Steele 2005:35). Plats and maps from later in the nineteenth century (Figures 3-4) continue to show a dwelling in this vicinity with outbuildings, garden and fenced yard. By 1856, however, when Dr. Richard Eppes had a survey done of his City Point property, this location was home to his "office" and was connected to the plantation house by a path that skirted the Bonaccord property and was

incorporated into the grounds of the estate. This area of the property overlooked the Eppes owned wharves, which expanded over the course of the nineteenth century until the Union army expanded them even further. Buildings were tucked down under the bluff between the escarpment and the wharves (Figure 4). Early in the nineteenth century Archibald Eppes was deeply involved with the running of a merchant store on the property. By the time of the Civil War, Dr. Richard Eppes does not seem to have been involved with mercantile activities, although he did have a boathouse.

Many new structures were added during the Union Army's encampment during the Civil War. A line of wood frame cabins were built to house the Union Officers over their nine-and-a-half month stay at City Point. The small buildings were arranged in a modified "U" shape facing the James River (Figure 11). Most of the structures were oriented on a roughly east-west line, east of the driveway circle.

Post-historic and Existing Conditions:

Directly after the war, Grant's Cabin was disassembled and relocated to Fairmount Park in Philadelphia. Dr. Richard Eppes removed all but one of the remaining Civil War officers' cabins after the war and Elise Eppes removed the last cabin in the 1930s. The manor house was modified in the early twentieth century to include a bathroom in an upstairs dormer. Around the same time, the Eppes family added a rustic gazebo on the north lawn of the manor house to take advantage of the sweeping views and cooling breezes. Elise Eppes added a rustic, cedar-post wisteria arbor at the southeast terminus of the east-west garden path, on axis with the new garden gate in the 1930s. This arbor mirrored the design of the rose arbor built by her Aunts several decades before. To start seeds for her flower and vegetable gardens, Elise had a cold frame installed in the southwest quadrant of the garden. She also designed and had a small water feature installed at the southern terminus of the garden's north-south path, called the fish pond.

The Eppes family built a structure they called Naldara on the southeastern boundary of the property, near where the antebellum estate office stood, between 1908 and 1915 to serve as a rental property. The antebellum brick dwelling, Bonaccord, built in 1842 and 1845 along Pecan Avenue, was purchased and incorporated into the estate in 1903. The National Park Service relocated Grant's Cabin from Fairmount Park in Philadelphia to the property in 1983 after undertaking archeological investigation to locate the original site of the cabin. They placed the cabin two feet from the original location to protect the archeological resource.

Today the manor house, a "U" shaped, gable-roofed, one-and-a-half story building with a wrap-around porch, reflects mid-nineteenth-century conditions after the National Park Service removed the Eppes family's early twentieth-century modifications in 1986 (see Figure 23). Several outbuildings stand west of the main house, including a very significant early kitchen/laundry/quarters, a dairy, two smokehouses, one very early, and a garage. All are small, timber frame structures (Figure 15). Grant's Cabin is located on the lawn east of the manor house. The building is a small "T" shaped wood structure built from vertically placed

palisade logs (see Figure 24). The Bonaccord house southeast of the manor house is a two-and-a-half story Greek Revival building brick building with a two-story 1916 addition on the rear of the house (see Figure 25). Naldara house is a two-and-a-half story frame building with a one-story porch facing the James River (see Figure 26). A metal shed that the National Park Service uses for maintenance activities is located northwest of the house.

Several small, twentieth century structures remain on site but do not detract from the period of significance. They include a rustic cedar rose arbor near Grant's Cabin, a rustic cedar wisteria arbor at the eastern terminus of the central garden path, wood and wire grape trellises lining the central garden path, two concrete garden posts at the west side of the central garden path, and stone gate posts at the entrance to the site. Foundation remnants of the 1930s-era cold frames in the garden are visible on the south side of the central garden path. The fish pond on the south side of the garden no longer holds water but the rectangular pool with brick edging remains in the ground, filled with earth.

A Civil War earthwork remains on the lawn northeast of the garden. The 50' by 100' modified redan is covered with long grass to emphasize the landform (see Figure 27). A brick fireplace remnant is visible in the lawn near Grant's cabin (see Figure 28).

Note: Naldara and the Hunter House, both within the site's authorized boundaries, are listed in the National Register as part of the nationally significant City Point Historic District and are therefore listed in the table below as contributing. Both structures were built in the early twentieth century and have their own distinct periods and areas of significance related to World War I. Items noted with an * are listed on the National Register of Historic Places.

