National Park Service
Cultural Landscapes Inventory

2017

Revised: 5/2025



Chatham Manor

Fredericksburg and Spotsylvania National Military Park

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Introduction

The Cultural Landscape Inventory (CLI)

The Cultural Landscape Inventory (CLI) is a comprehensive inventory of all cultural landscapes in the National Park System. Landscapes that are listed, or eligible for listing, on the National Register of Historic Places, or are otherwise managed as cultural resources and in which the National Park Service has, or plans to acquire, legal interest are included in the inventory. The CLI identifies and documents each landscape's location, size, physical development, landscape characteristics, character-defining features, and condition. Cultural landscapes have approved CLIs when concurrence with the findings is obtained from the park superintendent and all required data fields are entered into the Cultural Resources Information System (CRIS-CL) database. In addition, for landscapes not currently listed on the National Register and/or without adequate documentation, concurrence is required from the State Historic Preservation Officer, Tribal Historic Preservation Officer, or the Keeper of the National Register.

Scope of the CLI

The information contained within the CLI is compiled from primary and secondary sources and through on-site surveys of the landscape. The level of investigation is dependent upon scoping the need for information. The baseline information collected provides a comprehensive look at the historical development and significance of the landscape. Documentation and analysis of the existing landscape identifies character-defining characteristics and features and allows for an evaluation of the landscape's integrity and an assessment of the landscape's condition. The CLI also includes historic maps, drawings, and images; photographs of existing conditions; and a site plan that indicates major features. The CLI documents the existing condition of park landscape resources and identifies impacts, threats, and measures to stabilize condition. This information can be used to develop strategies for improved stewardship. Unlike a Cultural Landscape Report (CLR), the CLI does not provide management recommendations or treatment guidelines for the cultural landscape, but it may identify stabilization measures.

The Cultural Resources Information System (CRIS)

CRIS is the National Park Service's database of cultural resources on its lands, consisting of archeological sites, historic structures, ethnographic resources, and cultural landscapes. Cultural Resources Inventory System (CRIS) replaces three legacy inventory systems: ASMIS (archeology), CLI (cultural landscapes), and LCS (historic structures); and it reinstates the former ERI (ethnographic resources). This Cultural Landscape Inventory document reflects the information in a corresponding CRIS Cultural Landscape record.

Statutory and Regulatory Foundation

The legislative, regulatory, and policy directives for conducting and maintaining the CLI within CRIS are:

- National Historic Preservation Act (NHPA) of 1966 (16 USC 470h-2(a)(1)) Sec. 110
- Executive Order 13287: Preserve America, 2003. Sec. 3 (a and c)
- Secretary of the Interior's Standards and Guidelines for Federal Agency Historic Preservation Programs
- Pursuant to the National Historic Preservation Act, 1998. Std. 2
- Cultural Resource Management Guideline, 1997, Release No. 5, page 22; issued pursuant to Director's Order #28 (DO-28)

The NHPA requires the identification, evaluation, and nomination of historic properties to the National Register of Historic Places and the maintenance and expansion of an inventory of cultural resources. DO-28 requires a cyclic assessment of the current condition of cultural landscapes based on an assessment interval, with a default of six years.

Use

Beyond fulfilling legal and policy requirements, park staff can use the Cultural Landscape Inventory in the following ways:

- To learn about park cultural landscapes (all staff)
- To inform management decisions (park managers)
- To inform project planning and development (park managers, facility managers, project managers, compliance specialists)
- To monitor the condition of the cultural landscape and take measures to protect its significance and integrity (cultural resource managers, facility managers)
- To recognize the stabilization and treatment needs of landscape features and plan work within cultural landscapes to address the needs (facility managers, cultural resource managers)
- To understand the cultural value of natural systems in a cultural landscape (natural resource managers)
- To create programming and educational materials based on site history (interpretation and education specialists)
- To recognize impacts within cultural landscapes and enforce protection measures (visitor and resources protection staff)

General Information

Property Level and CLI Numbers

Inventory Unit Name: Chatham Manor

Resource Classification: Component Landscape

CLI Identification Number: 300178

Parent Landscape: 300149

Inventory Status: Complete

Park Information

Park Name: Fredericksburg and Spotsylvania National Military Park

Alpha Code: FRSP

Park Organization Code: 4370

Park District: FRSP

Region: Northeast

Restricted: Yes

Landscape Description:

Chatham Manor is an 88.65-acre unit of Fredericksburg and Spotsylvania National Military Park, located in Stafford County, Virginia. Established in 1927, the 8,380--acre park preserves and commemorates four major Civil War battlefields – Fredericksburg, Chancellorsville, Wilderness, and Spotsylvania Court House – as well as the "Stonewall" Jackson Shrine, in Caroline County. Chatham overlooks the city from a hillside on the northeast bank of the Rappahannock River. The property is set at the intersection of a residential neighborhood, public park, and commercial area, removed from but visually connected to the busy historic district across the river, as it has been for centuries.

Chatham Manor represents the core of what was once a vast estate amassed by the Fitzhugh family beginning in the early eighteenth century. The Georgian style brick manor house was constructed circa 1768–71 by William Fitzhugh (1741–1809) within a large plantation supported by enslaved labor. It is believed to have been named for William Pitt, First Earl of Chatham, who was widely popular in the New World because he opposed taxes on Britain’s American colonies. During the American Civil War, Chatham served as a Union headquarters and field hospital. The property was host to many noteworthy visitors before, during, and after the war.

In the 150 years since the end of the Civil War, the property saw a succession of owners who initiated repair of extensive damage to the buildings and grounds that occurred during the war. In the 1920s, Daniel and Helen Devore undertook a restoration of the estate, which included construction of a 1.2-acre formal Walled Garden designed by Ellen Shipman. General Motors executive John Lee Pratt purchased Chatham in 1931 and continued improvements to the house and grounds. Upon his death in 1975, he donated the house and surrounding acreage to the National Park Service.

Today, Chatham serves as the park’s administrative headquarters and is open to the public daily. The former residential and agricultural uses of the landscape remain visible on the grounds that include support buildings and structures, carriage drives and brick walks, terraced gardens and statuary, and shade trees and woodlands. There are also several Civil War graves and a replica pontoon bridge. Chatham is well visited by local schools, residents, and neighbors, as well as visitors from around the globe. The Friends of Chatham, established in 2012, is the property’s

most active partner, providing for advocacy, financial support, and community engagement.

HISTORICAL OVERVIEW

The Fredericksburg/Falmouth area was home to several Algonquian-speaking tribes that were part of the Powhatan alliance, developing a series of permanent villages and seasonal camps along the Rappahannock River where they lived, farmed, hunted, and fished. Following establishment of the Jamestown settlement in 1607, Captain John Smith explored the head of the Rappahannock and Fall Line in 1608–09. The Anglo-Powhatan Wars defined relations between Native Americans and Europeans for some seventy years, until the 1677 Treaty of Middle Plantation, which effectively defined reservations and subjugated Native Americans to the English Empire.

With abolition of the charter of the Virginia Company in 1624, the Crown and its Governor issued grants and patents to land throughout the Northern Neck. Sir William Berkeley granted 2,000 acres to Colonel John Catlett in 1666. A portion of this land would become Chatham after passing though the hands of the Claiborne brothers, Reverend John Waugh, John Chadwell, Colonel William Fitzhugh, Thomas Fitzhugh, and Colonel Henry Fitzhugh to William Fitzhugh III. By that time, Chatham had been seated, with a mill along Claiborne's Run, built about 1710. From the early 1700s, it is likely that the Fitzhughs farmed their Chatham lands.

Chatham Manor was constructed beginning in 1768 by William Fitzhugh on land inherited from his father. Designed in Georgian fashion, Chatham reflected the spreading plan and symmetry of Andrea Palladio's Roman Country House style, which was popularized in eighteenth century English houses and widely adopted throughout the Tidewater region. Early landscape improvements, including terraced gardens on the river side of the house, planted with tulip poplars, and a crescent-shaped entrance drive on the land side of the house, reflected the influence of both English precedents and other Tidewater plantations. Fitzhugh's plantation prospered under enslaved labor. In addition, Fitzhugh established a Rappahannock River ferry crossing, better connecting the plantation with a young Fredericksburg nearby. From the wharves at Fredericksburg and Falmouth, Chatham was connected to the Chesapeake Bay, its tributaries, and the eighteenth century Atlantic sea trade.

Major Churchill Jones purchased Chatham, including 1,288 acres, in 1806. He continued operation of the plantation, with sixty-seven enslaved people at Chatham, and the mill along Claiborne's Run. It appears that Churchill Jones improved Chatham's immediate grounds further, adding or enhancing a garden on the land side of the house to compliment the river side gardens. Like Fitzhugh before him, Jones was interested in enhancing his commercial prospects, building the first Chatham toll bridge across the Rappahannock in 1821-23. At Churchill Jones's death, the plantation passed to his brother after his widow renounced his will. William Jones also owned a second plantation, Ellwood. His short, three-year ownership did not likely produce any improvements to the broader agricultural landscape.

Judge John Coalter purchased Chatham late in 1825 from his father-in-law, but the deed did not transfer until 1829. The first narrative descriptions of Chatham appear in the 1830s, coinciding with the American Romantic period of design that favored naturalistic plantings over the rigid symmetry of Colonial style gardens. Beyond the garden, Coalter continued operation of the plantation and mill. After Judge Coalter's death in 1838, his wife, Hannah Coalter, continued operation of the plantation for nearly twenty years. At her death, she attempted to manumit her enslaved people, but was unsuccessful.

J. Horace Lacy acquired Chatham in 1857, and his ownership of Chatham saw the most dramatic changes to the plantation since its construction. Prior to the Civil War, Lacy improved both Chatham's garden and fields, influenced by the wave of scientific farming that swept the nation in the 1850s. Census records from 1860 show diversified production at Chatham. Many of Hannah Coalter's enslaved people remained at Chatham under Lacy's ownership. Lacy also continued operation of the mill along Claiborne's Run.

Lacy joined the Confederate forces in 1861, leaving Chatham open to occupation by Union forces, initially under the direction of General Irvin McDowell who arrived in April 1862, followed by a visit by President Lincoln the following month. The Union army was initially respectful of Chatham and its grounds, establishing their encampment on the land side of the house. After retreating Confederates burned Chatham Bridge, Union troops constructed pontoon bridges, including one below Chatham, to facilitate crossing the river. During the winter of 1862, General Ambrose E. Burnside brought around 15,000 troops with him to the Falmouth/Fredericksburg area and established his headquarters at the Philips House, with General Edwin V. Sumner occupying Chatham. Artillery flanked the house and encampments were built on the land side of the house in advance of the December 1862 Battle of Fredericksburg.

In the wake of the battle, the house served as a field hospital, attended by many notables. After the Union defeat, winter encampments were established near Chatham, which had by this time been heavily damaged by Union occupation.

During the Second Battle of Fredericksburg, also known as the Second Battle of Marye's Heights, Chatham again served as a Union headquarters, this time for General John Gibbon, under the direction of Major General Joseph Hooker. In the wake of the May 3rd battle, Chatham was again used as a field hospital. Over the summer, the house continued to serve as a Union station on the picket line. By the war's end, Chatham, along with its grounds, gardens, and fields, were ravaged, with the surrounding landscape generally denuded of vegetation.

The Lacys returned to Chatham in November 1865 and began work restoring the building and Chatham Bridge. The family apparently leased their fields to local farmers, who by 1868 had hundreds of acres of corn in cultivation. However, without enslaved labor, it appears that the Lacys struggled to turn a profit. In 1872, Lacy sold Chatham to Oliver Watson, taking a steep loss on his investment. Between 1874 and about 1890, the Watsons leased Chatham to a farmer from their native Pennsylvania. Upon Oliver Watson's death in 1882, he left Chatham to his daughter, who promptly sold the estate to her brother Oliver Jr. The younger Watson was active in the Fredericksburg agricultural and horse racing scenes, even hosting a race at Chatham in 1886.

Oliver Watson, Jr. sold Chatham to Albert O. Mays in 1889, which included livestock, farm implements, and vehicles. The circumstances of the sale were quite complicated and involved several lawsuits which resulted in a detailed court-ordered inventory and the property going into receivership, with Chatham's fields leased to generate revenue. Mays, desperate to generate revenue, attempted to subdivide the property (for the first time) in 1890 before Chatham was taken by the bank and sold at public auction in 1898 to Albert O. Mays (under a new financing arrangement).

Mays sold thirty acres of Chatham's core to Fleming G. and Elizabeth H. Bailey in 1900, divesting the manor house from its fields for the first time since construction of the mansion. Mays retained Chatham's outlying acreage, cultivating it, and slowly selling it off. The Baileys' short ownership produced few documented improvements. In 1909, they sold Chatham, along with its core thirty acres, to A. Randolph Howard. Within days of purchasing Chatham, Howard transferred the property to his mother-in-law Harriet Smith. During the Howard/Smith ownership, Chatham's grounds appear to have reached their prime before being re-envisioned by subsequent owners.

Harriet Smith sold Chatham to the bank to satisfy her debt in 1914. In turn, the bank liquidated their holdings, selling the property to Marie Sullivan, wife of journalist Mark Sullivan. Within two years of the Sullivan's purchase, the United States was involved in World War I, and the Sullivans advertised Chatham for sale without success. After the war, a soaring stock market and cuts in income taxes fueled spending. The Sullivans sold Chatham to Daniel and Helen Devore in 1920. By this time, the estate's grounds had been transformed from post-Civil War desolation to "one of the most desirable and historically important country places in America," according to its advertisement for sale.

The Devores hired architect Oliver Clarke to remodel portions of the house. They also commissioned noted landscape architect Ellen Shipman to design an extensive new walled garden and kitchen garden for the land side of the house, and a new approach on the river side. Unlike Clarke, who was relatively unknown, Ellen Shipman was one of three major women landscape architects in the first wave of twentieth century landscape architecture. These improvements, which still remain at Chatham, were documented in the late 1920s by noted photographer Frances Benjamin Johnston. Helen Devore was the first president of the Rappahannock Valley Garden Club, thus giving Chatham publicity during the Devore's ownership. The Devores maintained a staff of caretakers for the house, gardens, and farm, with a farm complex to the northeast of the mansion and a poultry complex to the northwest. In 1931, the Devores moved to Washington, D.C. and sold Chatham to John Lee and Lilian Pratt.

The Pratts made few improvements to the house, instead focusing their efforts on the grounds. Lee Pratt's professional experience with engineering (as the retired Vice President of General Motors) and connections to academic institutions begot a particular interest in scientific farming and the scientific value of gingko trees. The Pratts kept cattle, grew a wide range of grain crops, and maintained extensive orchards at Chatham. Lilian Pratt took a particular interest in the Shipman designed Walled Garden. The Pratts expanded the estate's greenhouse complex and worked with landscape architect Charles Gillette to develop new planting plans prior to World War II. However, the war took its toll on Chatham as skilled labor was scarce. Following Lilian Pratt's death in 1947, John Lee Pratt asked Gillette to simplify the Walled Garden, which had deteriorated during the war. As John Lee Pratt advanced in age, he began planning for the future of Chatham under the auspices of the Pratt Family Foundation, donating the northwestern portion of his estate to the county to build a recreational park in the 1960s and later the core of Chatham

to the National Park Service.

Between 1964 and 1993 the National Park Service acquired 85.01 acres of Chatham. The park completed planning efforts and building/site improvements before opening to the public, developing an interpretive plan, completing Historic American Buildings Survey documentation, collecting oral histories from members of the Howard family, completing a visitor access and parking study, and installing two siege rifles on reproduction carriage on the lower terrace to aid in interpretation. Chatham opened to the public on October 15, 1977. After opening, the park service continued to make improvements to facilitate visitor use, including a restroom facility, repairs to greenhouses, and in the 1980s, and extensive “adaptive restoration” of the Walled Garden. While the condition of the restored garden waned between the late 1980s and early 2000s, research supported by the Garden Club of Virginia and enhanced maintenance supported by the park friends group had returned the garden to fair condition. the broader Chatham landscape, the park continues agricultural leases with local farmers.

SIGNIFICANCE SUMMARY

Chatham Manor is nationally significant under National Register of Historic Places Criterion A (Event) in the areas of Military History and Health/Medicine for its recurring role in the American Civil War as a theater of military action from April 1862 to April 1865, including the Battle of Fredericksburg in December 1862, and its association with the development of Civil War era field hospitals and the role that women assumed in their operation. The property is nationally significant under Criterion C (Design) in the areas of Architecture and Landscape Architecture as an outstanding example of colonial plantation architecture in the Georgian style, incorporating neoclassical and Palladian elements, and for its landscape that reflects late eighteenth century to early twentieth century design traditions, including particularly noteworthy improvements in the early 1920s in the Colonial Revival style by noted landscape architect Ellen Shipman (1869–1950), with later refinements by landscape architect Charles Gillette (1886–1969). Lastly, Chatham is nationally, state, and locally significant under Criterion D (Information Potential) in the area of Archeology (historic, non-aboriginal) for its potential to yield information about the history of the property and the lives of Chatham’s inhabitants.

For the Chatham landscape, these areas of significance relate principally to three historic contexts: the Colonial era, the Civil War era, and the Colonial Revival era. The documented period of significance for Chatham begins in 1768, with the beginning of the construction of Chatham Manor, and extends to 1964, the year that Chatham’s last private owner, John Lee Pratt, began to transfer the property to the National Park Service.

ANALYSIS AND EVALUATION SUMMARY AND CONDITION

Many landscape characteristics and features from the nearly 200-year period of significance remain at Chatham Manor. These include topography and natural systems, spatial organization and land use, circulation, vegetation, buildings and structures, views and vistas, constructed water features, small-scale features, and an archeological site. Key features that remain from the period of significance include the Chatham Manor house and its principal dependencies, distinctive terracing along the river side of the house, the property’s physical and visual relationship with the Rappahannock River and city of Fredericksburg, agricultural uses that have characterized the property for the majority of its history, and the Walled Garden on the land side of the house, which is a late, but significant, addition to the landscape history of the property.

Despite Chatham’s reduced acreage, the park landscape retains a high level of integrity to the period of significance, with all seven aspects of integrity evidenced on the grounds. With regard to its three documented historic contexts, the Colonial era, the Civil War era, and the Colonial Revival era, Chatham retains the greatest integrity to the Colonial Revival context, with moderate integrity to the Civil War and Colonial contexts. With respect to the Colonial Revival context, materials and workmanship are diminished by minor alterations and the loss of some historic plant materials, paving materials, and small-scale features, notably paving, herbaceous planting, and some statuary within the Walled Garden. Changes to the spatial organization and circulation patterns on site associated with the addition of the Walled Garden in the 1920s diminished the integrity of the landscape to the earlier, Colonial and Civil War contexts.

The Chatham landscape is in “fair” condition. Based on the definition provided in the “Cultural Landscapes Inventory Professional Procedures Guide,” the site “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.”

The most widespread notable and widespread change over time has been the loss of open space and views due to the growth of successional vegetation.

Landscape Hierarchy Description:

In the Cultural Landscape Inventory database, two landscapes have been identified for the park: Fredericksburg Battlefield-South, and Fredericksburg and Spotsylvania Landscape. Chatham Manor—along with Chancellorsville Battlefield, Ellwood, Spotsylvania Battlefield, Wilderness Battlefield, and Sunken Road—are component landscapes of the Fredericksburg and Spotsylvania Landscape.

Landscape Type:

Historic Designed Landscape

Historic Site

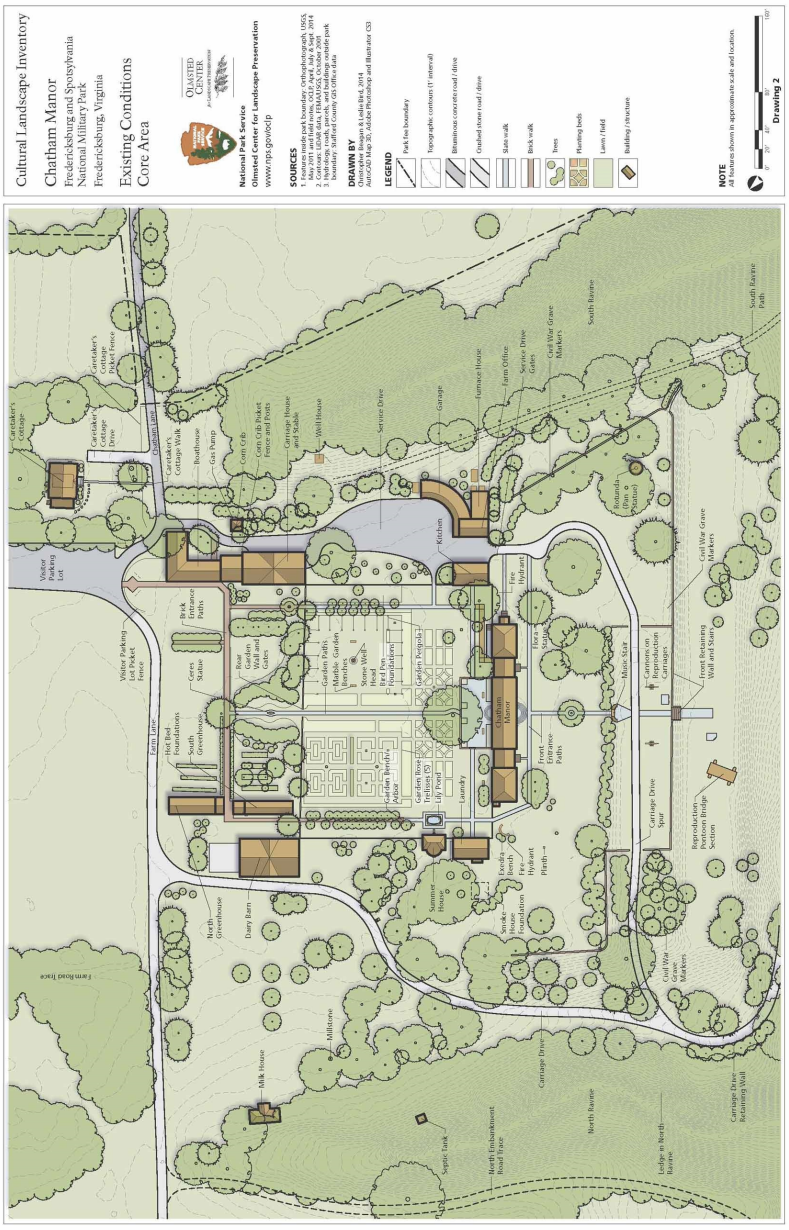
Other Names:

Other Name:	Chatham	**Other Name Type:**	Both Current And Historic
Other Name:	Chatham Manor	**Other Name Type:**	Both Current And Historic
Other Name:	Lacy House	**Other Name Type:**	Historic
Other Name:	General Burnside's Headquarters	**Other Name Type:**	Historic

Site Plan



Drawing 1. Existing Conditions, Full Site, Chatham, Fredericksburg and Spotsylvania County Memorial National Military Park (OCLP, 2015).



Drawing 2. Existing Conditions, Core Area, Chatham, Fredericksburg and Spotsylvania County Memorial National Military Park (OCLP, 2015).

Concurrence Information

Concurrence Status:

Park Superintendent Concurrence: Yes

Park Superintendent Date of Concurrence: 08/22/2017

Completion Status Explanatory Narrative:

Information for this Cultural Landscape Inventory is based on the “Cultural Landscape Report for Chatham, Fredericksburg and Spotsylvania National Military Park,” which was completed in draft in April 2016 and revised in March 2017, following receipt of comments from park staff. Authors of the Cultural Landscape Report are Christopher Beagan and H. Eliot Foulds.

Concurrence Graphic Information:

Attachment File Path

CULTURAL LANDSCAPES INVENTORY
CONCURRENCE FORM

Chatham Manor
Fredericksburg and Spotsylvania National Military Park

Fredericksburg and Spotsylvania National Military Park concurs with the findings of the Cultural Landscape Inventory (CLI) for Chatham Manor, 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 Chatham Manor is hereby approved and accepted.

22 Aug 2017

Superintendent, Fredericksburg and Spotsylvania National Military Park Date

Park concurrence form, August 22, 2017.

Cultural Landscapes Inventory
CLI Update Certification Form
2025

Fredericksburg & Spotsylvania National Military Park
Chancellorsville Battlefield, Chatham

Fredericksburg & Spotsylvania National Military Park concurs with the updates for the following CLIs, including:

CONDITION ASSESSMENT: Good – Chancellorsville Battlefield
Fair – Chatham

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 CLI Updates at Fredericksburg & Spotsylvania National Military Park are hereby approved and accepted.

LEWIS ROGERS Digitally signed by LEWIS ROGERS
Date: 2025.05.21 15:15:55 -04'00'

Superintendent, Fredericksburg & Spotsylvania National Military Park Date

Park concurrence form, May 21, 2025.

Revision:

Revised By	Type of Revision	Revision Date	Revision Narrative
Jeff Killion	CLI Update	05/21/2025	Three levels of effort have been developed for CLI Updates: A, B, and C. Level C is limited to a condition reassessment of the landscape; Level B includes C and is a targeted update of select data fields; Level A includes C and is a comprehensive update of all data fields. This 2025 update to the Chatham Manor CLI has been conducted at a Level C effort. See Landscape Documents in CRIS-CL for correspondences with park.

Geographic Information

State and County:

State	County
Virginia	Stafford County
Virginia	Fredericksburg City

Size (Acres): 85.01

Land Tract Number(s)

Boundary Description:

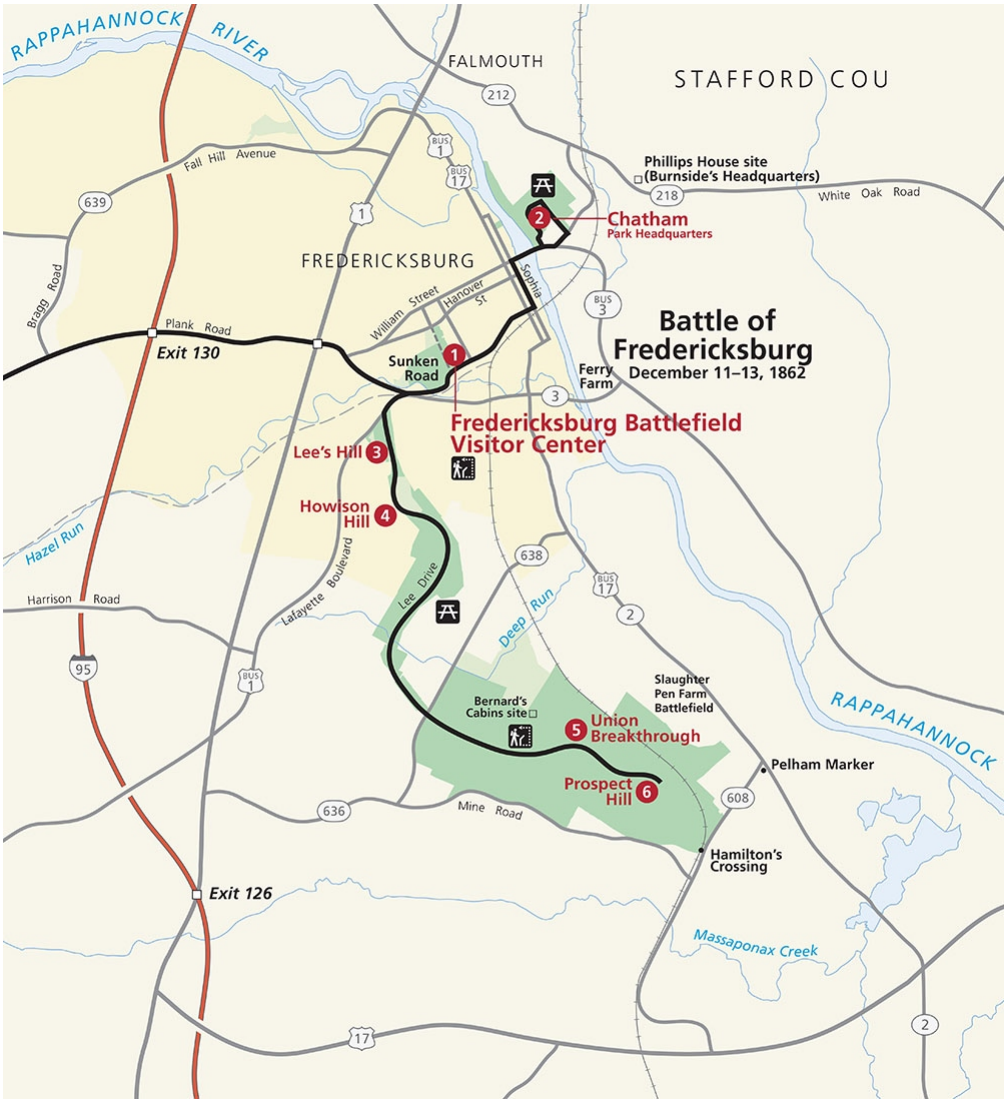
The project area of this Cultural Landscape Inventory focuses on the 88.65-acre Chatham property within in the authorized boundary of the unit, 85.01 acres of which is in fee and was acquired by the National Park Service between 1964 and 1978. The bulk of this property was donated or sold to the National Park Service by John Lee Pratt and the Lilian and John Lee Pratt Foundation.

Chatham is located on the northeast bank of the Rappahannock River in Stafford County, overlooking the City of Fredericksburg, Virginia. It is set at the intersection of a residential neighborhood, public park, and commercial area, removed from but visually connected to the busy historic district across the river. Chatham is bordered to the southwest by River Road, to the northwest by John Lee Pratt Memorial Park (Stafford County), to the northeast by commercial development, and to the southeast by residential development.

Boundary Coordinates

Source	Type of Point	Latitude	Longitude	Narrative
		38.314206	-77.462331	
		38.314179	-77.461933	
		38.305733	-77.454728	
		38.305376	-77.45573	
		38.313338	-77.453781	
		38.310364	-77.450474	
		38.309674	-77.451497	
		38.309067	-77.450629	
		38.308079	-77.45189	
		38.307282	-77.450997	
		38.306961	-77.451545	
		38.308627	-77.453567	
		38.306604	-77.455233	
		38.309745	-77.458505	

Location Map:



Plan of the greater Fredericksburg area, showing the relationship between Chatham (2) and the Fredericksburg Visitor Center (1) (National Park Service, Frederickburg and Spotsylvania National Military Park--hereafter FRSP).

Regional Landscape Contexts:

Type of Context: Physiographic

Description:

Chatham is located along the Rappahannock River, which defines the southern limits of Virginia's Northern Neck, the peninsula on the western shore of the Chesapeake Bay between the Rappahannock and Potomac rivers. The Northern Neck is located in Virginia's Tidewater region, where watercourses remain tidal and topography rarely reaches 100 feet above sea level.

The Fall Line, which lies just one mile up the Rappahannock from Chatham, separates the Tidewater Region from the Piedmont Region of the state. The Fall Line is the tidal reach and furthest naturally navigable point on the river. The Fall Line, which runs from New Jersey to the Carolinas, played a role in determining the location of many cities along the Atlantic coast, as falls were attractive to water-powered industries. The Fall Line also separates the Mesozoic and Tertiary sedimentary rocks of the Coastal Plain to the east from the hard Paleozoic metamorphic rocks of the Appalachian Piedmont to the west. Soils throughout most of Chatham's acreage are characterized as sandy by the Virginia Department of Mines, Minerals, and Energy.

Stafford County, Virginia lies in the humid subtropical climate zone (Köppen climate classification Cfa), hot, humid summers and mild to cool winters that are moderated by the Chesapeake Bay. Chatham is also located within the United States Department of Agriculture plant hardiness zone 7a, where vegetation is hardy to between zero and five degrees Fahrenheit.

Type of Context: Cultural

Description:

The Fredericksburg area has a long history of human use, from agriculture, to transportation, to tourism. The Fredericksburg Agricultural Fair was authorized by the Virginia House of Burgess and first opened in 1738. It remains in operation today as the oldest fair in the United States. Tobacco dominated early cash crops in the Fredericksburg area, although it was supplanted by grains in the early nineteenth century, particularly as scientific farming methods promulgated with the establishment of local agricultural societies. Among these societies was the Society of Virginia for Promoting Agriculture (est. 1811), Virginia Agricultural Society of Fredericksburg (est. 1818), and Virginia State Agricultural Society (est. 1845). Agriculture remains an important industry in Stafford County, with 15,260 acres (of 177,280 total acres) of the county in farms. Of that land, 43.5% is in cropland, 29.8% in woodland, 21.6% in pastureland, and 5.1% in other uses.

Local investment in transportation was a topic of debate in the early 1800s. Beginning in 1816, plans were begun to make the Rappahannock River navigable for fifty miles beyond the falls near Falmouth. The Canal Company, to which Judge John Coalter, Chatham's owner at the time, was a subscriber, began work in 1829. By 1849, the canal was complete, with twenty dams, eighteen lift locks, and seven guard locks. The Richmond, Fredericksburg and Potomac Railroad opened in 1836, ushering in a new era of transportation for Fredericksburg. The system was expanded to the north throughout the 1840s to connect Richmond with Washington, D.C. Today, river transportation is much diminished, although rail lines (Virginia Rail Express and Amtrak) still connect Fredericksburg to Richmond and Washington, D.C., with the interstate highway (I-95) providing parallel connections for automobiles. Both modes of transportation serve a large commuter population.

Fredericksburg's rich Civil War history makes the region a popular tourist and recreational destination. Stafford County also attracts visitors to ten county parks, three regional parks, and two national parks, Chatham and the Chopawamsic Backcountry Area of Prince William Forest Park in the northern portion of the county. In addition to Chatham, Ferry Farm (George Washington's boyhood home, south of Chatham), and Belmont (artist Gari Melchers' home and studio, north of Chatham) attract visitors to the Rappahannock River bluffs in Stafford County. Nearby Fredericksburg is home to The University of Mary Washington (est. 1908), now a co-ed institution that was, for many years, a women's liberal arts college associated with the University of Virginia (until 1970). Germana Community College and Strayer University are also located in Stafford County, Virginia.

Type of Context: Political

Description:

Land use in the area surrounding Chatham is classified as suburban by Stafford County. Zoning immediately to the northwest of Chatham is suburban residential (R1) and convenience commercial (B1); to the northeast is urban commercial (B2) and light industrial (M1); and to the southeast is suburban residential (R1). According to the 2013 census estimate, Stafford County spans approximately 277 square miles with a population of 136,788. Interstate 95 bisects the county in a southwesterly/northeasterly direction, connecting Washington, D.C. to Richmond, Virginia. Due to its proximity to Washington, D.C., Stafford County is part of the Washington Metropolitan Statistical Area and is home to many D.C. commuters. According to the 2012 census, Stafford was the sixth wealthiest county in the nation with a median annual household income of $97,606. The county seat is Stafford, which is centrally located within the county, close to Aquia Creek.

Management Information

General Management Information

Management Category: Must be Preserved and Maintained

Management Category Date: 08/22/2017

Management Category Explanatory Narrative:

Chatham meets the management category “Must Be Preserved and Maintained” because the preservation of the site is related to the legislated significance of Fredericksburg and Spotsylvania National Military Park. The park was authorized by an act of Congress on February 14, 1927 (44 Stat. 1091). The purpose of the park, as stated in the act, is “to commemorate the Civil War Battles of Fredericksburg, Spotsylvania Court House, Wilderness and Chancellorsville…and to mark and preserve for historical purposes the breastworks, earthworks, gun emplacements, walls, or other defenses or shelters used by the armies in said battles…and together with such additional land as the Secretary of War may deem necessary for monuments, markers, tablets, roads, highways, paths, approaches, and to carry out the general purposes of this Act.”

Chatham is a key component of the Fredericksburg Battlefield. The main house served as a headquarters for the Union army as well as a hospital during the first and second battles of Fredericksburg. It serves as a focal point for interpretation. The park’s last general management plan, prepared in 1986, noted, “interpretation at Chatham will continue to stress the site’s use as an artillery and telegraphy station and as a field hospital. A view of the pontoon bridge crossing site will be provided” (General Management Plan 1986: 73).

Management Agreements:

Legal Interests:

Type of Interest: Fee Simple

Narrative: The National Park Service holds 85.01 acres of Chatham in fee.

Type of Interest: None - Privately Owned

Narrative: 3.64 acres of land within the 88.65-acre legislated park boundary is privately owned.

Located in managed wilderness?: Unknown

Adjacent Lands Information

Do Adjacent Lands Contribute? Yes

Adjacent Lands Narrative:

Adjacent lands are lands outside the cultural landscape boundary, including lands inside or outside the park. A 2.99-acre tract owned by park neighbor Louis B. Massad is within the legislated boundary of the park and contributes as part of the historic landscape at Chatham. More broadly, adjacent contributing lands include Chatham Lane, which served as the historic plantation street and is now used as the primary access to Chatham; private residential properties to the southeast of the park unit, which were the historic location of slave quarters, agricultural buildings, and batteries during the Civil War; and Pratt Park (Stafford County Regional Park) to the northwest of the park unit, which was also the historic location of slave quarters, agricultural buildings, and batteries during the Civil War. Finally, the southwesterly views across the Rappahannock River to the City of Fredericksburg contribute to the significance of the Chatham landscape.

National Register Information

National Register of Historic Places

Documentation Status: SHPO Documented

Documentation Narrative Description:

Fredericksburg and Spotsylvania National Military Park was established by Congress on February 14, 1927 (44 Stat. 1091), under the name Fredericksburg and Spotsylvania County Battlefields Memorial National Military Park. It was transferred from the War Department to the National Park Service on August 10, 1933. The National Park Service added the Chatham property to the National Military Park in phases between 1964 and 1978.

The National Military Park was administratively listed in the National Register of Historic Places on October 15, 1966 with passage of the National Historic Preservation Act. National Register documentation for the park was approved on May 23, 1978 under the name Fredericksburg and Spotsylvania County Battlefields Memorial National Military Park and Cemetery. The documentation identified significance under Criterion A in the area of Military and Criterion C in the area of Architecture for 23 resources associated with the battlefields of Fredericksburg, Chancellorsville, The Wilderness, and Spotsylvania. Chatham Manor was identified for its use as the headquarters for several Union generals, a hospital, and the site of an early field telegraph. It was also noted as an excellent example of Georgian style architecture. A brick slave quarters was also described in the documentation. The period of significance was listed as 1700–1899, with a specific span of dates from December 1862 to May 1864.

There have been several efforts to revise the 1978 National Register documentation to address park property added since that time and more thoroughly document the historic resources and areas of significance. Draft documentation completed in February 2010 identified significance in the areas of Military History, Other (Commemoration), Engineering, Architecture, Landscape Architecture, and Archeology-Historic (Non-Aboriginal) for specific time periods. The park's significance was identified for the period 1862-1865 at the national level under Criteria A and D for its recurring role in the American Civil War as a theater of military action and for its potential to yield archeological information about the associated battles; for the period 1865 to 1942 at the national level under Criterion A and Criteria Considerations D and F for its important role in the memorialization and commemoration efforts carried out by Civil War veterans, citizens, and the federal government; at the national level for the period 1927-1956 under Criteria A and D for the its role in the federal battlefield park development efforts carried out first by the War Department, and continued by the Civilian Conservation Corps (CCC) during the 1930s, and by the National Park Service; and for the period 1768-1959 (50-year rule) at the state level under Criterion C for its outstanding architectural examples from the antebellum plantation period in Virginia with elements of landscape architecture from late 18th century and early 20th century design traditions. Significance was also identified under Criterion B for associations with Lieutenant General Thomas J. "Stonewall" Jackson, General Robert E. Lee, Lieutenant General Ulysses S. Grant, Major General Joseph Hooker, and Major General Ambrose Burnside. The overall period of significance in the February 2010 draft was listed as beginning in 1768 with construction of Chatham Manor, the oldest dated architectural resource in the district, and ending in 1959, the 50-year cutoff date for National Register significance. Significant dates listed in the nomination included 1768 for the construction of Chatham, 1921 for the Chatham garden designed by Ellen Shipman, 1862 and the Battle of Fredericksburg, 1863 and the Battle of Chancellorsville, 1864 and the Battles of Wilderness and Spotsylvania, 1865 for the National Cemetery, 1927 for the year the park was established, and 1933 when construction by the Civilian Conservation Corps began.

For the Chatham site, the February 2010 documentation identified the following contributing resources: Chatham Main House, Kitchen, Laundry, Smokehouse (site), Chatham Lane, Chatham Carriage Drive, Chatham Farm Lane, Chatham Civil War Grave Markers, Caretaker's Cottage, Carriage House and Stable, Farm Office, Furnace House, Gas Pump, Fire Hydrant, Carriage Drive Spur, Dairy Barn, Milk

House, Carriage Drive Culverts, Carriage Drive Retaining Walls, Septic Tank, Shipman Garden, Rotunda, Music Stair, Brick Rear Garden Wall and Gates, Front Entrance Path, Front Retaining Wall and Stairs, Garden Paths, Pergola, Lily Pond, Rose Trellises, Side Garden Terrace Walkway, South Greenhouse, North Greenhouse, Chatham Manor Entrance Gate, Corn Crib, Well House, Summer House, Pontoon Bridge River Crossing Site, and the Pontoon Bridge Monument.

On September 2, 2010, the Virginia Department of Historic Resources (SHPO) conducted a preliminary review of the February 2010 draft of the National Register documentation and agreed with the proposed historic district boundaries and list of contributing and noncontributing resources. However, in a letter dated March 9, 2011, the SHPO provided additional recommendations on the draft: improving or deleting the Engineering area of significance, and extending the end date of the overall period of significance from 1959 to 1965 to include the entire Mission 66 development period as well as erection of monuments related to the Civil War Centennial. The SHPO also recommended reevaluating all post-Civil War resources with architectural significance. For Chatham, only the revised end date to the period of significance was pertinent.

The draft National Register documentation was revised in May 2016 and identifies significance in the areas of Military, Conservation, Other (Commemoration), Health/Medicine, Architecture, Landscape Architecture, and Archeology-Historic (Non-Aboriginal) for specific periods. The park's significance is identified at the national level under Criterion A as the site of the American Civil War Battles of Fredericksburg (December 11–15, 1862), Chancellorsville (April 27–May 6, 1863), the Wilderness (May 4–7, 1864), and Spotsylvania Court House (May 8–21, 1864); at the national level under Criterion A for several buildings associated with the care of wounded soldiers during and after the battles; at the national level under Criterion A for its association with national trends in battlefield commemoration and preservation during the late nineteenth and early twentieth centuries; at the national level under Criterion C for its examples of antebellum plantation houses set in landscapes that reflect design traditions from the late eighteenth century through the early twentieth century; and at the national level under Criterion D for the archeological data it has yielded, and has the potential to yield, about the experiences of the Union and Confederate armies during the battles, and the state and local levels for the demonstrated and potential ability to provide information about the evolution of the agrarian and industrial economy and landscape in antebellum Virginia and the enslaved and free people who lived there. Significance is also identified under Criterion B for associations with Thomas J. "Stonewall" Jackson, Robert E. Lee, Ulysses S. Grant, George Meade, Joseph Hooker, and Ambrose Burnside. The overall period of significance in the May 2016 draft begins in 1768 with construction of Chatham Manor, the oldest dated architectural resource in the district, and ends in 1965, the 100th anniversary of the end of the Civil War. Significant dates listed in the nomination include 1768 for the construction of Chatham Manor, 1862 and the Battle of Fredericksburg, 1863 and the Battle of Chancellorsville, 1864 and the Battles of Wilderness and Spotsylvania, 1927 for the year the park was established, 1933 when park administration transferred to the National Park Service, and 1961–1965 and the Civil War Centennial.

For the Chatham site, the May 2016 documentation identified many of the same contributing resources as the February 2010 documentation as well as the following additional contributing resources: North Greenhouse Cold Frame Foundations, South Greenhouse Cold Frame Foundations, Pan Statue (part of the Rotunda), Service Drive Gates, Service Drive, Farm Road Trace, North Embankment Road Trace, Caretaker's Cottage Drive, Flora Statue, Exedra Bench, Stone Plinth, Brick Entrance Paths, Caretaker's Cottage Walk, Picket Fences, Ceres Statue, Walled Garden Small-Scale Features, Walled Garden Well Head, Garden Bench and Arbor, Marble Garden Benches, and Bird Pen Foundations. Additionally, several names were updated: Carriage House-Stable-and Boathouse (formerly named Carriage House and Stable), Farm Office and Garage (formerly Farm Office), Well House, South Ravine Path (formerly Side Garden Terrace Walkway).

On February 21, 2017, the Virginia SHPO provided review comments on the May 2016 draft documentation, and had no comments specifically addressing areas and periods of significance or evaluations of resources. Recommendations included expanding the discussion of commemorative activities, and the roles of African Americans during and after the war. For Chatham, the SHPO agreed with the need for additional archeological work to better understand the lives of enslaved peoples at Chatham.

According to research conducted for this CLI and the categories of National Register documentation outlined in the "CLI Professional Procedures Guide," the proposed areas and periods of significance for Chatham landscape are consistent with the overall areas and periods of significance proposed in the May 2016 draft National Register documentation that received concurrence from the Virginia SHPO on March 9, 2017. The revised documentation also adequately describes the site's numerous historic resources that contribute to its significance. Therefore, for purposes of the CLI, Chatham is considered "SHPO-Documented."

Eligibility: Eligible -- SHPO Consensus Determination

Concurrence Eligibility Date: 02/21/2017

Concurrence Narrative:

Significance Level: National

Contributing: Contributing

Classification: District

Statement of Significance for National Register of Historic Places:

Fredericksburg and Spotsylvania National Military Park is nationally significant over the period beginning in 1768, with the beginning of construction of Chatham, and extending to 1965, with the Civil War Centennial and associated commemoration efforts within the park. The four battlefield units—Fredericksburg, Spotsylvania Court House, Chancellorsville, and Wilderness— and three discontinuous sites—Ellwood, Jackson Shrine, and Salem Church—that constitute Fredericksburg and Spotsylvania National Military Park derive their primary significance as the site of military activity during the American Civil War. However, according to the draft National Register nomination, the park is significant under all four National Register criteria.

Chatham is significant over the period 1768 to 1964 under National Register Criterion A (Event) in the areas of military history (battlefield), and health and medicine (military field hospital), Criterion C (Design) in the areas of architecture (Georgian) and landscape architecture (late Colonial and Colonial Revival), and Criterion D (Information Potential) in the area of archeology (historic, non-aboriginal). For the Chatham landscape, these areas of significance relate principally to three historic contexts: the Colonial era, the Civil War era, and the Colonial Revival era.

CRITERION A
Military:
Chatham is nationally significant in the area of Military History for its recurring role in the American Civil War as a theater of military action from April 1862 to April 1865, including the Battle of Fredericksburg in December 1862. Located between the Federal capital in Washington and the Confederate states' capital in Richmond, Fredericksburg was poised be a key battle of the American Civil War. With sweeping views of the city, Chatham was also strategically located to serve as General McDowell's and later General Burnside's headquarters, a telegraph relay station (between the Phillips House, Chatham, and Fredericksburg), and a field hospital during and after the Battle of Fredericksburg. Northern forces constructed batteries on the Rappahannock River bluff adjacent to Chatham to protect troops crossing the river and the Union headquarters at Chatham and the Phillips House. The flats below Chatham served as a pontoon bridge landing, which provided an essential function after the destruction of Chatham Bridge by retreating Confederate forces. Union soldiers constructed the bridge and began crossing the river on December 11, 1862. General Burnside gave the order to attack Marye's Heights from Chatham on

December 13.

Health and Medicine:
Chatham is nationally significant in the area of Health and Medicine for its association with the development of Civil War era field hospitals and the role that women assumed in their operation. By December 15, 1862 the Battle of Fredericksburg ended. Union casualties numbered approximately 12,700. Some of the Union injured and dead were brought to Chatham, where a field hospital was established at the Union 2nd Corps headquarters. Clara Barton, Dr. Mary Walker, and later Walt Whitman were among the caregivers at Chatham. After December 1862, wounded were evacuated to hospitals in Washington, D.C. Some 98–133 of the soldiers who gave their lives in the Battle of Fredericksburg were buried at Chatham, although most were later exhumed and reinterred in Fredericksburg National Cemetery.

CRITERION C
Architecture:
Chatham is nationally significant in the area of architecture as an outstanding example of colonial plantation architecture in the Georgian style, incorporating neoclassical and Palladian elements. Constructed between 1768 and 1771, Chatham is a two-story Flemish-bond brick manor house that consists of a central block connected to two dependencies by enclosed hyphens. The central block is seven bays wide with a hip roof and features a center entrance. The building is further ornamented with a water table, belt courses, and a modillion cornice. Chatham shows the influence of English architect Christopher Wren (1632–1732), although without the ornamentation typically found in Wren Baroque architecture. At times erroneously attributed to both Wren and Thomas Jefferson, the designer of Chatham is unknown. Improvements to the building were completed in the 1920s by Washington, D.C. based architect Oliver Henry Clarke during ownership by Daniel and Helen Devore and included installing the broken segmental pediment frontispieces that frame the two principal entrances. At the time of initial construction, Chatham was a particularly opulent plantation complex that reflected the wealth and distinction of the Fitzhugh family. The plantation model is consistent with regional design trends and the building was well-integrated with its surrounding ornamental and agricultural landscape.