Character-defining Features:

Feature:	Appomattox Manor *
Feature Identification Number:	137398
Type of Feature Contribution:	Contributing
IDLCS Number:	80038
Feature:	Appomattox Manor Kitchen/Laundry
Feature Identification Number:	137400
Type of Feature Contribution:	Contributing
IDLCS Number:	80039
Feature:	Appomattox Manor Dairy
Feature Identification Number:	137402
Type of Feature Contribution:	Contributing
IDLCS Number:	80044

Grant's Headquarters at City Point
Petersburg National Battlefield

Feature: Appomattox Manor New Smoke House

Feature Identification Number: 137404

Type of Feature Contribution: Contributing

IDLCS Number: 80041

Feature: Appomattox Manor Old Smoke House

Feature Identification Number: 137406

Type of Feature Contribution: Contributing

IDLCS Number: 80040

Feature: Grant's Cabin

Feature Identification Number: 137408

Type of Feature Contribution: Contributing

IDLCS Number: 80050

Feature: Bonaccord *

Feature Identification Number: 137410

Type of Feature Contribution: Contributing

IDLCS Number: 80051

Feature: Fireplace Remnants

Feature Identification Number: 137412

Type of Feature Contribution: Contributing

Feature: Civil War Earthworks

Feature Identification Number: 137414

Type of Feature Contribution: Contributing

IDLCS Number: 80048

Feature: Naldara *

Feature Identification Number: 137416

Type of Feature Contribution: Contributing

IDLCS Number: 80049

Feature: Hunter House *

Feature Identification Number: 137418

Grant's Headquarters at City Point
Petersburg National Battlefield

Type of Feature Contribution: Contributing

IDLCS Number: 80181

Feature: Appomattox Manor Garage

Feature Identification Number: 137420

Type of Feature Contribution: Non Contributing

Feature: Appomattox Manor Gazebo

Feature Identification Number: 137422

Type of Feature Contribution: Non Contributing

Feature: Appomattox Manor Entrance Gates and Fence

Feature Identification Number: 137424

Type of Feature Contribution: Non Contributing

Feature: Windmill Pump Foundation

Feature Identification Number: 137426

Type of Feature Contribution: Non Contributing

Feature: Appomattox Manor Rose Arbor

Feature Identification Number: 137428

Type of Feature Contribution: Non Contributing

Feature: Appomattox Manor Lady Bank's Rose Arbor

Feature Identification Number: 137430

Type of Feature Contribution: Non Contributing

Feature: Appomattox Manor Garden Grape Arbors

Feature Identification Number: 137432

Type of Feature Contribution: Non Contributing

Feature: Appomattox Manor Wisteria Arbor

Feature Identification Number: 137434

Type of Feature Contribution: Non Contributing

Feature: Appomattox Manor Garden Gate Posts

Feature Identification Number: 137436

Type of Feature Contribution: Non Contributing

Feature: Appomattox Manor Cold Frame Ruins

Feature Identification Number: 137438

Type of Feature Contribution: Non Contributing

Feature: Ornamental Pool Terrace

Feature Identification Number: 137440

Type of Feature Contribution: Non Contributing

Feature: Appomattox Manor Garden Ornamental Pool

Feature Identification Number: 137442

Type of Feature Contribution: Non Contributing

Feature: Water Tower Remnants

Feature Identification Number: 137444

Type of Feature Contribution: Non Contributing

Feature: Riprap at Water's Edge

Feature Identification Number: 137446

Type of Feature Contribution: Non Contributing

Feature: Gabions

Feature Identification Number: 137448

Type of Feature Contribution: Non Contributing

Feature: Naldara Shed

Feature Identification Number: 137450

Type of Feature Contribution: Non Contributing

Feature: Swales at Fig Row

Feature Identification Number: 137452

Type of Feature Contribution: Undetermined

Landscape Characteristic Graphics:



Figure 23. The manor house, viewed from the south. (OCLP, 2005)



Figure 24. Grant's cabin, viewed from the south. (OCLP, 2005)



Figure 25. Bonaccord House and a view down Pecan Avenue. (OCLP, 2005)



Figure 26. Naldara is now used for NPS staff housing. (OCLP, 2005)



Figure 27. The Civil War earthwork is distinguished from the rest of the lawn by the long grass that grows over its surface. (OCLP, 2005)



Figure 28. A remnant Civil War fireplace remains on the lawn near Grant's Cabin. (OCLP, 2005)

Small Scale Features

Over the several hundred years of Eppes family residence at on the property, the family added numerous small scale features to the landscape to aid in the maintenance and management of the property, however most of the existing small scale features today post date the period of significance.

There are many National Park Service-era small scale features at Appomattox Manor, ranging from directional signage to rail fencing. Stacked rail fencing delineates the garden at Pecan Avenue and at the edge of the embankment. A fence at the manor house screens an air

conditioning unit. A contemporary wooden utility post is located southwest of the Bonaccord house and Naldara hosts a non-historic, metal mailbox and equipment in the undergrowth near the house. A non-historic flag pole is located between the garden and the visitor parking lot. Riprap and gabions are located along the riverfront to combat erosion. Picnic tables, portable toilets, and trash receptacles are located at the municipal park on the waterfront (see Figure 29).