Landscape Architecture:
Chatham is nationally significant in the area of landscape architecture, with a landscape that reflects late eighteenth century to early twentieth century design traditions, including particularly noteworthy improvements in the early 1920s in the Colonial Revival style by noted landscape architect Ellen Shipman (1869–1950), with later refinements by landscape architect Charles Gillette (1886–1969).

Set above the Rappahannock River, Chatham was once the centerpiece of a vast plantation landscape. Vestiges of what is believed to be the original circulation system remain, including the Carriage Drive, Farm Road Trace, and the South Ravine Path, a portion of which is believed to have once been a roadbed. The distinctive earthen terraces on the river side of the manor house suggest that the site was designed in the Virginia Tidewater plantation tradition. Similar topographic manipulation is common at plantations along the James River and elsewhere along the Rappahannock River. Views west from the manor house to toward Fredericksburg and east across the plantation landscape allude to the owners' position of dominance over their once expansive estate. This arrangement of Chatham's grounds and the layout of its ancillary buildings are consistent with late Colonial precedent throughout the region.

Owners Daniel and Helen Devore completed major landscape improvements in the late 1920s based on the design work of Ellen Biddle Shipman. These improvements reflect the aesthetics associated with the Colonial Revival Movement, which increased in prominence after the 1876 Centennial Exposition in Philadelphia and was characterized by the development of a national historical consciousness and nostalgia for the American Colonial era. Shipman's landscape improvements were made some fifty years after the Exposition, during a prosperous period before the Great Depression known as the Country Place era. During this time, wealthy clients commissioned extensive gardens for their country estates. The Colonial Revival style was well-suited to Chatham for its many associations with early American history. Shipman's layout and planting design for the formal Walled Garden and west front of the manor house were accompanied by architectural follies designed by Oliver Henry Clarke, including the Rotunda and Music Stair. A noted landscape architect, Ellen Shipman is best known for her horticultural talents and work on residential gardens throughout the United States, including Fynmere, Bayou Bend, Longue Vue,

Stan Hywet, and Graycliff. She was mentored by and often collaborated with architect Charles A. Platt (1861–1933), near whom she lived in the Cornish Artists' Colony in New Hampshire.

After the death of his wife Lilian in 1947, John Lee Pratt, the estate's last private owner, hired landscape architect Charles Gillette (1886–1969) to update the Walled Garden designed by Shipman some twenty years before. Gillette's work through the 1950s entailed a simplification of Shipman's earlier designs that replaced the high-maintenance planting beds, including the two ornate parterres nearest the manor house, with lawn. A long-time resident of Richmond, Gillette is best known for his site design work that accompanies Colonial and Colonial Revival architecture. His notable projects include the Richmond College campus (now University of Richmond), the Nelson House in Yorktown, Kenmore in Fredericksburg, Virginia's Executive Mansion, and Battle Abbey (now the Virginia Historical Society).

CRITERION D
Archeology (Historic, Non-Aboriginal):
Chatham is nationally, state, and locally significant in the area of archeology for its potential to yield information about the history of the property, particularly during the historic period. Archeological excavations have demonstrated that the historic archeological resources include a wide range of structural and landscape building materials, ceramics, and household objects. These objects have the potential to provide information about technology, architecture, horticulture, commerce, and the lives of Chatham's inhabitants. To date, archeological investigations have yielded information about Chatham's porches, springhouse, ice house, smokehouse, cistern, walkways, and roadbeds. A prehistoric archeological survey has not been conducted. However, some prehistoric archeological resources have been revealed during field studies on other archeological sites.

National Register Significance Criteria:

A - Associated with events significant to broad patterns of our history

C - Embodies distinctive construction, work of master, or high artistic values

D - Has yielded, or is likely to yield, information important to prehistory or history

National Register Criteria Consideration:

National Register Periods of Significance (with Historic Context Themes):

Time Period: CE 1768 - CE 1865

Historic Context Theme	Subtheme	Facet	Other Facet
Creating Social Institutions and Movements	Ways of Life	Slavery And Plantation Life	

Time Period: CE 1862 - CE 1862

Historic Context Theme	Subtheme	Facet	Other Facet
Creating Social Institutions and Movements	Social and Humanitarian Movements	Emergency Aid And Health Care	

Time Period: CE 1768 - CE 1771

Historic Context Theme	Subtheme	Facet	Other Facet
Expressing Cultural Values	Architecture	Georgian (1730-1780)	

Time Period: CE 1768 - CE 1840

Historic Context Theme	Subtheme	Facet	Other Facet
Expressing Cultural Values	Landscape Architecture	Colonial Traditions In The New World	

Time Period: CE 1840 - CE 1920

Historic Context Theme	Subtheme	Facet	Other Facet
Expressing Cultural Values	Landscape Architecture	The Romantic Period	

Time Period: CE 1920 - CE 1956

Historic Context Theme	Subtheme	Facet	Other Facet
Expressing Cultural Values	Landscape Architecture	Colonial Revival Landscape Design	

Time Period: CE 1862 - CE 1865

Historic Context Theme	Subtheme	Facet	Other Facet
Shaping the Political Landscape	The Civil War	Battles In The North And South	

Area of Significance:

Area of Significance Category: Architecture

Area of Significance Subcategory:

Explanatory Narrative:

Area of Significance Category: Archeology

Area of Significance Subcategory: Historic-Non-Aboriginal

Explanatory Narrative:

Area of Significance Category: Health - Medicine

Area of Significance Subcategory:

Explanatory Narrative:

Area of Significance Category: Landscape Architecture

Area of Significance Subcategory:

Explanatory Narrative:

Area of Significance Category: Military

Area of Significance Subcategory:

Explanatory Narrative:

NRIS Information:

NRIS ID:	66000046
Primary Certification Date:	05/23/1978
Other Certifications and Date:	MM/dd/yyyy

State Register Documentation:

Identification Number:	111-0147
Name:	Fredericksburg and Spotsylvania County Battlefields Memorial National Military Park and Cemetery
Listed Date:	01/16/1973

National Historic Landmarks:

National Historic Landmark? No

Theme:

Contributing:

NHL ID:

NHL URL:

Date:

Statement of Significance for National Historic Landmark:

World Heritage Site:

World Heritage Site? No

Category:

WHS ID:

WHS URL:

Date:

Is Resource within a designated National Natural Landscape: No

Chronology and Physical History

Chronology:

Year	Event	Major Event Narrative
BCE 1000 - 1200	Settled	People first move into the Rappahannock River valley in significant numbers. Early inhabitants of Virginia are hunter-gatherers who follow migratory patterns of animals. After about 200 CE, settlements increase dramatically. This period through about 1200 CE corresponds with increased sedentariness and population growth of native people in Virginia.
CE 200 - 1650	Inhabited	Prior to European settlement, the area that encompasses Chatham is the ancestral land of several groups that are part of a political alliance of Algonquian-speaking tribes ruled by the Powhatan. The Rappahannock are fishermen and farmers and develop a patchwork of fields and woodlands surrounding permanent villages, as well as seasonal camps on the Northern Neck.
CE 1608	Colonized	John Smith explores the Rappahannock River, from the Chesapeake Bay to the fall line.
CE 1666	Colonized	Sir William Berkeley grants 2,000 acres known as the Catlett Patent to John Catlett.
CE 1668	Land Transfer	John Catlett sells his patent to William and Leonard Claiborne from King William County, for whom Claiborne Run is later named. William dies before his brother, and the entire patent devolves to Leonard, who later goes to Jamaica.
CE 1688	Land Transfer	Leonard Claiborne sells the Catlett Patent of 2,000 acres to the Reverend John Waugh of Stafford County.
CE 1690 - 1699	Land Transfer	The first Virginia William Fitzhugh (1651–1701, great grandfather of the builder of Chatham) acquires 700 acres land on the east bank of the Rappahannock that becomes Chatham.
CE 1696	Land Transfer	Col. William Fitzhugh acquires a 350-acre tract, formerly the property of George Shepherd, who dies with no legal heirs. Thus, his land reverts back to the Proprietors of the Northern Neck, who grant the land north of Claiborne Run to William Fitzhugh by patent. Later, this land becomes part of Chatham.
CE 1697	Land Transfer	Col. William Fitzhugh purchases 350 acres from cooper John Chadwell of Stafford County. This is the 350 acre tract upon which William Fitzhugh (great-grandson of the above mentioned) builds Chatham. This land is part of the 2,000-acre Catlett Patent.
CE 1701	Land Transfer	Col. William Fitzhugh's will is probated. He devises Chatham, as "Waugh's," with some 4,000 other acres, to his son, Thomas Fitzhugh (d. 1719).

Year	Event	Major Event Narrative
CE 1709 - 1710	Built	Thomas Fitzhugh, “having a considerable track of land joyning [sic] upon Claybournes [sic] Run in this county and being desireous [sic] of building a water grist mill upon said run” wishes ½-acre of land on the other (lower) side of the run belonging to Edward Watts for the purpose of building the mill.
CE 1719	Land Transfer	Thomas Fitzhugh dies without a male heir, leaving the Chatham lands to his nephew, Col. Henry Fitzhugh (c.1706–42). His efforts to construct a mill on Claiborne’s Run show that he had “seated” the Chatham lands by the time of his death.
CE 1735 - 1746	Platted	During the Fairfax Land Trials, commissioners and surveyors are appointed by the King to determine the boundary of the Northern Neck of Virginia. The associated map, begun in 1736 and complete in 1746 by Peter Jefferson and Robert Brooke, shows the location of (Col. Henry) “Fitzhugh” (c.1706–1742) holdings to the north of Claiborne’s Run and opposite Fredericksburg.
CE 1742	Land Transfer	Col. Henry Fitzhugh (c.1706), father of William Fitzhugh of Chatham, dies, leaving Chatham lands to his wife, with infant son, Chatham’s builder. Shortly after, his widow, nee Lucy Carter, marries Col. Nathaniel Harrison (1713–1791) of Brandon.
CE 1768	Platted	The Chatham lands are surveyed, with William Fitzhugh of Somerset, Col. Nathaniel Harrison of Eagle’s Nest (Fitzhugh’s stepfather), and Hon. Joseph Jones of Spring Hill (foremost attorney) attending.
CE 1768 - 1771	Built	William Fitzhugh builds Chatham on a bluff opposite Fredericksburg overlooking the Rappahannock River. Although unattributed, the Georgian style manor house shows the influence of English country houses of the eighteenth century, along with architect William Buckland (1734–1774), whose work was prominent in Maryland and Virginia during the era.
CE 1771	Settled	Two deeds place William Fitzhugh at Chatham. This is the first evidence that the Fitzhughs occupied Chatham.
CE 1787	Land Transfer	John and Mary Ann Lewis sell 10 acres and 25 square poles adjoining the upper part of Fredericksburg to Henry Fitzhugh. This very valuable land includes the Fitzhugh ferry landing.
CE 1787 - 1800	Built	The Virginia General Assembly passes an act establishing several new ferries, including, “From the land of Henry Fitzhugh at the upper end of the Town of Fredericksburg across the Rappahannock River to the land of William Fitzhugh on the opposite shore – for a man three pence and for a horse, the same.” Fitzhugh operates the ferry in partnership with his second cousin, Henry Fitzhugh of Bellaire, until October 1, 1800. The ferry connects Chatham with a landing at the foot of what is now Canal Street in Fredericksburg.

Year	Event	Major Event Narrative
CE 1793	Land Transfer	William Fitzhugh purchases 588 acres to the rear (away from the Rappahannock River) of Chatham's original 700 acres from his uncle, Col. Landon Carter and his wife, Elizabeth, of Sabine Hall.
CE 1796	Purchased/Sold	William Fitzhugh purchases a home in Alexandria at 607 Oronoco Street, only ten miles from Ravensworth.
CE 1797	Inhabited	The Fitzhughs move from Chatham to Alexandria, although they continue to entertain at Chatham.
CE 1800	Purchased/Sold	William Fitzhugh and his second cousin, Henry Fitzhugh of Bellaire, sell the Chatham ferry to Robert Wellford of Fredericksburg.
CE 1806	Purchased/Sold	Major Churchill Jones purchases Chatham Manor and 1,288 acres (three tracts: 350, 350, and 588 acres) from William Fitzhugh for $20,000.
CE 1806 - 1820	Planted	Betty Jones (Mrs. Churchill Jones) lays out the garden in a series of terraces on the river side of the manor house.
CE 1810 - 1811	Land Transfer	Major Jones disposes of 200 acres of the Chatham tract, leaving the estate with 1,088 acres, according to the tax book of 1811. No explanation is known for this sale.
CE 1821 - 1823	Built	Churchill Jones erects the "Chatham Bridge" across the Rappahannock. Construction includes a bridge house with a chimney. The firm of William A. Knox and John S. Knox build the bridge. John S. Knox is the husband of Ann E. Sneden, niece of Mrs. Jones.
CE 1822	Built	Jones advertises in the "Virginia Herald" for bids to construct a road to connect the Main Road to the new Chatham Bridge, a distance of about four to five hundred yards.
CE 1822	Purchased/Sold	Mrs. Martha (Selden) Jones renounces the will of her husband and enters into contract with her brother-in-law, William Jones of Ellwood, to pay her $800 annually for life for her dower interest in the Chatham estate, then 1,088 acres.
CE 1825	Purchased/Sold	Judge John Coalter writes to his former father-in-law, Judge Saint George Tucker, "I have purchased Chatham & shall remove some of my negroes there immediately and all of them in the Spring, except such as may be necessary for my Town establishment & c."
CE 1826	Destroyed	Chatham Bridge is carried away by a flood on June 25.
CE 1829	Land Transfer	William Jones conveys 1,088 acres of Chatham to Judge John Coalter.
CE 1832	Built	The "Virginia Herald" reports that Judge Coalter completes Chatham Bridge. This is the replacement for the bridge carried away by flood waters in 1826.

Year	Event	Major Event Narrative
CE 1837	Land Transfer	John and Hannah H. Coalter convey 400 acres of “Saint George’s Park” to their son, St. George Tucker Coalter. The land is comprised of 400 acres taken from the original 588 acres of Chatham purchased by William Fitzhugh from Landon Carter. This land lies along the road to Falmouth and does not include any river frontage. By virtue of this deed, the land adjoining the house is reduced to 688 acres.
CE 1838	Land Transfer	At the time of his death in 1838, Judge Coalter is in possession of 688 acres of Chatham. Chatham includes the Mill Tract on Claiborne’s Run, which is on the tax books prior to Judge Coalter’s death as 150 acres. Coalter leaves this 150-acre tract to his children, which leaves 538 acres to his wife. However, for unknown reason, Hannah Coalter is vested with 558 acres, perhaps including 20 acres picked up by survey or other means.
CE 1857	Land Transfer	Hannah Jones Coalter dies at Chatham. Mrs. Coalter bequeaths the bulk of her estate to her daughter, Janet S. Williamson. Janet S. Williamson grants J. Horace Lacy all of her property in return for which Lacy would invest the property in the purchase of Chatham and grant Williamson an annuity equal to six percent of the property’s value every six months.
CE 1862	Inhabited	General Irvin McDowell comes to Fredericksburg and establishes his headquarters at Chatham. Retreating Confederate forces burn the three Rappahannock River bridges, including Chatham Bridge.
CE 1862	Built	The first pontoon bridge in the vicinity of Fredericksburg during the Civil War is completed opposite Chatham to Fredericksburg. This bridge replaces the three bridges burned by Confederate troops. General D.P. Woodbury directs the construction of the pontoon bridge on the Rappahannock River directly below Chatham.
CE 1862	Inhabited	On December 11-15, the Battle of Fredericksburg is fought in and around Fredericksburg between Lee’s Confederate Army of Northern Virginia and Burnside’s Union Army of the Republic. During fighting, General E.V. Sumner has his headquarters at Chatham. A telegraph connected the Philips house to Chatham and Fredericksburg. Chatham is used as a hospital. An official hospital register reports that 371 patients were treated at Chatham between December 13 and 15, 1862.
CE 1863	Inhabited	On May 3, the Second Battle of Fredericksburg, also known as the Second Battle of Marye’s Heights, is fought as part of the Chancellorsville Campaign. Over the summer, Chatham serves as a headquarters for Union troops stationed along the picket line.
CE 1866	Built	From July to October, the Chatham Bridge is rebuilt.
CE 1871	Purchased/Sold	At the end of the year, Major J. Horace Lacy sells Chatham and 468.5 acres to Oliver Watson for $23,900 (well below what Lacy paid for the estate in 1857). Deed is recorded in 1877.

Year	Event	Major Event Narrative
CE 1874 - 1890	Farmed/Harvested	Samuel T. Shadle leases Chatham from the Watsons. Shadle is from Nippenose Valley near Williamsport.
CE 1882 - 1883	Purchased/Sold	Oliver Watson, Sr. dies leaving his son, Oliver, Little Falls Farm and an adjoining mill tract, which comprised about 900 acres of land in Stafford County. He leaves his daughter, Emma, Chatham. The following year, Emma Jones sells Chatham to her brother Oliver Watson Jr., for $25,000. However, Emma Jones continued to pay taxes on the property until it was sold to Albert Mays.
CE 1889	Purchased/Sold	In April, Oliver Watson and M.M. Mays enter into a contract by which Waston agrees to sell Mays the tract of land known as Chatham, excepting from the tract the Chatham Manor house and 12 acres of grounds for $9,985.00.
CE 1889	Purchased/Sold	In October, Mays sells “all lands, buildings and improvements–part of the property known as Chatham” to his sisters, Fanny Owen and Mary Myers for $4,500. Mays also transfers to each sister one third of the mortgage security given in the deed from Oliver Watson. This was designed to prospect Mays against the mortgage described in the deed.
CE 1890	Farmed/Harvested	M.M. Mays is ordered by the court to cultivate Chatham Farm under the direction and supervision of the court and apply proceeds beyond what is necessary to maintain the farm and family in the National Bank of Fredericksburg to credit of the suit and to defray the expenses of the suit upon the note of the Trustees of the Shaker Society in the Blue Mountains of Kentucky.
CE 1891	Purchased/Sold	By this date, Chatham is in receivership, C.L. Kennedy, Receiver of the Circuit Court of Stafford County, reporting to the Honorable Wm. S. Baron, Judge of the Circuit Court of Stafford County.
CE 1894	Purchased/Sold	Mays rents Chatham Farm to Henry W. Edwards for the year ending December 31, 1895 for $850. (Notes on the contract suggest that it may have been written in 1893, renewed in 1895 and 1896.) In addition, he rents Edwards “four work horses, twelve milch cows, and all farming utensils, wagons, buggies, and implements now on the Chatham Farm, such as the said Edwards may have use for in the cultivation of the said Farm.” Edwards was entitled to keep crops raised, but not livestock. In addition, Edwards was to raise and fatten the hogs on the farm, for which he would receive one half of the pork killed, one half of the increase in sows.
CE 1897	Purchased/Sold	A series of legal proceedings cause Mays to loose Chatham in a foreclosure suit. Court orders St. George Fitzhugh, commissioner, to sell the estate to satisfy Watson’s debt to the American Surety Co. of New York ($12,894).
CE 1897	Purchased/Sold	On May 12, the “Daily Star” reports that Chatham and 12 acres of land, 300 acres of woodland, and the rest of the farm some 500 acres was sold at auction on this day for $13,750 to Albert O. Mays.

Year	Event	Major Event Narrative
CE 1900	Purchased/Sold	On August 22, Fleming G. and Elizabeth H. Bailey buy Chatham from Albert O. Mays: “In fee simple…together with thirty and 234/1000 of an acre of said Chatham Estate in connection with said Mansion House.”
CE 1903	Purchased/Sold	Mays sells an approximate 245 acre tract of Chatham’s western acreage to Max Buell for $7,350. Buell ultimately conveyed it back to Mays in 1905.
CE 1903	Built	The “Times-Dispatch: Richmond, VA” reports that A.O. Mays is building a large dairy barn and silo on Chatham farm in Stafford County.
CE 1909	Purchased/Sold	The Baileys sell Chatham to Allan Randolph Howard and his wife, Francis R. Howard. The property involves 30 acres and 23/100 of an acre and is the same property conveyed to the Baileys from Mays. One month later, Howard conveys Chatham to his mother-in-law, Harriet Smith. She takes ownership of 30 acres and 234/1000 of an acre connected with the manor house, as well as a parcel containing 4,657 square feet of land on February 1, 1909.
CE 1908 - 1909	Built	Architect and builder Frank Stearns ledger book indicates work on stable #1 and a tenant house for A.R. Howard. Howard employs twenty-five workmen to make improvements to Chatham.
CE 1910	Demolished	Connections between the porches on the river side of the manor house are removed by this year (although they were likely gone by the turn of the century), as evidenced by a photograph of the western façade of the manor house.
CE 1914	Purchased/Sold	Harriet Smith sells Chatham (30.324 acres and 4,657 square feet) to the Conway, Gordon & Garnett National Bank of Fredericksburg to satisfy her debts.
CE 1914	Purchased/Sold	Executives of the Conway, Gordon & Garnett National Bank of Fredericksburg decide to liquidate the bank’s holdings and sell Chatham (30.234 acres, 7,767 square feet, and 4,657 square feet) to Marie M.B. Sullivan, wife of Mark Sullivan, journalist and editor of Colliers Weekly. A few weeks before the purchase, Mrs. Sullivan and a friend arrived in Fredericksburg to “look over Chatham and plan the improvements…”
CE 1920	Purchased/Sold	Mark Sullivan purchases a 17.01 acre parcel near Chatham from Horatio E. DeJarnette. DeJarnette places a restrictive covenant on the tract, restricting ownership and occupation by “a person of African decent [sic] or lineage, except that person is occupying such property of parts thereof, may allow his or their domestic servants to reside upon the premises.”
CE 1920	Purchased/Sold	In November, the Sullivans sell Chatham to Helen G.S. Devore of Washington. The property consists of 30.234 acres and two other small parcels (4,657 and 7,767 square feet). In addition, the Devores purchase another 17.01 acre tract near the house, with restrictive covenant.

Year	Event	Major Event Narrative
CE 1920	Designed	Architect Oliver H. Clarke prepares a “measured drawing of the house as it stood.” The drawing shows a two-story porch on the center of the river side façade and a single story porch across the main block of the land side façade, as evidenced in Civil War era photographs of the house.
CE 1921	Demolished	The Devores also hire Evan Davies, a builder and contractor from Highland Springs, Virginia to restore the home. With a crew of thirty-four laborers, they remove the Greek Revival porches, supposedly reverting the appearance to the colonial period. Workers find a block inscribed with: “John Hall, Builder, October 11, 1859.” Laborers also remove the tennis courts and add large gardens to the rear of the house.
CE 1921	Designed	The Devores hire Ellen Shipman to design a garden for Chatham, who completes a “General Plan of Gardens for Chatham.” Several undated planting plans reflecting the same general planting bed configuration accompany the “General Plan” drawing. Notes on the “General Plan” indicate that the filling for the terrace was to be the old cement walks taken up from the lowest garden, likely the rose garden on the lower terrace.
CE 1921	Designed	The Devores hire David Hanlon (1885–1961) as gardener at Chatham.
CE 1921	Designed	Architect Oliver Clarke prepares two different designs for new entrance doorways and stoops for both the river and land sides of Chatham.
CE 1922	Designed	In March, Ellen Shipman completes a “Vine and Shrub Plan for Chatham,” showing a revised planting bed configuration in the northeast quadrant of the garden to accommodate a swimming pool (never installed).
CE 1924	Built	Architect and builder Frank Stearns ledger books indicate an extensive tally of laborers and materials for work at Chatham, including, but not limited to, construction of the pergola (October 13), gates and fences (June 20), garage doors (June 27), cold frames (July 25), and a chicken house (June 23).
CE 1926	Designed	Architect Oliver Clarke prepares a design for the “Walk Head (Main Entrance)” to Chatham (Music Stair), as well as a design for the “Garden Temple Situate at Head of Second Terrace on Axis with Main Door-ways.”
CE 1927	Established	Fredericksburg and Spotsylvania County Battlefields Memorial National Military Park is established under the jurisdiction of the Secretary of War.
CE 1931	Purchased/Sold	The Devores sell Chatham (30.234-acre tract, 4,657 square foot tract, 7,767 square foot tract, and 17.01 acre tract) to John L. Pratt, wealthy industrialist and King George County native, for $115,000 cash. Pratt makes few improvements to the manor house, aside from heating and water systems. His efforts focus on the grounds. When Devore sold Chatham to Pratt, he briefed the new owner on the men employed on the farm. Devore hired six men. He also employed two other men to handle farm chores and to take care of the chickens and other fowl.

Year	Event	Major Event Narrative
CE 1932	Built	The Pratts replace the Caretaker's Cottage.
CE 1933	Established	Fredericksburg and Spotsylvania County Battlefields Memorial Park is transferred from the War Department to the Department of the Interior to be administered by the National Park Service effective August 10, 1933.
CE 1935	Designed	Blueprints matching the design of the North Greenhouse are drawn by Lord & Burnham.
CE 1954	Designed	John Lee Pratt invites Charles Gillette to Chatham to develop base maps of the Walled Garden. Sketches in the Gillette Papers, likely from June 2, document the existing layout of the garden and some plantings.
CE 1955	Designed	Charles Gillette prepares a "General Layout Plan" for the Walled Garden that appears to reflect existing conditions. Charles Gillette prepares a "Revised Garden Plan" for the Walled Garden. A note reads: "All plant material shows on plan 714-2 [sic, probably 417-2] which does not appear on this plan to be removed." The plan shows complete removal of the parterres and adjacent planting beds, removal of planning beds along the main axial walk, and replacement of curvilinear stepping stone paths with rectilinear stepping stone paths.
CE 1956	Excavated	Workers at Chatham unearth two or three bodies of soldiers on the lower terrace, part of which was a rose garden and part of which was overgrown with honeysuckle. The bodies were relocated at Chatham, nearer the North Ravine.
CE 1964	Land Transfer	John L. Pratt donates 17.22 acres along the Rappahannock River to the National Park Service. This area served as the upper pontoon bridgehead site during the Civil War. To complete the bridge landing site, Dr. and Mrs. Thomas B. Payne donated four lots in the 1300 block of Sophia Street to the National Park Service.
CE 1975	Land Transfer	Upon his death, John L. Pratt leaves 29.48 acres of land to the National Park Service, including the manor house, gardens, and surrounding acreage. Lee Pratt also leaves six lots described on the plat of Chatham Farm Estates made by W.B. Robards, C.E. to the National Park Service for the development of an access road for Chatham. In addition, he leaves $15,000 for that developing the back road. He leaves the balance of Chatham land, excepting the 1927 subdivision of Chatham Farm Estates, to the Pratt Foundation.
CE 1975	Land Transfer	Perry A. Thompson and Mary B. Thompson sell 3.90 acres of land to the National Park Service for $86,830.
CE 1976	Altered	Sotheby's auctions the contents of Chatham, including garden furniture and ornaments.
CE 1977	Established	On October 15, Chatham opens to the public as part of the National Park system.
CE 1978	Land Transfer	The Pratt Foundation sells 13 acres that comprise the northwestern portion of the park site to the National Park Service.

Year	Event	Major Event Narrative
CE 1978	Built	In September, two 4.5” siege rifles on reproduction carriages are installed on the terrace at Chatham.
CE 1980	Land Transfer	In April, the National Park Foundation sells 16.17 acres of fields to the northeast of Chatham to the National Park Service for $150,000.
CE 1980	Land Transfer	In December, the National Park Foundation sells two parcels totaling 3.94 acres along the northeastern side of Chatham to the National Park Service for $84,000. At the same time, the Pratt estate donates an additional 0.30 acres to the National Park Service.
CE 1982	Restored	In February, the “Free Lance-Star” reports, “with a $4,950 grant from the Virginia Department of Mental Health and Mental Retardation, the Rappahannock Adult Activity Center will be renovating the [Chatham North Greenhouse] for use as the base for its horticulture training program.” The center also plans to use the South Greenhouse, Dairy Barn, and cold frames.
CE 1984	Planted	The National Park Service develops a screen plantings plan for the eastern property boundary.
CE 1984 - 1986	Restored	The National Park Service completes an “adaptive restoration” of the Chatham garden, guided by the design work of NPS landscape architect Reed Engle. Phase I work is initiated in 1984 with replanting the perennial border along the central east/west walk. Phase II proceeds in 1985 with replanting the parterre beds close to the house, in the northwestern portion of the gardens–the “Rose Garden,” and in the “Entry Garden” surrounding the statue of Ceres, the Roman goddess of agriculture, grain crops, fertility, and motherly relationships.
CE 1985	Restored	The “Richmond Times Dispatch” reports that the National Park Service has spent $100,000 to restore the Colonial Revival Walled Garden. Funds were used to repoint 16 rose trellis supports (the Garden Pergola) and restore or rebuild 750 linear feet of the Rear Garden Wall. Boxwoods were removed in favor of cedars and about 270 small boxwoods were set along the main path to the house. About 100 types of perennials were planted, along with about 1,500 tulip, daffodil, and Madonna lily bulbs. About 20 pieces of statuary were ordered from a Connecticut company that made the original pieces. An additional $50,000 is needed to build the parterres and replant the entry garden, around the Ceres statue.
CE 1994 - 1995	Demolished	The National Park Service removes the Cymrot House from near the intersection of Chatham Heights Road and Chatham Lane and the Thompson House from along River Road. Both houses and associated structures were determined ineligible for listing in the National Register of Historic Places prior to demolition.
CE 2014	Maintained	The low lying lands along the river and the embankment leading up to the manor house are cleared of most volunteer and invasive vegetation to restore views to and from the manor house and to increase wildlife habitat along the river.

Year	Event	Major Event Narrative
CE 2014 - 2015	Rehabilitated	The Walled Garden plantings are extensively pruned and managed by Leslie Bird, park contractor, with financial support from the Friends of Chatham.

Physical History:

The following section provides information on the physical development and evolution of the site, organized by time periods. Information is excerpted from the 2017 draft report, “Cultural Landscape Report for Chatham, Frederiksberg and Spotsylvania National Military Park,” by Christopher Beagan and Eliot Foulds.

PRIOR TO 1768: NATIVE AND COLONIAL SETTLEMENT

The first historic period addresses the early history of the region, when the Fredericksburg/Falmouth area was home to several Algonquian-speaking tribes that were part of the Powhatan alliance. The tribes developed a series of permanent villages and seasonal camps along the Rappahannock, where they lived, farmed, hunted, and fished. Following establishment of the Jamestown settlement in 1607, Captain John Smith explored the head of the Rappahannock and Fall Line in 1608–09 (Figure 1). The Anglo-Powhatan Wars defined relations between Native Americans and Europeans for some seventy years, until the 1677 Treaty of Middle Plantation, which effectively defined reservations and subjugated Native Americans to the English Empire.

With abolition of the charter of the Virginia Company in 1624, the Crown and its Governor issued grants and patents to land throughout the Northern Neck. Sir William Berkeley granted 2,000 acres to Colonel John Catlett in 1666. A portion of this land would become Chatham after passing though the hands of the Claiborne brothers, Reverend John Waugh, John Chadwell, Colonel William Fitzhugh, Thomas Fitzhugh, and Colonel Henry Fitzhugh to William Fitzhugh III. By that time, Chatham had been seated, with a mill along Claiborne's Run, built about 1710. From the early 1700s, it is likely that the Fitzhugh's farmed their Chatham lands.



Figure 1. Detail of map of "Virginia" by John Smith. Plan view, 1606 (Library of Congress).

1768 TO 1806: FITZHUGH OWNERSHIP

The second historic period covers the period of Fitzhugh ownership beginning with construction of the manor house in 1768 by William Fitzhugh on land inherited from his father. Designed in Georgian style, Chatham reflects the spreading plan and symmetry of Andrea Palladio's Roman Country House style, which was popularized in eighteenth century English houses and widely adopted throughout the Tidewater region. Early landscape improvements, including terraced gardens on the river side of the house, planted with tulip poplars, and a crescent-shaped entrance drive on the land side of the house, reflected the influence of both English precedents and other Tidewater plantations. Fitzhugh's plantation prospered under enslaved labor. In addition, Fitzhugh established a Rappahannock River ferry crossing, better connecting the plantation with a young Fredericksburg nearby. From the wharves at Fredericksburg and Falmouth, Chatham was connected to the Chesapeake Bay, its tributaries, and the eighteenth century Atlantic sea trade.

Summary of Physical Changes to the Landscape, 1768 to 1806:
By the time of its sale in 1806, the twelve acres adjoining the Chatham dwelling, those being the highly cultivated grounds embraced between two steep ravines, retained the rigidly geometric symmetries of a typical Georgian manor in Tidewater Virginia. Perhaps the most character-defining aspect of the property at the end of William Fitzhugh's ownership was its visual connection to Fredericksburg. Sited on an approximate eighty-foot escarpment overlooking the Rappahannock River and flanked by deep natural ravines, Chatham overlooked Fredericksburg to the southwest and the wide plateau with fields to the northeast. Chatham's commanding presence also took further advantage of a southerly exposure and natural ventilation. The visual relationship between the manor house and Fredericksburg to the southwest has been widely interpreted as a display of wealth, a statement of power.

These privileged grounds were accessed by those arriving from Falmouth via a semi-circular, or crescent-shaped, carriageway providing access to the inland façade of house, the arc of the carriageway circumscribing the limits of a broad outdoor space bound between flanking outbuildings

and dependencies. Fitzhugh's carriageways would have been well made and the graveled surfaces well maintained. The area interior to the carriageway arc, which while not fully understood, would have characteristically been planted with specimen trees, some of these spaced at consistent intervals along the drive. Plantings of larger shade trees would have been supplemented with smaller flowering trees and shrubs having the practical function of blocking undesirable views of the complex's many service buildings from the vantage point of the central dwelling. An additional carriageway spur departed from the semicircular drive at its northern arm, descending the steep riverfront escarpment, first traversing the edge of the northern ravine prior to bending to the east below the geometrically formed garden slopes and terraces, and intersecting with an early incarnation of the Falmouth River Road.

Surviving topography suggests that the carriageway spur may have shared some geometric symmetry with a matching switchback bending across the south-facing terraced garden area and connecting with additional pathways along the South Ravine. Conditions suggest that these additional routes were not of a scale to accommodate carriage traffic, but were of useful yet limited service to pedestrians and those on horseback. Given that the public road was subject to flooding, and appreciating that its connection to higher ground via the White Oak Road (now Chatham Heights Road) was as yet unimproved, it is believed that the service-oriented plantation street (now Chatham Lane) was the primary connection between Chatham and Falmouth.

An elaborate garden occupied approximately four acres immediately west of the central Chatham dwelling, composed for both beauty and utility into a "falling garden" of flat planes and severely regimented slopes. The uppermost garden plane, adjacent to the house, would have been planted with shade trees, including some nut bearing specimens of chestnut and walnut. These larger trees were pruned of their lower branches so as to make possible distant views of Fredericksburg and the countryside beyond.

Lower statured fruit trees, including apples, pears, cherries, peaches, plums, nectarines, apricots mentioned in Fitzhugh's 1797 advertisement may be understood to have occupied space on the garden's mid to lower terraces. Grape vines, figs, and smaller fruits including raspberries, gooseberries, strawberries, and currants, all perennial plants having charming ornamental qualities beyond their role providing foodstuffs, likely found their place on the garden slopes or "falls." Otherwise, these perennial small fruits were planted in close companionship with purely ornamental flowers, altogether bound within geometrical garden beds located generally upslope and closer to the dwelling. Annual garden vegetables such as peas, beans, carrots, potatoes, and cruciferous vegetables, all requiring extensive tillage leaving the soil fallow and bare out of season, would have been relegated to the lower reaches of the garden area. Beyond the lowest garden terrace, and across the public road, lay deep moist alluvial bottom land, perfect for the cultivation of corn; this juxtaposition seamlessly integrating Fitzhugh's garden with his wider agricultural enterprise.

A similar integration of purpose is evident in the placement of Chatham's two reported orchards, themselves also accomplishing the transition between garden and farm. The two orchards are said to have been "properly detached" yet convenient to the manor house. These are believed to have been located beyond the limits of the North and South ravines. Chatham's flanking ravines, incised into the riverfront escarpment, featured ruggedly steep topography difficult to cultivate. Vegetation growing within the ravines would have consisted of forest trees and native shrubs, aesthetically serving the purpose of a "Grove," a common element designed into similar plantation landscapes.

Throughout Virginia's Northern Neck, springs of free flowing water are commonly found in ravines, and given the proximity to the freestanding kitchen building, a large springhouse most likely stood within the cool shaded depths of the southern ravine. Such a location would have doubly served as a convenient source of water for the many barns, stables, workshops and dwellings arranged along the length of the plantation street.

Chatham's many buildings and structures are much better documented, with twenty-eight buildings on site by 1790. Later advertisements for sale suggest that many of these buildings were located in the immediate vicinity of the manor house, including the Laundry, Kitchen, Smokehouse, Storehouse, Ice House, and possibly the Diary or Spring House. Agricultural buildings were likely clustered along

the plantation street near its intersection with White Oak Road (now Chatham Heights Road), along with small crude dwellings housing a portion of Chatham's enslaved population.

Across the larger plantation, fields that were planted with tobacco early in Fitzhugh's ownership, appear to have been planted entirely with grain crops or hay, or used for grazing by 1806. According to Fitzhugh's advertisement, fields were cultivated according to the "Four-Field" or "Norfolk" system of crop rotation popularized in Great Britain during the mid-eighteenth century. Well equipped with fencing, or stacked enclosures, made of rails split lengthwise from logs, Fitzhugh used this system of crop rotation to allow the soil to recover following the cultivation of corn. Following corn with plantings of animal feed, orchard grass, clover or small grains such as wheat and oats, provided flexibility for livestock to periodically graze and deposit manure, helped to sustain soil fertility.

1806 TO 1857: JONES AND COALTER OWNERSHIP

The third historic period addresses the ownership of Chatham by Major Churchill Jones, William Jones, Judge John Coalter, and Hannah Jones Coalter, all of whom were related by blood or marriage. Major Churchill Jones purchased Chatham, including 1,288 acres, in 1806. He continued operation of the plantation, with sixty-seven enslaved people at Chatham, and the mill along Claiborne's Run. It appears that Churchill Jones improved Chatham's immediate grounds further, adding or enhancing a garden on the land side of the house to compliment the river side gardens. Like Fitzhugh before him, Jones was interested in enhancing his commercial prospects. He constructed the first Chatham toll bridge across the Rappahannock between 1821 and 1823 jut to the east of Chatham in the location of the present Kings Highway bridge. At Churchill Jones's death, the plantation passed to his brother after his widow renounced his will. William Jones also owned a second plantation, Ellwood. His short, three-year ownership did not likely produce any improvements to the broader agricultural landscape.

Judge John Coalter purchased Chatham late in 1825 from his father-in-law, but the deed did not transfer until 1829. The first narrative descriptions of Chatham appear in the 1830s, coinciding with the American Romantic period of design, as naturalistic plantings eclipsed the rigid symmetry of Colonial style gardens. Beyond the garden, Coalter continued operation of the plantation and mill. After Judge Coalter's death in 1838, his wife, Hannah Coalter, continued operation of the plantation for nearly twenty years. At her death, she attempted to manumit her slaves, but was unsuccessful.

Summary of Physical Changes to the Landscape, 1806 to 1857:
By 1857, Chatham's grounds had evolved to reflect a hybrid of the rigid Georgian geometry that characterized the design of the property at the end of William Fitzhugh's ownership and the newfound American appreciation for the picturesque advocated for by designers like Andrew Jackson Downing. The terraces on the river side of the manor house were in place and planted a combination pleasure/kitchen garden. A second kitchen garden may have existed on the land side of the house, defined by the crescent-shaped Carriage Drive. Beyond, fields to the north and east remained in cultivation, largely in grain crops. Agricultural buildings and slave quarters probably stood along the plantation street (now Chatham Lane) between Chatham and White Oak Road (now Chatham Heights Road).

In addition to the circulation routes present in 1806, including Falmouth River Road, White Oak Road, Carriage Drive, plantation street, and farm roads, additions to the wider Chatham landscape included farm roads that traversed the North Embankment to connect Scott's Ferry, at the base of the Embankment, with houses and fields on the plateau above. White Oak Road (now Chatham Heights Road) was also improved during construction of Chatham Bridge (1821–23) by Churchill Jones. The bridge, destroyed by flood in 1826, was replaced by 1832 by Judge John Coalter, who made further improvements to the road. Construction of the bridge changed Chatham's relationship with its larger setting, improving access to Fredericksburg. Extension of the Richmond, Fredericksburg, and Potomac Railroad to Fredericksburg in 1837 and subsequent extension to the Aquia Creek steamboat landing in 1842 further enhanced Chatham's connections to locations beyond.

The most distinctive vegetation features at Chatham are the poplar lined terraces that are referenced throughout the 1830s. A map of "Rappahannock River Virginia" surveyed under the direction of A.D. Bache dated 1856 suggests that Chatham's dependencies were surrounded by trees planted in naturalistic groupings (Figure 2). The North and South Ravines were likely forested with naturalized vegetation as well. Later descriptions of the grounds suggest that the crescent-shaped Carriage Drive and plantation street were lined with regular plantings by 1857. Two orchards persisted into the 1850s, likely beyond the North and South Ravines.

It is believed that Chatham's buildings and structures remained fairly consistent with their 1806 configuration. The manor house, Kitchen, and Laundry, along with the mill along Claiborne's Run were insured several times with the Mutual Assurance Society of Virginia (1815, 1821, 1836, 1843, and 1850). Over this time, however, the insured value of the manor house, Kitchen, and Laundry declined from $20,600 to $8,000, suggesting that the Joneses and Coalters made few improvements

to the buildings or grounds following Fitzhugh's departure.

The view between Chatham and Fredericksburg and across the fields to the northeast remained the most distinctive characteristics of Chatham's immediate setting through the Jones and Coalter ownerships. While agricultural buildings and slave quarters along the plantation street were relatively close to Chatham, they were likely screened by vegetation in the south ravine and plantings along the crescent-shaped carriage drive (Figure 3).

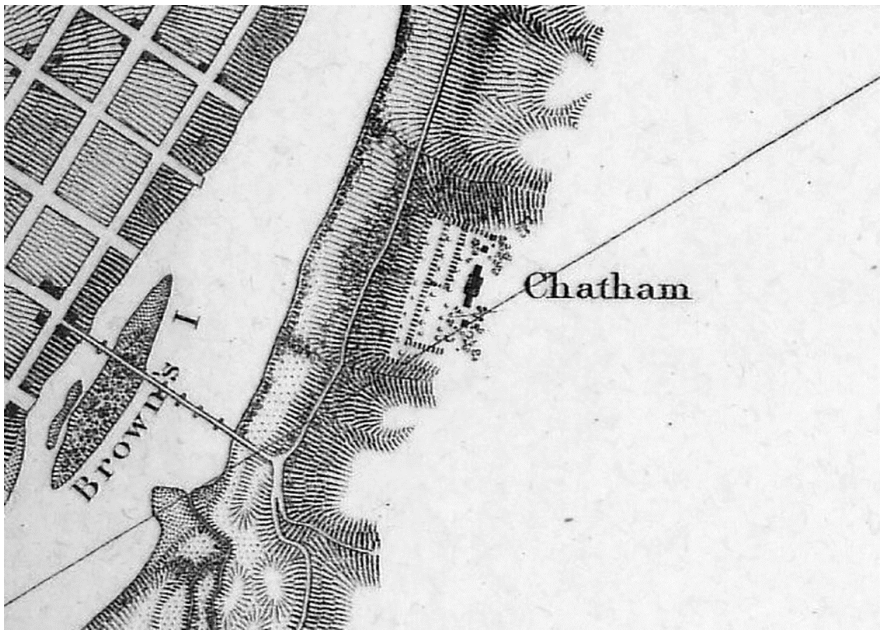


Figure 2. Detail of map of "Rappahannock River Virginia" surveyed under the direction of A.D. Bache, 1856 (NOAA Library AR09-00-1856).



Figure 3. Detail of "Map of Vicinity of Fredericksburg" surveyed by parties of the U.S. Coast Survey. Plan view, 1862 (NARA, RG 23: Records of the Coast and Geodetic Survey, 1806-1981, T-871).

1857 TO 1865: LACY OWNERSHIP AND CIVIL WAR

The fourth historic period traces changes at Chatham from J. Horace Lacy's acquisition in 1857 through the end of the American Civil War. J. Horace Lacy's ownership of Chatham saw the most dramatic changes to the plantation since its construction. Prior to the Civil War, Lacy improved both Chatham's garden and fields, as he rode the wave of scientific farming that swept the nation in the 1850s. Census records from 1860 show diversified production at Chatham. Many of Hannah Coalter's slaves remained at Chatham under Lacy's ownership. Lacy also continued operation of the mill along Claiborne's Run.

In 1861 Lacy joined the Confederate forces, leaving Chatham open to occupation by Union forces, who arrived in April 1862 under the direction of General Irvin McDowell. The Union forces were initially respectful of Chatham and its grounds, establishing their encampment on the land side of the house, while retreating Confederates burned Chatham Bridge. In its place, Union forces constructed pontoon bridges, including one below Chatham (and due west of the Manor House), to facilitate crossing the river. In May, President Lincoln visited Chatham.

During the winter of 1862, General Ambrose E. Burnside brought some 15,000 troops with him to the Falmouth/Fredericksburg area and established his headquarters at the Philips House, with General Edwin V. Sumner occupying Chatham. Artillery flanked the house and encampments were built on the land side of the house in advance of the Battle of Fredericksburg, December 1862. In the wake of the battle, the house served as a field hospital, attended by many notables. After Union defeat, winter encampments were established near Chatham, which by this time had been heavily damaged by Union occupation (Figure 4).

During the Second Battle of Fredericksburg, also known as the Second Battle of Marye's Heights, Chatham served as headquarters for General John Gibbon, under the direction of Major General Joseph Hooker. In the wake of the May 3rd battle, Chatham again served as a field hospital. Over the summer, the house continued to serve as a Union station on the picket line. By the war's end, Chatham, along with its grounds, gardens, and fields, were ravaged, with the surrounding landscape generally denuded of vegetation.

Summary of Physical Changes to the Landscape, 1857 to 1865:
By 1865, the Chatham landscape bore the ravages of the Civil War. The topography of the site saw minor changes during the war associated with construction of batteries on Stafford Heights both to the south of the South Ravine (three batteries) and to the north of the North Ravine (two batteries). Farm roads that facilitated the movement of troops and goods between the railroad depot, house, and river crossing were also likely eroded as a result of heavy use. Spatially, the landscape had changed dramatically since 1857 with the loss of nearly all vegetation on the northeast side of the house, including orchards, and within the ravines. By 1865, agricultural production had rebounded at Chatham, although under a transformed labor force. According to the 1860 census, nearly half a million people in Virginia were enslaved. By 1865, they were free.

Roads across Chatham's acreage remained largely unchanged in configuration by 1865, although they were much damaged by heavy used during the war. As B. Lewis Blackford noted in 1863, many of the roads were in disuse and farm roads had taken their place. Camp paths likely remained visible in 1865.

Chatham's vegetation was transformed by the war, as all vegetation in the ravines and on the northeast side of the house was cut down for firewood. Despite descriptions of complete obliteration, some ornamental trees appear to have remained on the southwest side of the house and surrounding the Kitchen and Laundry. Chatham's two orchards were also lost during the war. After the mid-nineteenth century, cider consumption declined in the United States as a result of European immigrants who brought with them a beer culture. Simultaneously, the early stirrings of the temperance movement resulted in the destruction of many orchards.

The Chatham barn complex that stood near the intersection of the plantation street (now Chatham Lane) and White Oak Road (now Chatham Heights Road) was lost to the war, while its chimney is believed to have been used as an Army bakehouse. Similarly, the two stone barns that marked the ends of the crescent-shaped Carriage Drive were also destroyed. An unidentified building to the east

of the Storehouse may also have been demolished by 1865, while a wash house was added to the north of the Ice House. Other buildings, including Chatham Manor, Kitchen Laundry, Smokehouse, Storehouse, Ice House, and former slave quarters beyond the South Ravine remained intact, some with substantial repairs after the war. Chatham bridge was missing in 1865 (replacement completed in 1866).

The loss of vegetation during the war transformed views to, from, and within Chatham. With the exception of limited ornamental trees and shrubs on the upper terrace and Center Embankment, by 1865, Chatham was readily visible from all directions, including Fredericksburg and the high ground to the east of the former plantation. The loss of vegetation in the ravines opened views from Chatham to the remaining quarters and agricultural buildings to the southeast. On the terraces, board and barbed wire fences defined farmyards, likely designed to exclude, rather than contain, livestock that roamed the former plantation freely, as the extensive fencing present before the war was lost to fuel camp fires.



Figure 4. Sketch of Chatham by John Keyser of the 24th New Jersey. View looking north, March 1863 (FRSP archives, Chatham historical photos).