Character-defining Features:

Feature: Appomattox Manor Garden Faucets and Drains (Garden Faucets/Hydrants)

Feature Identification Number: 137454

Type of Feature Contribution: Non Contributing

Feature: Appomattox Manor Garden Faucets and Drains (Cast Iron Drains)

Feature Identification Number: 137456

Type of Feature Contribution: Non Contributing

Feature: Bonaccord Fence

Feature Identification Number: 137458

Type of Feature Contribution: Non Contributing

Feature: Woven Wire Fence around Appomattox Manor

Feature Identification Number: 137460

Type of Feature Contribution: Non Contributing

Feature: Interpretive Signs

Feature Identification Number: 137462

Type of Feature Contribution: Non Contributing

Feature: Trash Receptacles

Feature Identification Number: 137464

Type of Feature Contribution: Non Contributing

Feature: Stacked Split Rail Fence

Feature Identification Number: 137466

Type of Feature Contribution: Non Contributing

Feature: Directional Signs

Feature Identification Number: 137468

Type of Feature Contribution: Non Contributing

Feature: Screening Fence

Feature Identification Number: 137470

Type of Feature Contribution: Non Contributing

Feature: Bootscraper

Feature Identification Number: 137472

Type of Feature Contribution: Non Contributing

Feature: Utility Post at Bonaccord

Feature Identification Number: 137474

Type of Feature Contribution: Non Contributing

Feature: Metal Mailbox at Naldara

Feature Identification Number: 137476

Type of Feature Contribution: Non Contributing

Feature: Flagpole

Feature Identification Number: 137478

Type of Feature Contribution: Non Contributing

Feature: Picnic Tables at Riverfront

Feature Identification Number: 137480

Type of Feature Contribution: Non Contributing

Feature: Portable Toilets

Feature Identification Number: 137482

Type of Feature Contribution: Non Contributing

Landscape Characteristic Graphics:



Figure 29. Furnishings along the municipal waterfront park. (OCLP, 2005)

Archeological Sites

Appomattox Manor is a rich archeological site with remnants of Native American and early European settlement, Eppes family habitation, and American Revolution and Civil War-era activities. Several specific remains have been unearthed on site during National Park Service investigations, including a seventeenth century borrow pit, Civil War material near the remaining earthwork east of the Manor House, remnants from the industrial waterfront at the east end of Pecan Street, and materials from Paleo-Indian occupations through modern times on the edge of the river embankment.

Condition

Condition Assessment and Impacts

Condition Assessment: Fair

Assessment Date: 05/06/2009

Condition Assessment Explanatory Narrative:

The landscape at Grant's Headquarters at City Point is in fair condition. If additional slope stabilization along the riverbank is not undertaken in the next three to five years, the embankment is in jeopardy of failure. Stabilization work is also needed on the park's historic walkways.

Stabilization Measures:

Continued stabilization measures are required to combat erosion along the river's edge. Existing riprap walls have shifted due to erosion. The walls should be heightened to rise four and a half feet above the mean water line. The cost estimate above was generated from PMIS.

Impacts

Type of Impact: Deferred Maintenance

External or Internal: Internal

Impact Description: Extensive deferred planting of trees after storm events has impacted the cultural landscape.

Stabilization Costs

Landscape Stabilization Cost: 184,219.00

Cost Date: 02/04/2008

Level of Estimate: C - Similar Facilities

Cost Estimator: Park/FMSS

Treatment

Treatment

Approved Treatment: Rehabilitation
Approved Treatment Document: General Management Plan
Document Date: 01/01/2005

Approved Treatment Document Explanatory Narrative:

The park's 2005 general management plan specifies rehabilitation as the preferred landscape treatment to reflect the conditions of the Civil War encampment period, 1864-1865, and the life of the Eppes family over the length of the primary period of significance, 1607-1865.

Approved Treatment Completed: No

Approved Treatment Costs

Landscape Treatment Cost: 134,425.00
Cost Date: 01/01/2005
Level of Estimate: B - Preliminary Plans/HSR-CLR
Cost Estimator: Park/FMSS

Landscape Approved Treatment Cost Explanatory Description:

The approved landscape treatment cost data was derived from several PMIS projects addressing rehabilitation/repair of garden walkways, repair/rehabilitation of the fishpond, restoring the formal garden, and replanting numerous specimen trees.

Bibliography and Supplemental Information

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| Citation Title: | An Archeological Survey of Historic Landscape at City Point, Virginia |
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| Citation Author: | Foulds, H. Eliot |
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| Citation Author: | Lutz, Francis Earle |
| Citation Title: | The Prince George-Hopewell Story |
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| Year of Publication: | 1920 |
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| Citation Author: | Milner, John Associates, Inc. |
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| Citation Publisher: | Department of the Interior, National Park Service |

Citation Author:	Steele, Julia
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Citation Publisher:	Department of Interior, National Park Service
Citation Author:	Virginia Landmarks Commission
Citation Title:	National Register of Historic Places – Nomination Form for Appomattox Manor
Year of Publication:	1969
Citation Publisher:	Department of the Interior, National Park Service
Citation Author:	n/a
Citation Title:	National Register of Historic Places – Nomination Form, City Point Historic District
Year of Publication:	1979
Citation Publisher:	Department of the Interior, National Park Service