1865 TO 1920: LACY, WATSON, MAYS, BAILEY, HOWARD/SMITH, AND SULLIVAN OWNERSHIP

The fifth historic period spans the post-war ownership of Chatham by J. Horace Lacy, Oliver Watson, Sr., Oliver Watson, Jr., Albert O. Mays, Fleming G. and Elizabeth H. Bailey, A. Randolph Howard (and his mother-in-law Harriet G. Smith), and Mark and Marie Sullivan. This period traces the rise of Chatham from its decimated post-war condition to an elegant estate by the close of World War I.

The Lacys returned to Chatham in November 1865 and began work restoring the building and Chatham Bridge. It appears that the Lacys leased their fields to local farmers, who by 1868 had hundreds of acres of corn in cultivation. However, without enslaved labor, the Lacys struggled to turn a profit. In 1872, Lacy sold Chatham to Oliver Watson, taking a steep loss on his investment. Between 1874 and about 1890, the Watsons leased Chatham to a farmer from their native Pennsylvania. Upon Oliver Watson's death in 1882, he left Chatham to his daughter, who promptly sold the estate to her brother. The younger Watson was active in the Fredericksburg agricultural and horse racing scenes, even hosting a race at Chatham in 1886.

Oliver Watson, Jr. sold Chatham to Albert O. Mays in 1889. Possibly because of Watson's move overseas, livestock, farm implements, and vehicles were included in the sale. The circumstances of the sale were quite complicated and involved several lawsuits which resulted in a detailed court-ordered inventory and the property going into receivership, with Chatham's fields leased to generate revenue. Mays, desperate to generate revenue, attempted to subdivide the property (for the first time) in 1890 before Chatham was taken by the bank and sold at public auction in 1898 to Albert O. Mays (under a new financing arrangement).

Mays sold thirty acres of Chatham's core to Fleming G. and Elizabeth H. Bailey in 1900, divesting the manor house from its fields for the first time since construction of the mansion. Mays retained Chatham's outlying acreage, cultivating it, and slowly selling it off. The Baileys' short ownership produced few documented improvements (Figure 5). In 1909, they sold Chatham, along with its core thirty acres, to A. Randolph Howard. Within days of purchasing Chatham, Howard transferred the

property to his mother-in-law Harriet Smith. During the Howard/Smith ownership, Chatham's grounds appear to have reached their prime before being re-envisioned by subsequent owners.

Harriet Smith sold Chatham to the bank to satisfy her debt in 1914. In turn, the bank liquidated their holdings, selling Chatham to Marie Sullivan, wife of journalist Mark Sullivan. Within two years of the Sullivans' purchase, the United States was involved in World War I, and the Sullivans advertised Chatham for sale without success. After the war, a soaring stock market and income tax cuts fueled spending. The Sullivans sold Chatham to Daniel and Helen Devore in 1920. By this time, the estate's grounds had been transformed from post-Civil War desolation to "one of the most desirable and historically important country places in America," according to its advertisement for sale.

Summary of Physical Changes to the Landscape, 1865 to 1920:
By 1920, the general topography and natural systems at Chatham remained intact from previous periods of ownership. The spatial organization of the landscape surrounding the house was shaped by the growth of vegetation, particularly within the two ravines and along the embankment. The river side of the house remained ornamental, with the addition of a rose garden on the lower terrace and a tennis court on the middle terrace. The upper terrace, adjacent to the house, was defined by a pill-shaped entrance drive and mature trees, some of which remained from the post-war era. The inland side of the house was transformed by the addition of the Dairy Barn, South Greenhouse, and Carriage House and Stables between 1890 and 1910. Spaces adjacent to them were likely used for domestic agriculture. The fields beyond were in cultivation.

While the crescent-shaped drive remained the primary point of access to the land side of the house, a pill-shaped drive was added to the river side of the house, accessed by driveway extensions on the far sides of the Kitchen and Laundry. A spur also connected to the Carriage Drive behind the Laundry. Chatham Lane remained the primary access point from White Oak Road (now Chatham Heights Road), while farm roads were added to the northeast to provide additional access to fields and reflect strict orthogonal directions associated with the mechanization of agriculture. The farm road on the North Embankment remained and was used to access river-side agricultural fields.

By 1920, vegetation had changed markedly since 1872 when J. Horace Lacy sold Chatham. Aside from successional woodlands across the embankment and in the ravines, deciduous and evergreen trees were added along the crescent-shaped drive and fruit trees were planted in the same area to the northeast of the house. Hydrangeas marked the entrances along the southwest façade of the house and small ornamental plantings along the drive gave the house a domestic air. A well cultivated rose garden on the lower terraces contained, by one account, 2,000 shrubs and a collection of mature boxwood.

Chatham's buildings and structures expanded in the post-war years under ownership by Watson, Mays, Bailey, Howard, and Sullivan. This included the addition of the Dairy Barn (about 1890 to 1900), South Greenhouse (about 1890 to 1900), Barn with Silo (by 1903), Milk House (by 1908), Carriage House and Stable (about 1910), Caretaker's Cottage (prior to 1920), Farm Office and adjacent shed (prior to 1920), and possibly the Boathouse (prior to 1927). A tennis court was also added to the middle terrace by the Howards and an ice plant was built at the entrance to Chatham Bridge by 1911. The storehouse to the southeast of Chatham and several buildings beyond the South Ravine were lost between 1872 and 1920, including the large barn or quarters on the precipice of the embankment, and the probable overseer's house, blacksmith shop, or former slave quarters along Chatham Lane.

Views to and from Chatham were substantially changed during the 1872 to 1920 period as vegetation was planted on both the land and river sides of the house. On the land side, new trees lined the crescent-shaped Carriage Drive and a hedge screened utilitarian functions between the Dairy Barn and Stable from the house. On the river side, ornamental trees created framed and filtered views to Fredericksburg beyond. Mature successional vegetation in the ravines flanking Chatham screened views to adjoining fields, while the Farm Road that extends from the crescent-shaped drive northeastward was lined with evergreen trees. The view along Chatham Lane was also changed, as a large Barn with Silo, Caretaker's Cottage, and possibly the Boathouse were added along the road, replacing smaller agricultural buildings that existed prior to the Civil War.



Figure 5. Chatham's unkept appearance about the time of the Howard's purchase. View looking north, c.1909 (Virginia Historical Society Museum Collection 199.160.1470).

1920 TO 1931: DEVORE OWNERSHIP

The sixth historic period documents changes to the Chatham grounds under owners General Daniel and Helen Devore, who undertook extensive renovations to the estate's grounds. The Devores hired architect Oliver Clarke to remodel portions of the house and noted landscape architect Ellen Shipman to design an extensive new walled garden and kitchen garden for the land side of the house, and a new approach on the river side (Figure 6). Unlike Clarke, who was relatively unknown, Ellen Shipman was one of three major women landscape architects in the first wave of twentieth century landscape architecture (Figure 7). These improvements, which remain at Chatham today, were documented in the late 1920s by noted photographer Frances Benjamin Johnston (Figure 8). Helen Devore was the first president of the Rappahannock Valley Garden Club. Chatham was heavily publicized under the Devore's ownership. The Devores maintained a staff of caretakers for the house, gardens, and farm, with a farm complex to the northeast of the mansion and a poultry complex to the northwest. The Devores returned to Washington, D.C. in 1931, selling Chatham to John Lee and Lilian Pratt.

Summary of Physical Changes to the Landscape, 1920 to 1931:
Between 1920 and 1931, Chatham's grounds changed substantially and more rapidly than any time in its preceding 150 years. On the river side of the house, the Devores oversaw slight changes to the topography of the terraces as the Carriage Drive was rerouted onto the middle and upper terraces and the South Ravine Path was formalized with the introduction of stone stairs. On the wider Chatham property, a new driveway associated with the poultry complex to the north of the house necessitated regrading of a portion of the North Embankment. The North and South Ravines continued to serve as Chatham principal drainages, while the drainage closer to White Oak Road (now Chatham Heights Road) appears to have dried up or have been redirected.

The spatial organization of the estate's grounds was transformed by the removal of the crescent-shaped Carriage Drive and addition of the Walled Garden and additional domestic support buildings on the land side of the house. Changes to circulation patterns on the river side of the house also

reshaped the spatial organization of Chatham's grounds, as the river side became the primary access for guests entering from River Road. Residential development along White Oak Road, the addition of the poultry complex beyond the North Ravine, and the addition of the farm complex at the northeastern end of Farm Road changed the character and spatial organization of Chatham's outlying acreage. The addition of an extensive orchard beyond the North Ravine and kitchen gardens in the vicinity of the Caretaker's Cottage also shaped the organization and use of Chatham's grounds between 1920 and 1931.

Changes to circulation patterns between 1920 and 1931 included the addition of the Carriage Drive Spur across the terrace and removal of the pill-shaped drive. Portions of the abandoned crescent-shaped drive on the land side were reconfigured to create the Service Drive that leads from Chatham Lane to the Garage. New roads were also constructed to provide access to the poultry complex from both the extension of Chatham Lane and River Road. New roads were established in the vicinity of residential development along White Oak Road, which was realigned in 1911 to accommodate better traffic flow along the approach to Chatham Bridge.

Vegetation in the immediate vicinity of the house changed with the addition of countless annuals and perennials in the Walled Garden, trees and shrubs bordering the outside of its walls, evergreen trees along the Service Drive, a small orchard near the Milk House, a large orchard beyond the North Ravine, and extensive plantings of boxwoods along the river side façade of the house and on all three of the terraces to the southwest. Planting in the Walled Garden was characterized by Ellen Shipman's distinctive labor-intensive planting of perennial beds near the house, combined with a relaxed, irregular planting of wildflowers and perennials punctuated with vertical elements in the form of miniature fruit trees, standard wisteria, and fastigiate evergreen shrubs beyond. The ravines remained heavily vegetated with successional vegetation, which matured over the eleven years since 1920 (Figure 9). Scattered low trees on the Center Embankment also grew, but views to Fredericksburg remained. Agricultural fields were also kept in cultivation.

Nearly all buildings remained from the 1920s, with the notable exceptions of the shed adjacent to the Farm Office, Smoke House adjacent to the Laundry, Wash House, and Ice House. The house was transformed by removal of the land and river side porches and the addition of new Beaux-Arts style frontispieces. Other new building and structural additions between 1920 and 1931 included the cluster of agricultural buildings at the northeastern end of Farm Road, the Poultry Cottage and Barn, Farm Office and Furnace House, Garage, Corn Crib, Caretaker's Cottage, Well House, Entrance Gate, Septic Tank, Rear Garden Wall and Gates, Bird Pens and Garden Pergola, Service Drive Gates, Front Retaining Wall, Carriage Drive Retaining Wall and Culverts, the original Summer House, Rotunda, Music Stair, and Temple. This extensive program of construction in the 1920s transformed the property into an estate that rivaled comparable estates that were being built and improved, with European inspired gardens, during what came to be known as the Country Place Era.

Views within Chatham were similarly transformed by the addition of the Walled Garden and focal points across the river side landscape, including the Rotunda, Music Stair, Temple, and garden statuary. Long views that characterized the land side approach to the estate for some 150 years were obscured by the Walled Garden. The approach on the river side was similarly changed by the addition of the Carriage Drive Spur, which gave visitors arriving from River Road a gradual view of the river side façade, then without its distinctive porches.

A myriad of small-scale features were added to Chatham in the 1920s, including statuary on the upper terrace, adjacent to the house, the Exedra bench, Rose Trellises in the Walled Garden, the Gas Pump near the Corn Crib, Garden Benches, and statuary within the Walled Garden. All of these embellishments lent an air of antiquity to the estate.

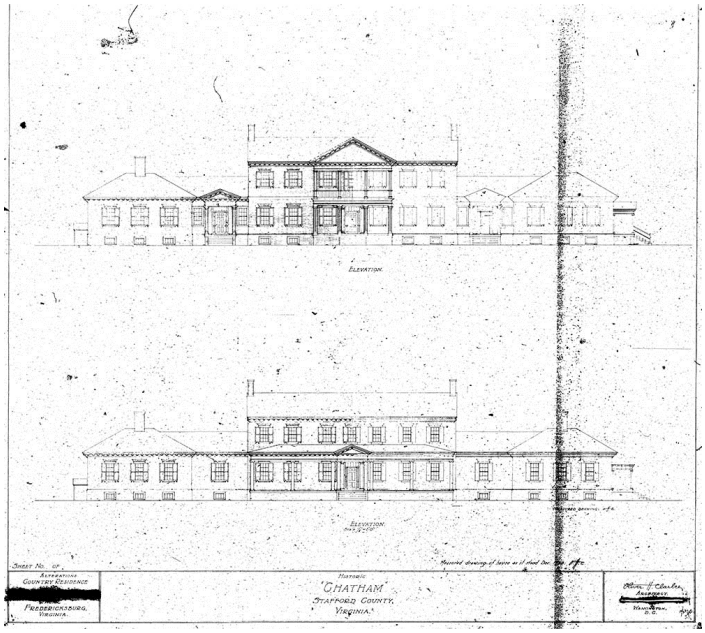


Figure 6. Principal elevations of Chatham prepared by architect Oliver Clarke prior to his improvements to the building's principal entrances. Elevation view, December 1920 (NPS, eTIC, FRSP-326-25000).

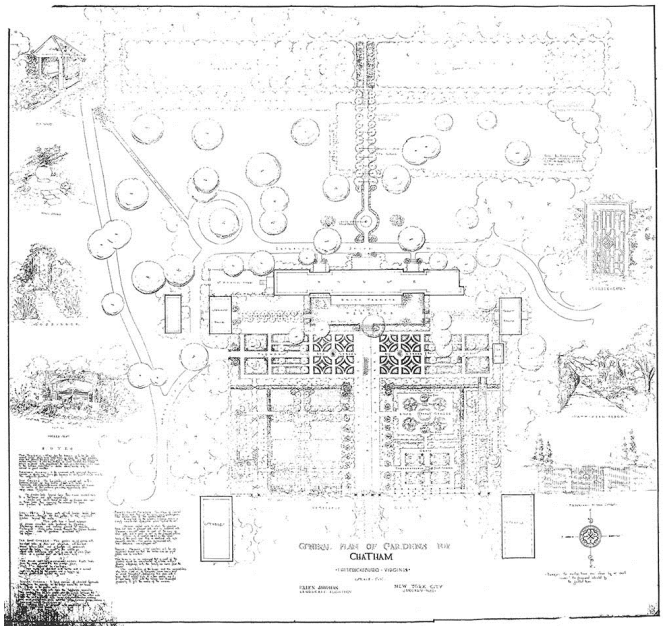


Figure 7. "General Plan of gardens for Chatham" by Ellen Shipman. Plan view, January 1921 (FRSP archives, Garage flatfiles).



Figure 8. Axial view along the central garden path by Frances Benjamin Johnson. View looking northeast from the house, c.1927 (Library of Congress, Frances Benjamin Johnson Collection).



Figure 9. Aerial view of Chatham. View looking northeast, early 1930s (FRSP archives, Chatham historical photos).

1931 TO 1975: PRATT OWNERSHIP

The seventh historic period documents changes to the Chatham grounds under owners John Lee and Lillian Pratt. The Pratts made few improvements to the house, instead focusing their efforts on the grounds. John Lee Pratt's professional experience with engineering (as the retired Vice President of General Motors) and connections to academic institutions begot a particular interest in scientific

farming and the scientific value of gingko trees. The Pratts kept cattle, grew a wide range of grain crops, and maintained extensive orchards at Chatham. Like Helen Devore before, Lilian Pratt took a particular interest in the Shipman designed Walled Garden. The Pratts expanded the estate's greenhouse complex and worked with landscape architect Charles Gillette to develop new planting plans prior to World War II (Figure 10). However, the war took its toll on Chatham, as skilled labor was scarce. Following Lilian Pratt's death in 1947, John Lee Pratt turned to Gillette to simplify the Walled Garden, which had deteriorated during the war. As John Lee Pratt advanced in age, he began planning for the future of Chatham under the auspices of the Pratt Family Foundation, donating the northwestern portion of his estate to the county to build a recreational park in the 1960s and the core of Chatham to the National Park Service upon his death.

Summary of Physical Changes to the Landscape, 1931 to 1975:
By 1975, the Chatham landscape had changed significantly from the heights of its opulence in 1931. The property retained all topographic features, natural systems, and general spatial organization that characterized the estate during the previous Devores period of ownership. However, the use of the property as an agricultural estate had virtually ceased and the Walled Garden, painstakingly maintained during the Devore's ownership, no longer demonstrated the same richness.

Circulation patterns in the vicinity of the manor house remained intact from 1931, altered only by changes to pedestrian walks within the Walled Garden in the 1950s. Across the agricultural fields, several of the farm roads to the north and east of Chatham's core were lost between 1931 and 1975, while use of the farm road beyond the North Ravine appears to have increased. The farm road at the northern end of the North Field, which for generations had connected Chatham with Falmouth, went into disuse and had largely disappeared by 1975. At the same time, the intersection of Chatham Heights Road and Kings Highway had been reconfigured to accommodate increased traffic across the Chatham Bridge and development along Chatham Heights Road.

By 1975, Chatham's landscape had lost much of its pre-World War II horticultural exuberance. Faced with the challenges of retaining grounds staff during World War II and maintaining the gardens after Lillian Pratt's death in 1947, John Lee Pratt hired Charles Gillette to simplify the gardens with lower maintenance plantings. Most of the herbaceous plant materials within the Walled Garden had been removed or lost by 1975. However, the beds retained their general layout, as envisioned in the 1920s, simplified only by removal of the parterres and reduction of bed sizes in the vicinity of the pergola. Beyond the Walled Garden, boxwoods and upright evergreens remained on the terraces on the river side of the house, with scattered trees on the Center Embankment. Additional yews were planted along the southeastern side of the upper terrace, near John Lee Pratt's prized gingko tree. While the small orchard near the Milk House remained in 1975, the larger orchard beyond the North Ravine was significantly diminished in extent. The embankments and ravines remained wooded, and the riverside fields and woodlot to the east of the Caretaker's Cottage had begun to fill with successional vegetation following a period of disuse. Beyond Chatham's core, successional vegetation also grew along the northeastern property boundary.

The Pratts replaced the Caretaker's Cottage in the 1930s and added a garage to the northeast for their gardener and his wife. The Cottage was adjoined by an extensive kitchen garden to the southeast. In 1935, the Pratts also constructed a second greenhouse at Chatham, the North Greenhouse, to support maintenance of the Walled Garden and to provide fresh flowers for the house. Hot beds adjacent to the structure are believed to have been built about the same time. The Pratts reconfigured the Summer House on the northwestern side of the Walled garden in the 1940s, with the addition to an elliptical bay on the exterior wall.

During the Pratt's ownership, most of the buildings and structures that existed during the Devore's ownership remained, with the notable exceptions of the loss of the large barn with silo and associated buildings along Chatham Lane (constructed by Mays), loss of the garage, outhouse, and barn associated with the agricultural complex at the northeastern end of the Farm Road (now Trace). The larger barn at the end of the road was retained and expanded to an L-shaped footprint during Pratt's ownership.

During the Pratt's ownership, views to and from Chatham were further obscured by the growth of

vegetation, including successional vegetation within the ravines, on the embankments, and along the northeastern/southeastern property lines. The expansion of residential and commercial development along Chatham Heights Road (to the northeast and southeast of the estate) also impacted distant views, which were previously unobscured by agricultural fields.

Small scale features remained largely intact from the Devore's ownership, excepting the loss of the Dianna statue that the Devores removed from the garden in 1931, when they moved to Washington, D.C. Despite the loss of several garden beds by 1975, nearly all other garden statuary that was present during the Devore's tenure remained intact during the Pratt's tenure. The fenced kitchen garden adjacent to the Caretaker's Cottage was expanded under the Pratt's ownership, and the Pratts also likely installed supports for grape vines in a second kitchen garden to the northeast of the Walled Garden. Estate employees constructed fenced gardens at the intersection of the Farm Road (now Trace) and the extension of Chatham Lane, within the poultry complex, and adjacent to the agricultural complex at the end of the Farm Road (now Trace).

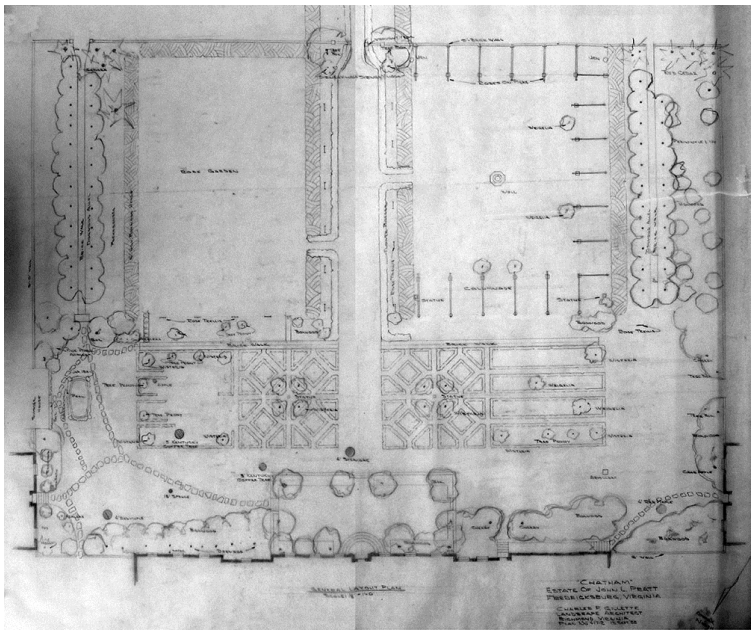


Figure 10. General Layout Plan for Chatham's Walled Garden prepared by Charles Gillette. Plan view, September 1955 (Library of Virginia, Charles Gillette Papers, Client no. 417, plan 417-2).

1975 TO PRESENT: NATIONAL PARK SERVICE OWNERSHIP

The eighth historic period traces changes to Chatham under ownership by the National Park Service. Between 1964 and 1993 the National Park Service acquired 85.01 acres of Chatham. The park completed planning efforts and building/site improvements before opening to the public, developing an interpretive plan, completing Historic American Buildings Survey documentation, collecting oral histories from members of the Howard family, completing a visitor access and parking study, and installing two siege rifles on reproduction carriage on the lower terrace to aid in interpretation. Chatham opened to the public on October 15, 1977 (Figure 11). After opening, the park service continued to make improvements to facilitate visitor use, including a restroom facility, repairs to greenhouses, and in the 1980s, and extensive "adaptive restoration" of the Walled Garden (Figure 12). While the condition of the restored garden waned between the late 1980s and early 2000s, research supported by the Garden Club of Virginia and enhanced maintenance supported by the park friends group had returned the garden to fair condition. In the 1990s, the park also completed List of Classified Structures entries for Chatham, with subsequent updates. Across the broader Chatham landscape, the park continues agricultural leases with local farmers.

Summary of Physical Changes to the Landscape, 1975 to 2017:
Today, Chatham's landscape, as it existed at the height of its physical development in the 1920s, has regained much of its charm with support from park staff, the park friends group, and volunteers. Chatham's siting on the steep embankment overlooking Fredericksburg and the Rappahannock River remain evident, along with the topography of the steep ravines that define the north and south extents of the manor house core. The distinctive earthen terraces constructed on the river side of the manor house also remain intact, as reconfigured in the early twentieth century during landscape improvements by the Devores. The site's natural systems and features, including the ledge in the North Ravine (now collapsed), as well as intermittent streams in the two ravines, and fertile river bottom soil along the river's edge continue to define the Chatham landscape.

The spatial organization of the site, as it existed under the Pratt's ownership, remains largely intact,

with the notable exceptions of the loss of the cluster of agricultural buildings at the northeastern end of the Farm Road Trace and field patterns that are obscured by the growth of hedgerows along the historic alignments of field roads, property lines, and in the vicinity of the orchard beyond the North Ravine (since lost). Despite changes to field and forest patterns, Chatham's agricultural fields remain in use through lease agreements with local farmers. However, with less pressure to maximize productivity in the fields, successional vegetation along the edges has encroached. The manor house, which was a private home for about 200 years (excepting the Civil War era), is now a public park and the administrative headquarters of Fredericksburg and Spotsylvania National Military Park. The shift in maintenance practices accompanied this change in use has altered the character of the domestic landscape that surrounds the manor house.

Since the end of the Pratt family's ownership, the National Park Service has added a bituminous concrete Visitor Parking Lot and realigned Chatham Lane adjacent to the lot for visitor safety. The Service Drive was also widened and paved to accommodate staff parking. Brick walks were constructed from the parking lot to the Boathouse to provide a universally accessible route to restrooms and the manor house. Within the Walled Garden and on all three of the earthen terraces, the original paving stones from the 1920s were replaced with slate to accommodate universal access. As a result of increased reliance on vehicular access to the site, the South Ravine Path has become a less prominent circulation route. The Caretaker's Cottage driveway extension, which once connected Chatham Lane to the home's garage, went into disuse and was removed after the garage was demolished. In addition, nearly all of the remaining farm roads have disappeared since the end of the Pratt's tenure. The Farm Road Trace and road that traverses the North Embankment are all that remain of these historic farm roads.

Since taking ownership of Chatham, the National Park Service has reintroduced plantings in the Walled Garden to evoke the appearance of Ellen Shipman's 1920s design. Beyond the garden wall, the growth of historic plantings, including the eastern red-cedars (Juniperus virginiana) that line the Farm Road Trace and grow to the northeast of the Walled Garden, has changed the character of the landscape substantially since the end of the Pratt's ownership. Many of Chatham's specimen trees and shrubs have reached maturity, necessitating significant management or replacement. On the river side of the house, boxwoods (Buxus sempervirens) that lined the river side façade were also removed by the National Park Service to accommodate repairs to the house. The loss of the upright evergreen trees that marked the precipice of the middle terrace and vegetation management on the Center Embankment in 2014 has opened views beyond. The character of several other landscape areas have changed as a result of the growth of successional vegetation, including along property lines and former fence lines, e.g. the former kitchen garden adjacent to the Caretaker's Cottage. The orchard beyond the North Ravine was also lost and the area revegetated by woodland growth. Adjacent to the Milk House, the loss of several orchard trees has also changed the character of this former agricultural area.

Nearly all buildings and structures associated with the manor house cluster remain from the Pratt's ownership, excepting the loss of shed that was formerly attached to the northeastern side of the Dairy Barn, demolition of the garage associated with the Caretaker's Cottage, and hot beds that have deteriorated as a result of disuse. Beyond the manor house building cluster, agricultural buildings, including the Farm House, meat house, and barns at the northeastern end of the Farm Road Trace have all been demolished, along with the poultry complex (now Pratt Park) and homes that once stood on the Entrance Parcel.

Views to and from Chatham have been impacted by encroachment by successional vegetation in the years since the National Park Service took ownership. In 2014, some of this encroachment was remedied by the management of vegetation on the Center Embankment and across the Riverside Field. At the same time, successional vegetation along the park property line helps to screen incompatible views of residential and commercial development adjacent to the park, particularly along Chatham Heights Road.

Since the end of the Pratt's ownership, small-scale features have changed substantially. The property lost many of its garden ornaments and furnishings that were present from the 1920 through 1975, most notably the temple on the lower terrace. Fencing associated with kitchen gardens near

the Caretaker's Cottage, at the intersection of the Farm Road Trace and Chatham Lane, and at the northeastern end of the Farm Road Trace have also been lost, along with the garden spaces they once defined. The National Park Service has also added many small-scale features to the landscape to aid in visitor orientation, interpretation, and use. Benches, picnic tables, trash receptacles, and interpretive and directional signage stand in high visitor use areas. The park also added Cannons on Reproduction Carriages in 1979 and a Reproduction Pontoon Bridge Section in 2005 to enhance the visitor experience and interpretation of the site's Civil War history.



Figure 11. Chatham from the Ceres statue. View looking southwest, 1977 (Library of Congress, HABS VA-339).



Figure 12. Parterre beds following adaptive restoration. View looking north, c. 1986 (FRSP archives, Laundry conference room slides).

Uses

Functions and Uses:

Major Category	Category	Use/Function	Historic	Current	Primary
Agriculture/Subsistence	Agricultural Field	Agricultural Field	Yes	Yes	No
Defense	Fortification	Battery (Defense)	Yes	No	No
Domestic (Residential)	Estate Landscape	Estate Landscape	Yes	No	Yes
Recreation/Culture	Museum (Exhibition Hall)	Exhibit	No	Yes	No
Agriculture/Subsistence	Farm (Plantation)	Farm (Plantation)	Yes	No	No
Health Care	Health Care-Other	Health Care-Other	Yes	No	No
Education	Interpretive Landscape	Interpretive Landscape	No	Yes	No
Landscape	Leisure-Passive (Park)	Leisure-Passive (Park)	No	Yes	Yes
Agriculture/Subsistence	Livestock	Livestock	Yes	No	No
Defense	Military Facility (Post)	Military Facility (Post)	Yes	No	No
Domestic (Residential)	Single Family Dwelling	Single Family House	Yes	No	No

Public Access:

Public Access: Unrestricted

Public Access Narrative:

Chatham is open year-round. The grounds are open to the public daily from sunrise to sunset. There is no entry fee to Chatham. The site is accessible by one-way vehicular traffic entering Chatham Lane from Chatham Heights Road or Lee Avenue and exiting the park by way of the Carriage Drive onto River Road.

Associated Ethnographic Group

Ethnographic Study Status: No Survey Conducted

Ethnographic Narrative:

Analysis & Evaluation of Integrity

Analysis and Evaluation of Integrity Narrative Summary:

Many landscape characteristics and features from the nearly 200-year period of significance remain at Chatham. These include topography and natural systems, spatial organization and land use, circulation, vegetation, buildings and structures, views and vistas, constructed water features, small-scale features, and an archeological site. By comparing the historic condition and the existing condition of each of the landscape characteristics and features present at Chatham, this report provides a consolidated list of characteristics and features that contribute or do not contribute to the historic character of the landscape.

Despite Chatham's reduced acreage, the park landscape retains a high level of integrity to the period of significance, with all seven aspects of integrity evidenced on the grounds. With regard to its three documented historic contexts, the Colonial era, the Civil War era, and the Colonial Revival era, Chatham retains the greatest integrity to the Colonial Revival context, with moderate integrity to the Civil War and Colonial contexts. Materials and workmanship are diminished by minor alterations and the loss of some historic plant materials, paving materials, and small-scale features.

INTEGRITY

Location.
--Colonial Context: Chatham remains in the same location as it did when it was constructed and occupied. The location of Chatham relative to the Rappahannock River, Fredericksburg, and outlying portions of the plantation are important in understanding the origin and rationale for Chatham's siting. The wider location of Chatham, adjacent to Ferry Farm and between the Virginia Colonial Capital at Williamsburg/Richmond and the National Capital at Washington, made it a historically well-visited landmark. Fredericksburg's location at the western edge of the Northern Neck, at the furthest navigable point on the Rappahannock River (below the falls), made the city and its farmers/manufacturers well-positioned to transport agricultural and industrial products to market by water. Evaluation: Retains high integrity of location to the Colonial era.
--Civil War Context: Chatham remains in the same location as it did during the American Civil War. The location of Chatham relative to the Rappahannock River and Fredericksburg are critical to understanding the strategic role of the plantation in the Battle of Fredericksburg. It's siting on a bluff overlooking the river afforded the occupants of the property both prospect and refuge. Evaluation: Retains high integrity of location to the Civil War era.
--Colonial Revival Context: Chatham remains in the same location as it did during Colonial Revival improvements to the grounds, which included construction the Walled Garden. The location of Chatham during the Colonial Revival improvements is important in understanding and commemorating the estate's earlier historical associations. Evaluation: Retains high integrity of location to the Colonial Revival era.

Design.
--Colonial Context: The Chatham landscape retains its basic historic organization and spatial relationships, as they existed during the Colonial era. These characteristics are defined by clusters of buildings and structures as well as the manipulated topography and structured vistas created by Chatham's designers. During the late Colonial era, Farm Lane, the extension of Chatham Lane, served as the "plantation street" and was lined with barns, workshops, and residential quarters. Although all of these frame buildings are lost, the layout and use of the lane as service access to the field side of the property remain. Later modifications to the design of Chatham's grounds diminished the integrity of the original design with a marked increase in ornamentation of the grounds. Construction of the Walled Garden in the Colonial Revival era, for example, diminished the connection between the manor house and agricultural fields to the northeast. However, many major characteristics of Chatham's original design remain visible in the landscape. Evaluation: Retains moderate integrity of design to the Colonial era.
--Civil War Context: At the beginning of the Civil War, Chatham's ground reflected their evolution under previous owners, including distinctive patterns of use, circulation, and planting. By the war's end, the design of the grounds had been changed dramatically through heavy use of the property as a headquarters and field hospital. Building clusters, manipulated topography, and key views remained. The Farm Road, which was believed to have been lined by eastern red-cedars well before and during the war, appears to have been replanted in-kind, perpetuating this feature of the designed landscape. However, necessary restoration work in

the decades following the war changed circulation and overall planting design on the property. One of the most significant changes after the Civil War era was the relocation of the property's ornamental gardens from the earthen terraces to the southwest of the manor house to the area immediately to the northeast of the building. Evaluation: Retains moderate integrity of design to the Civil War era.
--Colonial Revival Context: Modifications to the design of Chatham's grounds during the Colonial Revival era remain well evidenced in the landscape today. This design style is evident in the Walled Garden and in the design of circulation routes to the west of the main building cluster. The loss of most historic plant materials, including herbaceous vegetation and columnar evergreen trees in the Walled Garden, and modification for contemporary use, including construction of the Visitor Parking Lot and pedestrian circulation routes, such as the Brick Entrance Path spur adjacent to the Boathouse, have diminished the integrity of Chatham's design. Despite these changes, the plan, structure, and style of Chatham's grounds at the end of the Colonial Revival improvements remains intact. Evaluation: Retains moderate integrity of design to the Colonial Revival era.

Setting.
--Colonial Context: The setting of Chatham has been altered significantly since the Colonial era through the construction of roads, housing, and commercial buildings on land that was once part of Chatham and adjoined the historic plantation. Despite these changes, some aspects of Chatham's setting during the Colonial era remain intact, including surrounding natural and topographic features. The 85.66 acres in National Park Service ownership preserve the core of the plantation. Evaluation: Retains low integrity of setting to the Colonial era.
--Civil War Context: While surrounding residential and commercial development and the sale of portions of the historic plantation since the Civil War era have affected the setting of Chatham, the core of the estate retains its fundamental relationship to the Rappahannock River and Fredericksburg to the west and agricultural uses to the east. Topographic features from the Civil war era also remain. Evaluation: Retains moderate integrity of setting to the Civil War era.
--Colonial Revival Context: The Chatham landscape, as it existed at the end of the Colonial Revival style improvements in the late 1920s, retains much of its historic setting. Few diminutions to the extent of the estate have occurred since the completion of these landscape improvements. The immediate setting of Chatham Manor within the property owned by the National Park Service retains a strong sense of its historic character. Much of the topography, vegetation, and man-made features present upon completion of the Colonial Revival improvements remain, as do the fundamental relationships between buildings and adjacent landscape spaces. Evaluation: Retains high integrity of setting to the Colonial Revival era.

Materials.
--Colonial Context: Most of Chatham's original landscape materials have been replaced or altered since the time of original installation due to deterioration, loss, or changes in aesthetic preferences. Original materials, including loose aggregate paving and plantings, are ephemeral and required periodic replacement. While this palette of materials has changed since the Colonial era, the general character of landscape materials in use at Chatham today is compatible with the original. Both are characterized by a suitability to the residential setting, with considerably few materials alterations to accommodate contemporary use as a national park, as may typically be expected. Evaluation: Retains low integrity of materials to the Colonial era.
--Civil War Context: Most of the landscape materials present during the Civil War era at Chatham have been lost to time and the impact of heavy use during the war on the landscape. Despite these losses, the landscape materials that existed at the time of the Civil War and today are remarkably similar. Both are characterized by their suitability to the residential setting, such as small ornamental trees, shrubs, and perennials, as well as loose aggregate paving materials. Evaluation: Retains low integrity of materials to the Civil War era.
--Colonial Revival Context: Landscape materials present at Chatham today most closely reflect those materials present on the property's grounds following Colonial Revival improvements. Some plant materials, paving materials, as well as wood, stone, metal, and concrete decorative objects and structures remain from this era. Other plant materials have required replacement due to natural aging and loss or, in the case of the Walled Garden, deferred maintenance. Some paving materials have been replaced to accommodate contemporary visitor use and universal accessibility, including surfaces of the Service Drive, Garden Paths, and Front Entrance Paths. Evaluation: Retains moderate integrity of materials to the Colonial Revival era.

Workmanship.
--Colonial Context: The Chatham landscape illustrates some original workmanship from its early development period. Common construction methods are evident on the property, including the extensive earth-moving that was necessary to construct the earthen terraces to the west of the manor house, the graded portion of the South Ravine Path, and the Carriage Drive. Despite replacement of landscape materials over time, the choices

and combinations of many of the materials suitable for a residential landscape at the time remain and reflect the availability of materials and technology during the late Colonial era. Evaluation: Retains moderate integrity of workmanship to the Colonial era.
--Civil War Context: The Chatham landscape retains some evidence of workmanship that existed during the Civil War era, as reflected in the earthen terraces to the west of the manor house and circulation routes that conveyed occupants through the landscape, including the Carriage Drive and what is believed to be a historic roadbed beyond the North Ravine. Given the destruction that the war wrought on the landscape, assessing the integrity of the landscape, assessing the integrity of Chatham's workmanship before and after the war require distinct efforts, as some of the built features that evidence the crafts of the time, including the field fencing and circulation patterns, that were lost during the war. Evaluation: Retains moderate integrity of workmanship to the Civil War era.
--Colonial Revival Context: The Chatham landscape strongly illustrates the aesthetic principles of the Colonial Revival era. Nearly all of the buildings and structures present in the landscape in the early twentieth century remain, with clear evidence of the skills of their builders. Circulation features, including brick paths near and within the Walled Garden, illustrate construction techniques common at the time. The forested woodlands, orchard remnants, small flowering trees, shrubs, and herbaceous plantings in the landscape today strongly resemble the layers of vegetation present in the landscape following completion of the Colonial Revival style improvements. Workmanship from the Colonial Revival era is also evidenced in landscape structures on Chatham's grounds, including the Entrance Gates, Rotunda, Rear Garden Wall and Gates, and Front Retaining Wall and Stairs. Evidence of workmanship from the Colonial Revival era is only diminished by changes in pedestrian and vehicular paving materials necessary to accommodate contemporary use of the landscape as a public park and for universal access. Evaluation: Retains high integrity of workmanship to the Colonial Revival era.

Feeling.
--Colonial Context: The overall feeling of the Chatham landscape as a pre-Revolutionary War plantation in the Virginia Tidewater region that demonstrates sophisticated eighteenth century design principles is readily evident. From the west side of the manor house, overlooking Fredericksburg, the landscape evokes the feeling of a rural estate close to a burgeoning city, as it did in the late Colonial era. Active farming on the property continues to suggest the historic aesthetics and uses throughout the late Colonial era. However, the more polished character of the landscape today detracts from the feeling of the property, as it existed in the late Colonial era, when constructed, used, occupied by William Fitzhugh and his family in business and daily life. Evaluation: Retains moderate integrity of feeling to the Colonial era.
--Civil War Context: The Chatham landscape evokes agrarian life that characterized life in the south during the Civil War era. The refined manor house, surrounded by more humble support buildings is consistent with the feeling and appearance of the landscape during the Civil War era. However, in the mid-1800s, the landscape demonstrated a more rural character typical of working landscapes, with evidence of daily life. The absence of these "lived-in" qualities detracts from the feeling of Chatham's landscape around the time of the Civil War. Evaluation: Retains moderate integrity of feeling to the Civil War era.
--Colonial Revival Context: The Chatham landscape very closely reflects the feeling of the estate in the early twentieth century, during the Country Place era. Many of the physical features of the property during this time remain. The design, materials, workmanship, and setting of the property are all sufficiently intact to convey the feeling of prosperous country life. Within the Walled Garden and on the terraces overlooking the Rappahannock River, the landscape evokes a particularly strong sense of the historic aesthetics and uses by the Devore family in the beginning of the twentieth century. Evaluation: Retains high integrity of feeling to the Colonial Revival era.

Association.
--Colonial Context: Chatham was the home of William Fitzhugh (1741–1809), an outstanding example of Georgian architecture in America, and a noteworthy example of a late Colonial plantation landscape. The landscape and its constituent features are sufficiently intact to convey a strong sense of these historic relationships. Evaluation: Retains high integrity of association to the Colonial era.
--Civil War Context: Chatham served as a headquarters, field hospital, and telegraph relay station during the American Civil War. The design and remaining physical landscape features from this era, including circulation patterns, burials, and buildings and structures, are sufficiently intact and convey the site's association with the war. Evaluation: Retains high integrity of association to the Civil War era.
--Colonial Revival Context: Chatham is an outstanding example of Colonial Revival style landscape design planned by a prominent American landscape architect, Ellen Biddle Shipman, despite Charles Gillette's

alterations. The property retains many of the physical features that reflect these improvements in the early twentieth century, including the Walled Garden and ornamental tree and shrub plantings throughout the grounds surrounding the manor house. Evaluation: Retains high integrity of association to the Colonial Revival era.

Landscape Characteristic:

This 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 (1768–1964), contributes to the property's historic character, or if it is noncontributing, undetermined, or managed as a cultural resource.

Landscape Characteristic: Natural Systems and Features

Natural systems and features are the natural aspects that have influenced the development and physical form of a landscape.

Ledge in North Ravine.
--Historic Condition: The roughly square walls of the cave formed by the ledge show signs of an axe or chisel, suggesting that the cave may have been, at least partially, manmade. This feature may have served as Chatham's ice house in early years. In a post-war memoir, Martin L. Werkheiser of the 129th Pennsylvania discusses returning to Chatham in 1908 and exploring the North Ravine. One member of his party explains that the North Ravine was used for access to the pontoon bridge and that some black residents had taken shelter in the cave during the Battle of Fredericksburg. Pratt Ashton reported that her uncle, John Lee Pratt, blew up the cave to stop teenagers from hanging out there. Others, including Agnes Harrison and Thomas Inscoe, felt that it wasn't in John Lee Pratt's character to use dynamite.
--Post-Historic and Existing Conditions: The Ledge in the North Ravine is now collapsed, with debris filling the historic extent of the cave. It is not possible to investigate this feature further without removing this debris.

North Ravine.
--Historic Condition: The North Ravine is a natural topographic feature that provides drainage from the upland area to the north of Chatham to the Rappahannock River. It predates Chatham by many centuries, as it was carved by the natural movement of water. Prior to construction of the manor house, the ravine was likely wooded. During the Civil War, the ravine was denuded as trees were used for fuel. Since the mid-1800s, the ravine has been reforested through the growth of successional vegetation and limited ornamental planting.
--Post-Historic and Existing Conditions: The North Ravine extends approximately 750 linear feet from River Road toward to the North Field. It separates the Center Embankment from the North Embankment and covers approximately 2 acres. The sidewalls of the ravine are extremely steep, with a 1:2 slope in most areas. The bed of the ravine makes a more gentle descent of the embankment. The Septic Tank stands on the southeast wall of the ravine. The North Ravine is densely forested and unmanaged with a mix of native and exotic species, including some invasive groundcovers. The National Park Service dumps herbaceous landscape debris on the northwest side of the ravine near its center point.

South Ravine.
--Historic Condition: The South Ravine is a natural topographic feature that provides drainage from the upland area to the east of Chatham to the Rappahannock River. It predates Chatham by many centuries, as it was carved by the natural movement of water.
--Post-Historic and Existing Conditions: The South Ravine extends approximately 825 linear feet from River Road toward to the Caretaker's Cottage Area. It separates the Center Embankment from Massad property to the southeast and covers approximately 2.5 acres. The sidewalls of the ravine are extremely steep, with a 1:2 slope in most areas. The bed of the ravine makes a more gentle descent of the embankment. The South Ravine Path borders the northwest side of the ravine and the Well House stands on the northwest side of the ravine at its upper end. The South Ravine is densely forested and unmanaged with a mix of native and exotic species.

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Ledge in North Ravine	181355	Contributing					No
North Ravine	181357	Contributing					No
South Ravine	181359	Contributing					No

Landscape Characteristic: Spatial Organization

Spatial organization is the three-dimensional organization of physical forms and visual associations in a landscape, including the articulation of ground, vertical, and overhead planes that define and create spaces.

Caretaker's Cottage Area.
--Historic Condition: The Caretaker's Cottage Area was created with construction of the original Caretaker's Cottage at the intersection of Chatham Lane and a farm road, likely in the first decade of the twentieth century. With construction of the replacement Caretaker's Cottage 1931, the spatial organization of the area was little changed. The building was adjoined by a garage to the northeast and a large fenced kitchen garden to the northeast and southeast. The cottage and garage were otherwise unscreened from adjacent agricultural fields.
--Post-Historic and Existing Conditions: The Caretaker's Cottage Area is that space immediately adjacent to the Caretaker's Cottage. Since 1975, the character of this area has changed as a result of the loss of the garage and kitchen garden, and the growth of successional vegetation along three sides of the building, resulting in a sense of enclosure for the house and yard that did not exist historically (Figure 13).

Center Embankment Area.
--Historic Condition: At the time of construction of the manor house, the Center Embankment was likely clear of vegetation to enable views between the house and Rappahannock River/Fredericksburg, but flanked by trees in the North and South ravines. The embankment remained this way through the Civil War, when nearly all available trees were used for fuel. After the war, the character changed as successional vegetation (deciduous and evergreen trees) began to grow. This vegetation remained through the Pratt's ownership, slowly increasing in density over time. Since construction of the manor house, the embankment has been traversed by the Carriage Drive that connects River Road to Chatham.
--Post-Historic and Existing Conditions: The Center Embankment spans the slope to the southwest of Chatham between the North and South ravines, a distance of approximately 800 feet. It negotiates approximately 60 feet of vertical grade change between River Road and the lower terrace over a distance of approximately 200 feet. In 2014, successional vegetation was removed from the Center Embankment to restore the visual connection between Chatham and Fredericksburg and the Rappahannock River. Today, the Center Embankment is characterized by meadow grass, with dense woodland to both the northwest and southeast in the North and South ravines, respectively. Only a few select trees remain on the Center Embankment (see Figure 13).

Entrance Parcel Area.
--Historic Condition: The land that comprises the Entrance Parcel had long been part of Chatham. By the end of William Fitzhugh's ownership, the area served as a fenced yard for a barn/quarters and outbuildings that stood just to the northeast of the current parcel. By the end of the Civil War, these buildings were lost, with only a masonry chimney remaining that may have served as the Army cookhouse during the war. By the 1930s a private residence and garage stood on the

Entrance Parcel, known as the Cymrot House.
--Post-Historic and Existing Condition: The Entrance Parcel is approximately three-quarters of an acre at the intersection of Chatham Heights Road and Chatham Lane. The Cymrot House, garage, and two large chicken coops were demolished by the National Park Service in 1994–95. Today, the parcel consists of scattered evergreen and deciduous trees over lawn and includes a park sign. It is adjoined by private residences to the northeast and Chatham Lane to the southwest. Spatially, the parcel is more open on its southwestern side than on its northeastern side, where mature evergreen and deciduous trees screen adjacent homes (see Figure 13).

Manor House and Walled Garden Area.
--Historic Condition: The spatial organization of the Manor House and Walled Garden Area has changed substantially since 1771. When the manor house was completed, the area to the northeast was largely open, with a U-shaped carriage drive and one of two domestic support buildings on either side of the house. The terraced ground to the southwest of the manor house is largely intact since its construction, with only minor alterations in the twentieth century to accommodate the Carriage Drive Spur.
By the time of the Civil War, the U-shaped drive was lined with deciduous trees, yet the lawn at its center remained open. The war saw loss of most of these trees and the addition of a new circulation pattern to connect to the southwest side of the manor house. The addition of the Dairy Barn, Greenhouse, Carriage House and Stable and Boathouse by the 1920s changed the character of this area markedly. On the southwest side of the manor house, the formalization of circulation on the upper terrace, addition of a tennis court on the middle terrace, and a rose garden on the lower terrace were the most noteworthy changes to the southwest portion of the Manor House Area. By the time the Walled Garden was constructed to the northeast of the manor house, these additions had been removed from the terraces and replaced by the Carriage Drive Spur.
The addition of the Walled Garden was the most significant change to the spatial character to the northeast of the manor house. The U-shaped drive was removed and replaced by circulation that parallels the two ravines. Jack Devore, Daniel Devore's great nephew, reported that the Devores had a tennis court in the location of the Walled Garden prior to its construction, but this is not supported by any other evidence.
--Post-Historic and Existing Conditions: The Manor House and Walled Garden Area is comprised of the area between Farm Lane (extension of Chatham Lane), the North and South Ravines, and the first fall of the terraces to the southwest of the mansion. The area retains all buildings that were added during the period of significance and the general form of all landscape spaces, as they existed at the end of the period. The enclosed character of the Walled Garden contrasts with the open character of the upper terrace on the river side of the house, where mature evergreen and deciduous trees provide some canopy while allowing views to the river and city of Fredericksburg below (Figure 14, see also Figure 13).

North Embankment Area.
--Historic Condition: At the time of construction of the manor house, the North Embankment was likely clear of vegetation to enable views between the house and Rappahannock River/Fredericksburg. The embankment remained this way through the Civil War, when nearly all available trees were cut for fuel. After the war, the character of the embankment changed as deciduous and evergreen successional vegetation took hold. This vegetation remained and was managed through the Pratt's ownership, slowly growing in density over time. A road was constructed on the North Embankment to connect River Road with Farm Lane (Chatham Lane extension) likely prior to or during the Civil War.
--Post-Historic and Existing Conditions: The North Embankment spans the slope to the northwest of Chatham, negotiating approximately 60 feet of vertical grade change between River Road and the Northwest Field over a distance of around 200 feet. Today, the North Embankment is heavily wooded, with the topographic remnants of the road built about the time of the Civil War still evident (see Figure 13).

North Field Area.
--Historic Condition: The North Field was once part of a much larger agricultural field to the northeast of Farm Lane, which at the time of construction of the manor house extended all the way to Falmouth, serving as the primary connection between Chatham and the town center. While the

field was likely planted with tobacco early in the Fitzhugh's ownership, it may have transitioned to grain crops with subsequent owners. By the twentieth century, according to Marion Rose, the Devores grew corn and wheat in the North Field, alternating years. Throughout the period of significance, the field was open in character, with little or no vegetation taller than the crops that were being grown. Farm road patterns also changed, but the Farm Road remained constant since at least the end of the Fitzhugh's ownership.
--Post-Historic and Existing Conditions: The North Field Area is located to the north of Chatham's core adjacent to John Lee Pratt Park. It encompasses an area of approximately 12.5 acres and is bordered by the remnants of an evergreen allée along the Farm Road Trace and screen plantings along its northeast and northwest sides. The field is still in use through agricultural leasing and typically planted with corn or soybeans. The North Field once connected with the Northwest Field. Growth of successional vegetation following the loss of an orchard has separated the two landscape spaces since 1975 (see Figure 13).

North Ravine Area.
--Historic Condition: The North Ravine has remained a constant feature of the Chatham landscape since well before the manor house was constructed. The character of this space, however, has changed over time, as ravines were cleared of trees during the Civil War and allowed to regrow in the years that followed. It is rumored that the North Ravine was used by soldiers to access the river crossings, but it is more likely that they used the road on the North Embankment.
--Post-Historic and Existing Conditions: The North Ravine Area consists of two densely wooded steep slopes with an intermittent watercourse at its base. The area is not easily accessed by foot on account of the steep slopes (see Figure 13).

Northeast Field Area.
--Historic Condition: While the field may have been planted with tobacco early in the Fitzhugh's ownership, it was likely transitioned to grain crops with subsequent owners. By the twentieth century, according to Marion Rose, the Devores grew corn and wheat in the Northeast Field. Throughout the historic period the field was open in character, with little or no vegetation taller than the crops that were being grown.
--Post-Historic and Existing Conditions: The Northeast Field Area is located to the northeast of Chatham and encompasses approximately 15 acres. It is bordered by the remnants of an evergreen allée along the Farm Road Trace and screen plantings along its northeast and northwest sides. The field is still in use today through agricultural leasing and typically planted with corn or soybeans. It is prominent in the visitor experience, as it is located adjacent to the park's vehicular access and parking lot (see Figure 13).

Northwest Field Area.
--Historic Condition: Historically, the Northwest Field Area was undistinguishable from adjoining fields at Chatham. It is believed to be the location of one of two large orchards at Chatham during William Fitzhugh's ownership. Following the loss of the orchards during the Civil War, extensive orchards were reestablished in the same location by the Devores in the early 1900s. According to Marion Rose, the orchard included both peaches and apples, and the Devores sold the apples, but kept the peaches. By the time the property was deeded to the National Park Service, only a fragment of the Devore's orchards remained, separating the North Field Area from the Northwest Field Area, which at the time was fenced for what appear to have been kitchen gardens.
--Post-Historic and Existing Conditions: Since 1975, the orchard that separated the Northwest Field Area from the North Field Area was lost due to inadequate maintenance and replaced by successional forest. Today, the Northwest Field Area is approximately 2 acres and serves as the park's leach field. Dense woods on all four sides provide a sense of enclosure for this smaller landscape space (see Figure 13).

Orchard Area.
--Historic Condition: Historically, the northwestern edge of the Orchard Area, adjacent to the North Ravine, was likely the location of the plantation's privies and necessary houses. By about 1870, a wash house was constructed in the area, near the Carriage Drive and Ice House. By the twentieth century, this building was accompanied by the Milk House that stands at the edge of the North Ravine. By the Devore's ownership, the wash house had been removed, with a small orchard of

approximately thirty trees planted on an orthogonal grid. During John Lee Pratt's ownership, these fruit trees were supplemented with forest trees.
--Post-Historic and Existing Conditions: The Orchard Area is located between the North Ravine and the Carriage Drive, in the vicinity of the Milk House. It encompasses an area of approximately one acre of trees over lawn, including a notable collection of specimen deciduous tree and six remaining pear trees (of a larger orchard) in a grid formation. The specimen trees over mown lawn impart the character of a grand country estate, as it was managed by the Devores and Pratts. However, many of the trees in the area are mature and beginning to decline (see Figure 13).

Riverside Field Area.
--Historic Condition: The Riverside Field Area has long been a source of natural wealth for Chatham, with rich soil that is periodically replenished by flooding of the Rappahannock River. This area was almost certainly cultivated by Chatham's early owners. By the time of the Civil War, photographs show that area in tillage. According to Marion Rose, corn was grown in the riverside fields during the Devore era. By the time the National Park Service took ownership of Chatham, the character of the Riverside Field Area had changed as a result of growth of volunteer trees and understory species.
--Post-Historic and Existing Conditions: The Riverside Field Area encompasses approximately 9 acres. In 2014, the area was cleared of trees and understory to reestablish the visual connection between Chatham and the Rappahannock River/Fredericksburg. Today, the character of this area more closely reflects its appearance throughout most of its history, as open field between River Road and the Rappahannock River bank (see Figure 13).

Riverside Woods Area.
--Historic Condition: Throughout Chatham's history, until shortly before John Lee Pratt's death, the Riverside Woods Area was cultivated. During the Civil War, the Riverside Woods (then field) served as a landing for one of the pontoon bridges that was constructed across the Rappahannock River.
--Post-Historic and Existing Conditions: The Riverside Woods Area covers approximately 11 acres to the northwest of the Riverside Field Area. The area features native and exotic species, including a canopy of mostly deciduous trees and a dense understory of young trees covered by invasive vines (see Figure 13).

South Ravine Area.
--Historic Condition: The South Ravine has remained a constant feature of the Chatham landscape since well before the manor house was constructed. The character of this space, however, has changed over time, as ravines were cleared of trees during the Civil War and allowed to regrow in the years that followed. A pedestrian path bordered the South Ravine from about the time of the Civil War to present.
--Post-Historic and Existing Conditions: The South Ravine Area consists of two densely wooded steep slopes with an intermittent watercourse at its base. The area is not easily accessed by foot due to steep slopes (see Figure 13).

Terraces Area.
--Historic Condition: There is reason to believe that the terraces on the southwest side of the house were laid out during William Fitzhugh's ownership. Around this time, they were likely connected by two sets of stairs, constructed on axis with the central entrance to Chatham. By the start of the Civil War, the upper terrace was planted with ornamental trees and a small garden. The lower two terraces were planted with rows of tulip poplar (Liriodendron tulipifera). While nearly all of these trees were lost to the war, the lower two terraces were fenced and used as farmyards. By the twentieth century, the terraces area saw a revival, as formalized circulation was added to the upper terrace, a tennis court to the middle terrace, and a rose garden with concrete walks to the lower terrace. These features were removed in the 1920s, as the middle terrace was slightly regraded and Carriage Drive Spur aligned to connect with the Service Drive between the Farm Office and Kitchen. New boxwood plantings, low brick walls, and statuary were installed to evoke the feeling of a country place estate.
--Post-Historic and Existing Conditions: The Terraces Area encompasses the three earthen terraces to the southwest of Chatham, including the level plane upon which the manor house was

built; the middle terrace, that is traversed by the Carriage Drive Spur and adorned by the Cannons on Reproduction Carriages; and the lower terrace, which is the site of the Reproduction Pontoon Bridge section and interpretive waysides. The central view toward Fredericksburg from each of the three terraces is largely open, while scattered deciduous and evergreen trees stand at both ends of the terraces, heightening the massive scale of the earthen slopes. The upper and middle terraces are bounded by a boxwood hedge and low brick wall, respectively, while the precipice of the lower terrace leads without interruption into the Center Embankment (Figure 15, see also Figure 13).

Woodlot Area.
--Historic Condition: Throughout most of Chatham's history, the area known today as the Woodlot Area was cultivated and traversed at its southern corner by a farm road. In the early twentieth century, construction of a new farm road along the alignment of what would become Burnside Avenue separated the area from the larger agricultural field to the northwest. The subdivision of Chatham lands into smaller parcels along Chatham Heights Road left the Woodlot Area undeveloped. By John Lee Pratt's death, the area was densely wooded.
--Post-Historic and Existing Conditions: The Woodlot Area encompasses approximately one acre in National Park Service ownership out of a 3.5 acre forested area along the northeastern edge of Chatham, adjacent to the Northeast Field. The forest is comprised predominantly of deciduous species, with scattered evergreens (see Figure 13).

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Caretaker's Cottage Area	181361	Contributing					No
Center Embankment Area	181363	Contributing					No
Entrance Parcel Area	181365	Contributing					No
Manor House and Walled Garden Area	181367	Contributing					No
North Embankment Area	181369	Contributing					No
North Field Area	181371	Contributing					No
North Ravine Area	181373	Contributing					No
Northeast Field Area	181375	Contributing					No
Northwest Field Area	181377	Contributing					No
Orchard Area	181379	Contributing					No
Riverside Field Area	181383	Contributing					No
Riverside Woods Area	181385	Contributing					No
South Ravine Area	181387	Contributing					No
Terraces Area	181389	Contributing					No
Woodlot Area	181391	Contributing					No

Landscape Characteristic Graphics:

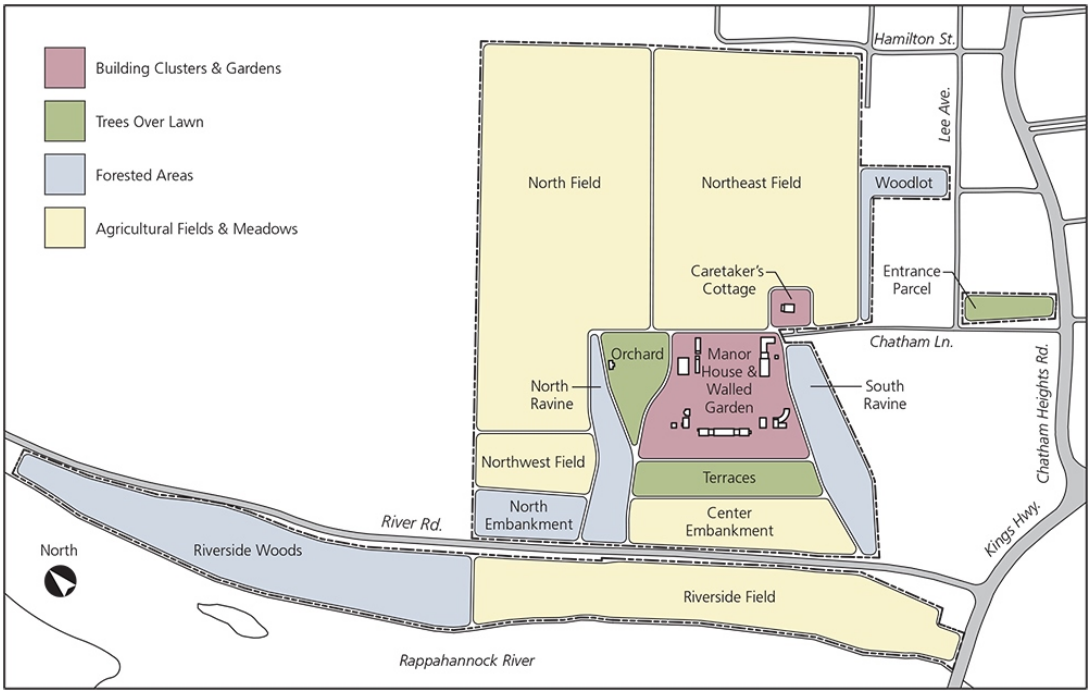


Figure 13. Landscape character areas at Chatham. Plan view, 2014 (OCLP).



Figure 14. Manor House and Walled Garden Area. View looking north, 2014 (OCLP).



Figure 15. Terraces Area. View looking southeast, 2014 (OCLP).

Landscape Characteristic: Topography

Topography is the three-dimensional configuration of a landscape surface characterized by features (such as slope and articulation) and orientation (such as elevation and solar aspect).

Center Embankment.
--Historic Condition: The Center Embankment has provided access between Chatham and the river below since the earliest documented history of the property. The Carriage Drive traverses the Center Embankment in a northerly/southerly direction. Topographic evidence suggests that a spur once extended from the middle of this drive in an easterly/westerly direction to connect to the southeastern end of the lowest terrace. During the Civil War, the vantage afforded by the Center Embankment provided a platform for defending the manor house and soldiers crossing the river below. Through the Civil War, the embankment was largely clear of mature trees, with successional woodlands developing in the post-war period and maturing through the present day. Vegetation appears to have been lightly managed by Chatham's owners, although never restored to its pre-war appearance.
--Post-Historic and Existing Conditions: The Center Embankment extends between the North Ravine and the South Ravine below Chatham's terraces, covering approximately 4.3 acres. River Road lies at the foot of the Center Embankment. Following vista management work in 2014, the Center Embankment is mostly clear of trees and shrubs, allowing for unobstructed views of Fredericksburg and the river from the manor house and earthen terraces above. Only scattered mature deciduous trees stand on the embankment, with dense mixed woods adjacent to the ravines along its southeastern and northeastern edges.

North Embankment.
--Historic Condition: The North Embankment is traversed by two historic road beds, one of which lies entirely within the Chatham parcel, the second of which lies partially on the Chatham parcel and extends into Pratt Park to the northwest. Both roadbeds connect the approximate location of the pontoon bridge landing with the upland area to the northeast. While the construction date of these

roadbeds is not known, the more northerly one is shown on maps of the area from the Civil War era.

--Post-Historic and Existing Conditions: The North Embankment spans approximately 2 acres from the North Ravine to Chatham's northwestern property line. River Road lies at the foot of the North Embankment and the Northwest Field at lies at the top. The North Embankment is entirely forested with unmanaged woodlands. A shallow ravine, approximately 7' deep, extends down the center of the North Embankment to meet the base of the more southerly roadbed.

Terraces.
--Historic Condition: The terraces to the southwest of Chatham are believed to be contemporary with the manor house, dating to about 1770, and were likely constructed with slave labor. Earthen terraces, or falling gardens, were common throughout the Atlantic coast in the eighteenth century, particularly in the Chesapeake Bay area and along the James River. Between 1715 and 1719, Governor Alexander Spotswood installed terraces at the Governor's Palace in Williamsburg. By 1777, when eight lots in Fredericksburg were advertised for sale with indication that four were "well improved with a good falling garden," terraces were widely popular throughout the region. Terraces provided a setting for the house and a pleasing view for its occupants, and the elevated position of the house relative to the city below also demonstrates the occupants' position of dominance.
The terraces at Chatham were likely lawn until the Civil War. Rose beds were present on the lower terraces and a tennis court on the upper terrace by the Howard/Smith family's occupancy from 1909 to 1914. The terraces were connected by sets of stone steps down the center of the terraces, on axis with the center entrance to the manor house. According to Charles and Richard Gallahan, who lived at Chatham in the 1920s-early 30s, the Devores intended to add another terrace, but when they started digging, they encountered Civil War era burials and stopped. This may account for the partial terrace that is visible on the embankment below the lower terrace.
According to Thomas Inscoe, who worked at Chatham from 1956 to 1957, the lower terrace was at one time overgrown, while another part of the terrace was a rose garden. It is believed that this rose garden was removed in the 1920s and the concrete walks used as fill below the terrace adjacent to the northeast side of the house. Inscoe also reported that there was a Civil War cemetery on the north side of the terrace, in the direction of the North Ravine that had both headstones and a small picket fence around it, about 3-4' x 5'. Three other Civil War burials discovered on the terrace were reburied in caskets at the northwestern end of the middle terrace, where they are marked today. The Carriage Drive Spur was installed across the middle terrace, leading to the upper terrace in the 1920s. The two staircases that connect the terraces were also replaced in the 1920s with the Music Stair and the Front Retaining Wall and Stair between the middle and lower terrace.
--Post-Historic and Existing Conditions: Including the upper terrace adjacent to the manor house, the terraces cover an area of approximately 3.3 acres. The topography of the terraces remains unchanged from the period of significance, with embankments that range from five to twelve feet from terrace to terrace. The vantage afforded by the terraces affords spectacular views of the Rappahannock River and Fredericksburg beyond, framed on the margins by dense, mature trees in the North and South ravines. The terraces are surfaced with mown lawn, with trees mostly limited to the upper terrace and edges of the lower two terraces. American boxwood (Buxus sempervirens) lines the precipice of the upper terrace, while the Front Retaining Wall marks the precipice of the middle terrace. Two Cannons on Reproduction Carriages are located on the middle terrace and a Reproduction Pontoon Bridge section on the lower terrace. All are used for interpretive purposes.

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Center Embankment	181393	Contributing					No
North Embankment	181395	Contributing					No
Terraces	181397	Contributing					No

Landscape Characteristic: Vegetation

Vegetation includes the deciduous and evergreen trees, shrubs, vines, ground covers and herbaceous plants, and plant communities, whether indigenous or introduced in a landscape.

Historic Period Trees.
--Historic Condition: When William Fitzhugh advertised Chatham for sale in 1805, the listing included reference to a garden “ornamented with forest trees and shrubs of almost every description.” Since that time, ornamental trees have graced Chatham’s grounds, on both the river and land sides of the house. Early in Chatham’s history, these trees were likely arranged in orthogonal patterns, as was fashionable at the time. Around the time of the Civil War, trends in planting design favored naturalistic arrangements of specimens, and tree planting at Chatham followed suit. Select trees shown in historic photographs near the house even survived the Civil War, including the American sycamore (Platanus occidentalis) that remains in the Walled Garden. Nearly all of the specimen trees that remain at Chatham were planted prior to National Park Service ownership.
--Post-Historic and Existing Conditions: Trees that remain from the historic period within the estate’s core represent at least sixty-five species of deciduous and evergreen trees. Most of these specimens are planted individually, with only a few evergreens arranged in groups for functional purposes like screening. With the exception of ornamental trees within the Walled Garden, such as the flowering dogwoods (Cornus florida), very few trees have been replaced. As such, the extant specimens are original material, but many have reached maturity and will shortly begin to decline. For a complete list of species within the estate core, refer to Appendix B in the Cultural Landscape Report.

Naturalized Woodlands.
--Historic Condition: Since construction of Chatham, naturalized woodlands have been largely isolated to the North and South ravines, as upland and lowland areas were cleared very early for cultivation. During the Civil War, the ravines were cleared of vegetation by soldiers in search of firewood. Following the war, naturalized woodlands regrew within the ravines and on the steep slopes that separate Chatham’s low river front from upland fields. Naturalized woodland developed in the woodlot area in the mid to late twentieth century, during John Lee Pratt’s ownership.
--Post-Historic and Existing Conditions: Woodlands cover approximately 15 acres of Chatham, with the largest stands along the two ravines and the Rappahannock riverfront. Along woodland edges, where sunlight is present, generalist species dominate. Deeper within the woodlands, species are predominantly mature hardwoods (maples, oaks, and tulip poplars, etc.), with little understory vegetation as a result of the dense shade cast by the mature broadleaf canopy. Since John Lee Pratt’s death in 1975, naturalized growth has increasingly characterized Chatham’s boundary and infringed on the historic spatial arrangement of its fields. For example, volunteer species along historic fence lines within the Northeast Field have matured into naturalized woodlands, as has volunteer growth at the southernmost corner of the North Field and in two sections of the North Field (at its northeastern end and at its southwestern end).

Orchard Trees.
--Historic Condition: Chatham has a long and rich association with fruit trees. Among the earliest references to Chatham's trees are from 1798 and 1799, when William Fitzhugh sent George Washington cherry, pear, and apple trees from Chatham. It is likely that orchard trees dominated the trees species grown at Chatham during its early years, up until the Civil War. After the war, these orchards were gone, not to be replaced until the early twentieth century by the Devores, who planted an extensive apple and pear orchard beyond the North Ravine and a smaller orchard (likely pears) in the vicinity of the Milk House. By John Lee Pratt's death, the larger orchard was greatly diminished in size, but remained along with the fruit trees near the Milk House.
--Post-Historic and Existing Conditions: After the National Park Service took ownership of Chatham, the remaining swath of orchard beyond the North Ravine was not maintained, resulting in loss of the trees and growth of successional species in their place. Slowly, fruit trees were also lost in the vicinity of the Milk House, with only six specimens remaining in the orchard today.

Post-Historic Period Trees.
--Historic Condition: These features did not exist historically.
--Post-Historic and Existing Conditions: Relatively few trees have been planted at Chatham since 1975. However, the addition of screen planting along the eastern property boundary by the National Park Service in 1984 and specimen trees within the Entrance Parcel following removal of the Cymrot House, garage, and two large chicken coops account for the majority of the Post-Historic Period Trees planted at Chatham.

Walled Garden Plantings.
--Historic Condition: Walled Garden plantings were first introduced in the mid-1920s by the Devores following the design work of landscape architect Ellen Shipman. While these plantings flourished under the Devore's ownership, as evidenced by photographs by Frances Benjamin Johnston, a shortage of labor as a result of World War II marked the first significant period of decline for the garden. Following Mrs. Pratt's death just a few years after the war's end, Mr. Pratt hired landscape architect Charles Gillette to simplify the gardens, removing several herbaceous beds and the gardens iconic parterres in the mid-1950s. This work resulted in a predominance of woody shrubs, roses, and trees remaining within the garden, with only limited herbaceous plantings in the vicinity of the Garden Pergola. When the National Park Service acquired Chatham in 1975, scarcely a herbaceous plant remained, with overgrown woody plants dominating the landscape.
--Post-Historic and Existing Conditions: Since 1975, all plantings within the Walled Garden have been replaced. Following a 1984 "adaptive restoration" of the garden, plantings declined to the point that they were in dire need of rejuvenation in 2014, at which time the park and friends group first hired a garden consultant to care for the beds. Since that time, many of the herbaceous specimens have been rejuvenated and supplemented with additional plantings to fill out the beds. Walled Garden plantings are comprised primarily of herbaceous perennials, woody shrubs, flowering ornamental trees, and groundcovers. Approximately eighty different species and cultivars of perennials, in addition to twenty different species of trees and shrubs, make this planting particularly diverse and maintenance-intensive. For a complete list of species within the Walled Garden, refer to Appendix C in the Cultural Landscape Report.

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Historic Period Trees	181399	Contributing			Location	23635	No
Naturalized Woodlands	181401	Contributing					No
Orchard Trees	181403	Contributing			Asset	132697	Yes
Post-Historic Period Trees	181405	Noncontributing – Compatible					No
Walled Garden Plantings	181407	Contributing			Location	23635	No

Landscape Characteristic: Circulation

Circulation includes the spaces, features, and applied material finishes that constitute the systems of movement in a landscape.

Brick Entrance Paths.
--Historic Condition: The construction date of the Brick Entrance Paths is not known, but they are believed to date to at least the early twentieth century, when the Walled Garden was installed to the northeast of Chatham. During the Devore's and Pratt's ownership of Chatham, the walks provided access to a vegetable and cutting garden that existed just beyond the Rear Garden Wall. Vestiges of this use can still be seen in the regular lines of trees and shrubs that grow in the area. The long brick path also provided a connection between the Service Drive/Boathouse and the greenhouses/Dairy Barn. Historically, these paths were likely used primarily by grounds staff and servants.
--Post-Historic and Existing Conditions: The Brick Entrance Paths lead from the Visitor Parking Lot to the three entrances along the northeast side of the Walled Garden. The major northwest/southeast path that parallels the Rear Garden Wall is approximately 6' wide and 250' long. It is bordered by grape (Vitis sp.) vines trained on posts along its southeastern end and privet (Ligustrum amurense) hedges along its northwestern end. The 6' wide spur that leads to the Visitor Parking Lot is approximately 110' long with a small arrival plaza adjacent to interpretive waysides near the parking lot. This spur was installed by the National Park Service in the late 1970s to provide access to the newly constructed parking area. One 4' wide spurs led off the northeast side of the main walk into the lawn area that once held cutting and vegetable garden beds. At the northwestern and southeastern ends of the main walk, two other 4' wide spurs extend to the southwest, into the Walled Garden. These segments are approximately 75' long. All brick is laid in a basket weave pattern and appears in good condition.

Caretaker's Cottage Drive.
--Historic Condition: Little is known about the origin on the Caretaker's Cottage Drive. It was likely constructed around the same time as the original Caretaker's Cottage. After replacement of the building in the 1930s, the drive extended along the southeast side of the building and wrapped along the northeast side to provide access to a garage that once stood beyond the northern corner of the building.
--Post-Historic and Existing Conditions: The Caretaker's Cottage Drive extends approximately 65 linear feet in a northeasterly direction from Chatham Lane. It is surfaced with loose aggregate and lawn, and used for parking the cottage occupants' personal vehicles. The garage it was once used to access was removed in the 1980s. As a result, the drive spur that extended behind the cottage went into disuse and has subsequently become overgrown by volunteer vegetation.

Caretaker's Cottage Walk.
--Historic Condition: The Caretaker's Cottage Walk likely replaced an earlier walk that led from Chatham Lane to the Caretaker's Cottage when the Pratts replaced the residence with a new, more substantial structure in the 1930s.
--Post-Historic and Existing Conditions: The Caretaker's Cottage Walk is a narrow 2' wide concrete walk that extends approximately 75 linear feet from Chatham Lane to a set of brick stairs that lead to the main entrance of the Caretaker's Cottage. The walk crosses over a drainage ditch adjacent to Chatham Lane before passing through the Caretaker's Cottage Picket Fence gate. The walk is in poor condition with cracking and lifting.

Carriage Drive.
--Historic Condition: The rough alignment of the Carriage Drive was likely in place by the time construction of Chatham began in 1768. It is well documented prior to and during the Civil War as a primary access route between the manor house, fields, and the banks of the Rappahannock River below.
To the northwest of the manor house complex, the Carriage Drive extends toward the Farm Road Trace. These two road segments likely once connected to provide access to fields beyond. The Carriage Drive also once connected with the northwest side of the U-shaped entrance drive that existed to the northeast of Chatham prior to the 1920s. Following removal of the U-shaped drive, the upper end of the Carriage Drive was realigned to the southeast to direct traffic to the Dairy Barn. Historic photographs show that around the 1930s, the Carriage Drive dead-ended at the Dairy Barn, suggesting that all visitors to Chatham used the Carriage Drive Spur to access the house after that time.
The conjectural extension of the South Ravine Path across the Center Embankment may also have connected to the Carriage Drive to provide direct access to the northeast side of the manor house complex. Historically, the Carriage Drive was surfaced with packed earth. It is one of the most important landscape features at Chatham, as it was extant throughout all historic periods with only very slight modifications to its alignment.
--Post-Historic and Existing Conditions: The Chatham Carriage Drive extends from the Entrance Gate at River Road, crossing the Center Embankment in a northerly direction before turning northeast in the vicinity of the lower terrace and extending to Farm Lane. It is approximately 2,300' in length, 12' wide, and surfaced with loose aggregate. The Carriage Drive is used as an exit road for staff and visitors leaving the park. The loose aggregate surface was regraded and replaced in 2008 with 21A gravel, but requires regrading again following heavy use during the 2014 vista management project (Figure 16).

Carriage Drive Spur.
--Historic Condition: The Carriage Drive Spur is first documented as a pill-shaped track on the upper terrace, adjacent to Chatham between 1906 and 1913, as part of Fleming G. Bailey's improvements to the property. The track extended from the area of the Kitchen to the Laundry across the southwest side of the manor house and was surfaced with light colored loose aggregate. This track included a circle at its southeastern end, now in the vicinity of the gingko (Gingko biloba) tree. A similar circle may have existed at the northwestern end of the terrace, but this area is not well documented.
A spur extended between the Kitchen and future location of the Farm Office, along the present alignment of the Service Drive, to connect the track on the upper terrace to the U-shaped entrance drive that exited to the northeast of Chatham prior to construction of the Walled Garden. A similar spur may have extended between the Laundry and Smokehouse on the opposite side of the manor house. This circulation system is documented in photographs and on the 1922 tree location plan by Robert N. Forman. Remnants of this circulation system can also be seen on Ellen Shipman's initial 1922 design plans for Chatham. It is likely that the southwestern side of the track was used for pedestrian traffic only, while the northeastern side of the track accommodated both carriages and pedestrians.
The Carriage Drive Spur was redesigned by the Devores during their 1920s improvements to Chatham's landscape. The improvements are not reflected on Ellen Shipman's design plans. However, it is likely that she was involved in aligning the Carriage Drive Spur across the middle terrace in the 1920s.
--Post-Historic and Existing Conditions: The Carriage Drive Spur connects the Carriage Drive with

the entrance to the Service Drive between the Kitchen and Farm Office. The spur is approximately 640' in length and 12' in width. As it ascends from the Carriage Drive onto the middle terrace, the road spur is bordered by steep embankments on either side. Across the middle terrace, the drive consists of two tracks with a lawn median. Near the Kitchen, the road reflects the alignment of a historic circle around the gingko (Gingko biloba) tree. Remnants of bituminous concrete paving are visible along the length of the spur road. The road is currently only used for foot traffic.

Chatham Lane.
--Historic Condition: Chatham Lane is a remnant of the historic road system. Historically, Chatham Lane and its extension to the northwest, Farm Lane, likely served as Chatham's "plantation street," with all major buildings and structures arranged in relation to this circulation feature. Functionally, the lane was likely in place at the time construction of Chatham began in 1768. Prior to the construction of Chatham Bridge, the connection to the commercial center at Falmouth provided by the Farm Lane extension was essential to the operation of Chatham as a plantation. Along the southeastern end of Chatham Lane, outbuildings and slave quarters lined the street, which connected Chatham with King's Highway and what became Chatham Heights Road. Prior to completion of Chatham Bridge in the 1820s, primary access to Chatham was likely from the northeastern (field) side of the manor house, rather than from the southwestern side via the Carriage Drive, with Chatham Lane facilitating this connection to the U-shaped entrance drive that preceded the Walled Garden.
--Post-Historic and Existing Conditions: Chatham Lane provides access from Chatham Heights Road to the park entrance at the Caretaker's Cottage. It is approximately 18' wide and was paved with bituminous concrete for the first time in the 1950s or 1960s. Park visitors and staff use the road one-way for access to the park, while neighbors who live along the road use it for two-way access to their homes. The road is privately owned and maintained, and is currently in good condition.

Farm Lane.
--Historic Condition: Historically, Farm Lane and its extension to the southeast, Chatham Lane, likely served as Chatham's "plantation street," with all major buildings and structures arranged in relation to this circulation feature. Functionally, the lane was likely in place at the time construction of Chatham began in 1768. Prior to the construction of Chatham Bridge, the connection to the commercial center at Falmouth provided by the Farm Lane extension was essential to the operation of Chatham as a plantation. Along the southeastern end of Farm Lane, outbuildings and slave quarters lined the street, which connected Chatham with King's Highway and what became Chatham Heights Road. Prior to completion of Chatham Bridge in the 1820s, primary access to Chatham was likely from the northeastern (field) side of the manor house, rather than from the southwestern side via the Carriage Drive, with Farm Lane facilitating this connection to the U-shaped entrance drive that preceded the Walled Garden.
--Post-Historic and Existing Conditions: Farm Lane extends from the terminus of Chatham Lane (in front of the Caretaker's Cottage) to the entrance to Pratt Park. A portion of Farm Lane is surfaced with loose aggregate and serves as the primary vehicular circulation route on the property, for visitors and staff exiting parking areas. The remainder of Farm Lane to the northwest consists of an earthen track that extends through the North Field. The Farm Lane is in good condition and reflects its historic alignment with the exception of the area opposite the Visitor Parking Lot, where the road was realigned to accommodate a small visitor orientation plaza with waysides (Figure 17).

Farm Road Trace.
--Historic Condition: The Farm Road Trace is first shown on Civil War era maps of Chatham as an extension of the Carriage Drive. It provided a direct connection between Chatham and Falmouth to the northwest. The road was lined with evenly spaced trees, as it remains today. A distinctive topographic change is marked on the maps along the southeast side of the road. This change in grade indicates that the topography of the roadbed and adjoining field were intentionally manipulated at great labor in a pre-mechanical era to achieve an even grade. By the early 1920s, the Farm Road provided access to a cluster of buildings at the northeastern end of the road, including a two-story residence (Fines' house), garage/meat house, outhouse, corn house, cow/chicken barn with attached pig pen, alfalfa and hay shed, tractor shed, and cattle barn with silo. These buildings entered disuse in the 1970s, around which time the road also likely fell out of use.

--Post-Historic and Existing Conditions: The Farm Road Trace separates the North Field from the Northeast Field. The roadbed extends approximately 900' in a northeasterly direction. The first 600' are lined along both sides with evenly spaced eastern red-cedar (Juniperus virginiana) that are in poor condition. The roadbed is blocked by fallen trees, and overgrown with understory vegetation and poison ivy (Toxicodendron radicans).

Front Entrance Paths.
--Historic Condition: Chatham's original Front Entrance Paths likely consisted of a central axial walk that ran from the door at the center of the manor house's southwest façade, across the upper terrace to descend to the middle terrace by way of a set of stairs that preceded the Music Stair, across the middle terrace to descend to the lower terrace via a set of stairs that preceded the existing brick staircase. Archeological evidence of these earlier paths and staircases has likely been destroyed by the replacement paths installed in the1920s and 1994 along the same alignment.
The existing alignment of Front Entrance Paths was designed in the 1920s as part of the Devore's improvements to Chatham's landscape, with the assistance of Ellen Shipman. These paths consisted of rough flagstone laid in lawn across the southwest side of the manor house and in an axial path down the center of the terraces, along the alignment of the earlier path to a garden folly designed by Oliver H. Clarke that contained the Ceres Statue (since removed).
--Post-Historic and Existing Conditions: The National Park Service replaced the Front Entrance Paths on the upper terrace with cut slate along their historic alignments in two stages in 1994 and 2009 to accommodate universal access to the grounds. The replacement paths constitute approximately 410 linear feet. Paths on the lower two terraces retain original materials from the 1920s renovation, with rough cut stone laid in a random pattern with wide, grass-filled joints. The path extends approximately 55 linear feet on the middle terrace and 30 linear feet on the lower terrace. The widths of the paths vary by terrace level, increasing in width at lower levels. The paths are generally in good condition, but joints have spread and some pavers have settled since installation, resulting in uneven surfaces and gaps (Figure 18).

Garden Paths.
--Historic Condition: The Garden Paths were installed by the Devores between 1922 and 1927 based on the design work of Ellen Shipman. They were constructed of rough-hewn flagstone set in lawn, brick laid in a basket weave pattern, and peastone gravel. According to Oliver Fines, who was born at Chatham in 1920 and lived on the estate until 1942, "The walkway was washed [pea] gravel, and you walked down through there.... They had flagstones down through the center here, but those walks in between where they was designs, it was gravel—washed gravel. It was nice. It was good lookin'…" Fines's comments suggest that the axial peastone and flagstone paths were the primary routes through the garden. According to Shipman's design plans, the flowering dogwood (Cornus florida) lined walks were designed to accommodate access from the terraces to the servant's quarters and vegetable gardens. The terrace adjacent to Chatham was constructed of fill consisting of concrete walks removed from the lower terrace, where they defined rose beds prior to the Devores' improvements. The paths are well documented by Frances Benjamin Johnston's photographs from 1927.
The paving was modified by John Lee Pratt, with assistance from Charles Gillette, who prepared plans for the garden in the 1950s. The alignment of Gillette's replacement garden paths were more curvilinear than Shipman's original layout, with pavers spaced much closer that the original irregular flagstones that were set in lawn.
--Post-Historic and Existing Conditions: The Garden Paths extend along the central axis of the garden, connect the Kitchen and Laundry with the terrace at Chatham's northeast entrance, and parallel both the southeast and northwest Rear Garden Walls. The National Park Service replaced all flagstone path sections with sawcut slate walks (710 linear feet) in two stages in 1994 and 2009 to accommodate universal access, with the exception of the terrace adjacent to the house (1,765 square feet), brick path section that runs through the flowering dogwood (Cornus florida) allee along the northwest side of the garden (105 linear feet), and small sections of rough cut flagstone path that extend into the garden from the central, axial path and remain from the 1920s (60 linear feet). The paths are all approximately 4' wide and reflect the general alignment of paths as they existed following the Devore's improvements to the garden. The replacement paths are in good condition. However, paver joints have spread and some pavers have settled since installation, resulting in

uneven surfaces and gaps. The peastone path that ran across the garden, along the northeast side of the parterre beds, in the 1920s is now missing along with flagstone paths set in lawn below the Garden Pergola (see Figure 14).

North Embankment Road Trace.
--Historic Condition: Little is known about the origin of the North Embankment Road Trace. It is believed to date to the Civil War era or before, but is not documented on any maps from the wartime. It only appears as a topographic vestige in the existing landscape.
--Post-Historic and Existing Conditions: The North Embankment Road Trace remains visible on the North Embankment, as it cuts from east to west as it descends the slope. Near River Road, it meets another road trace that ascends the same slope from south to north. This second road trace is only partially on park- owned property. This more northwesterly road trace is documented on Civil War era maps, while the North Embankment Road Trace is not. The North Embankment Road Trace is overgrown with trees and understory vegetation, which prevent access from both the Northwest Field and River Road. It is approximately 270 linear feet in length.

Service Drive.
--Historic Condition: The Service Drive was constructed in the 1920s, contemporary with the addition of the Walled Garden to Chatham. Prior to this time, a U-shaped drive provided access to the northeast entrance to the manor house from Chatham Lane. This drive crossed the current alignment of the Service Drive, but was believed to intersect with Chatham Lane further to the southeast. A short spur of this drive led between the Kitchen and future location of the Farm Office. During the Devore's and Pratt's ownership of Chatham, the Service Drive as surfaced with compacted earth and loose aggregate.
--Post-Historic and Existing Conditions: The Service Drive is a bituminous concrete drive that extends from Chatham Lane near the Boathouse to the space between the Kitchen and Farm Office. Near the Garage, Kitchen and Farm Office, the drive widens to a service courtyard, approximately 65' at its maximum width. The portion of the Service Drive adjacent to the Rear Garden Wall is lined with staff parking for approximately 9 vehicles. Adjacent to the Carriage House, the drive is much narrower at approximately 18' width. The Service Drive is in good condition and reflects he general alignment of the drive during the Devore's and Pratt's ownership of Chatham.

South Ravine Path.
--Historic Condition: The lower portion of the South Ravine Path is believed to date to before the Civil War era. It can be seen faintly in early photographs from Fredericksburg providing a pedestrian connection from River Road to Chatham. The upper portion of the path is believed to be a historic roadbed that tied into the property's circulation system prior to the Civil War. This road bed trace remained visible as late as the 1920, when Shipman documented it on design proposals for Chatham. The connection between the Service Drive and the roadbed was eliminated with construction of the Garage.
Topographic evidence suggests that the roadbed may have once connected to a switchback that traversed the Center Embankment below the lowest terrace, connecting with the Carriage Drive midway down the slope. However, there is no documentary evidence of this connection. The rustic stone staircase was likely installed by the Devores during their improvements to the grounds, and was in place by 1922, as it is shown on tree location plans from that year by Robert N. Forman.
--Post-Historic and Existing Conditions: The South Ravine Path extends from the Carriage Drive entrance at River Road to the area of the Well House. From the Carriage Drive, the path follows a steep course up the Center Embankment on the west side of the South Ravine. From the lowest terrace, the path diverges. The western portion follows a set of roughhewn stone steps to the middle terrace. The eastern portion follows the grade at the base of the terrace through a formal row of deciduous trees to the vicinity of the Well House. The lower portion of the path is roughly 3' wide, surfaced with packed earth and random cut stones along the alignment to facilitate changes in elevation. The upper portion of the path is approximately 10' wide and surfaced with packed earth. The South Ravine Path is in poor condition due to erosion and deferred maintenance.

Visitor Parking Lot.
--Historic Condition: This feature did not exist historically.

--Post-Historic and Existing Conditions: The Visitor Parking Lot was constructed by the National Park Service in the late 1970s to provide parking for visitors and staff. It is located immediately to the northwest of the Caretaker's Cottage, screened from view by naturalized vegetation. The lot is surfaced with bituminous concrete and is approximately 115' x 46'. It can accommodate approximately 22 parked cars. The National Park Service considered four alternative circulation patterns in the 1980s, as documented by the 1982 "Environmental Assessment, Interim Development Concept Plan for Visitor Access and Parking."

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Brick Entrance Paths	181409	Contributing			Asset	18435	Yes
Caretaker's Cottage Drive	181411	Contributing					No
Caretaker's Cottage Walk	181413	Contributing					No
Carriage Drive	181415	Contributing	82039		Asset	22909	Yes
Carriage Drive Spur	181417	Contributing	82041		Asset	18436	Yes
Chatham Lane	181419	Contributing	82035		Location	23787	No
Farm Lane	181421	Contributing	82046		Location	23787	No
Farm Road Trace	181423	Contributing					No
Front Entrance Paths	181425	Contributing	82038		Location	23796	No
Garden Paths	181427	Contributing	82045		Location	23798	No
North Embankment Road Trace	181447	Contributing					No
Service Drive	181449	Contributing			Location	23795	No
South Ravine Path	181451	Contributing	82044		Location	23797	No
Visitor Parking Lot	181453	Noncontributing – Incompatible			Location	23793	No

Landscape Characteristic Graphics:



Figure 16. Carriage Drive. View looking northeast, 2014 (OCLP).



Figure 17. Farm Lane. View looking west, 2014 (OCLP).



Figure 18. Front Entrance Paths. View looking northwest, 2014 (OCLP).

Landscape Characteristic: Buildings and Structures

Buildings are elements constructed primarily for sheltering and form of human activity in a landscape. Structures are elements constructed for functional purposes other than sheltering human activity in a landscape. Engineering systems are also structures.

Bird Pen Foundations.
--Historic Condition: The Bird Pen Foundations were constructed between 1921 and 1927 to house the Devore's pheasants, which were raised for food. Each of the cages each held a different type of pheasant. The pens consisted of chicken-wire cages on wood frames and concrete foundations. Oral histories suggest that there may have been additional pheasant pens beyond the northwest wall of the garden, near the Dairy Barn. The Devores also kept peacocks—about three or four birds, including white peacocks— which roamed the grounds of Chatham freely and can be seen in many of Frances Benjamin Johnston's photographs. The chicken-wire cages and wood frames were removed by the Pratts, leaving only the concrete foundations in place.
--Post-Historic and Existing Conditions: Today, the concrete foundations of the bird pens remain. The concrete defines five rectangular pens along the southeast side of the Walled Garden, near the eastern-most corner. All five pens are approximately 5' deep and range in width between approximately 11' and 24'. The 6" wide concrete foundations show significant signs of deterioration, as they have not be maintained or in used for the past forty years.

Boathouse.
--Historic Condition: The exact construction date of the structure is not known, although it was in place by 1927, as evidenced by Frances Benjamin Johnston's photographs. Although it is called the Boathouse by National Park Service staff, there is no evidence that it was ever used as such. Photographs from 1927 show that the structure was used to store carriages. Marion Rose reported that both corn and farm equipment— "rakes and wagons, ploughs and stuff like that"— were also stored in the structure.
--Post-Historic and Existing Conditions: The Boathouse is an L-shaped structure that is attached to

the brick Carriage House and Stable. It is a post and beam structure with board and batten siding (vertical, painted white), with a gable roof (gray asphalt shingles). The two south-facing facades have arched openings that are now covered with wooden lattice (vertical, painted a dark color). The National Park Service replaced the roof in about 1970 and installed visitor restrooms in the southwestern portion of the structure in 1980. This portion of the Boathouse still houses the visitor restrooms. The remainder of the structure is used for maintenance storage. The structure is in good condition.

Caretaker's Cottage.
--Historic Condition: The first evidence of a building on the site of the Caretaker's Cottage dates from the early Devore era, although the building likely existed before the Devores owned Chatham. Oliver Fines, son of Chatham's farmer for the Devores and Pratts, was born in 1920 in "one of the shacks" on the property, a building that stood where the Caretaker's Cottage now stands. The building was a one-story building with four rooms and a hallway, with an unheated loft upstairs. Historic photographs show the residence with a full-length covered porch along the southwest façade. The Devores hired Washington, D.C.-based architect Oliver H. Clarke to design a new "Farmer's Cottage" in 1923. However, the building was never constructed.
After the Devores sold the property to the Pratts, the Fines family moved from the dilapidated residence that preceded the Caretaker's Cottage to a residence in the north field known as the Field House. During the Devore's ownership, the Field House was occupied by gardener Richard Gallahan, who went with the Devores to Washington. The Field House was an uninsulated, two-story, weatherboard-clad residence with four rooms, two upstairs and two downstairs. It was adjacent to a red barn with a hayloft that housed the Pratt's cattle and later their horses.
The Pratts tore down the residence that preceded the Caretaker's Cottage shortly after purchasing the Chatham in 1931 and replaced it with the existing building. The new residence was occupied by the Pratt's gardener, an Englishman named Lyle Jenkins (or Jenkinson), and his wife. The Cottage was adjoined by an extensive fenced home garden to the northeast and southeast. The exact date of construction of the Caretaker's Cottage is unknown, but the building is believed to date to the early 1930s. Agnes Harris, Mr. Pratt's niece, reported that she was told that the Pratts shut down the main house during World War II and stayed in the Caretaker's Cottage.
--Post-Historic and Existing Conditions: The Caretaker's Cottage is a one and one half-story, five-bay frame house resting on a brick foundation that encloses a half basement. The exterior of the building is clad in clapboard siding (horizontal, painted white) and topped by an asphalt shingle (gray) gable roof with shed roof dormers. The building features two brick end chimneys and a set of five concrete and brick steps that lead to a central entrance with gable end roof and entranceway with sidelights. The approximate footprint of the building is 25' by 36'.
At the time the National Park Service took ownership of Chatham, a one-car detached garage and chicken coop for domestic use stood to the north, behind the Cottage. The National Park Service removed these structures after 1976. According to the park's 1986 General Management Plan, the Caretaker's Cottage was also slated for removal. However, it is a contributing structure and will not be demolished. With the exception of significant signs of wear on the roof, the building is currently in good condition and used for park staff housing.

Carriage Drive Culverts.
--Historic Condition: The Carriage Drive Culverts were constructed between 1922 and 1927 as part of Ellen Shipman's landscape improvements to Chatham. The road was redesigned and culverts installed during the 1920s improvements to the property. The pipe culverts provide proper drainage at low points in the drive and reduce washouts.
--Post-Historic and Existing Conditions: The Carriage Drive Culverts include seven catch basins with grate inlets that range in size slightly around 26" x 26" x 18" deep. Each catch basin is drained by an outlet pipe that runs under the drive and to the outer wall/slope. The culverts are generally in good condition, although their operation was not verified during a rainstorm. Only one was observed to be filled with debris.

Carriage Drive Retaining Wall.
--Historic Condition: The Carriage Drive Retaining Wall was constructed between 1922 and 1927 as part of Ellen Shipman's landscape improvements to Chatham. The wall protects the outer edge of the drive and defines a small pull-out at its upper end, near the lower terrace. In addition to cut,

natural stone along the upper portion of the wall, the lower portion of the wall includes rough concrete chunks stacked informally.
--Post-Historic and Existing Conditions: The Carriage Drive Retaining Wall borders the lower half of the Carriage Drive, from the bend at the lower terrace to River Road. It is approximately 1,200' long and 2' high, and constructed of dry-laid, random-cut and laid blocks. Portions of the wall were reset in 2014 as part of the vista management project completed on the Center Embankment. The wall is in good condition.

Carriage House and Stable.
--Historic Condition: The Carriage House is first documented by historic photographs from the Devore era. The building was extant prior to construction of the Walled Garden in the early 1920s. The building is well documented by Frances Benjamin Johnston's photographs of Chatham from 1927. At the time, the brick complex was painted white and had a wood shingle roof. The main block of the complex, the Carriage House, was used for carriage storage, tack storage, and hay storage. The Stable housed horses and hay. By the late 1920s, English ivy (Hedera helix) grew on the southeast façade. The Devores hired Washington, D.C.-based architect Oliver H. Clarke to design a "Farm Building," likely for stables and carriages, in 1923. However, the building was never constructed.
Although John Lee Pratt took an interest in race horses, his race horses were not quartered at Chatham. During the Pratt's ownership, the horse pasture and watering tough were in the field to the northeast of the Boathouse, in the present vicinity of the Visitor Parking Lot. The Pratts kept at least two plow horses, which were housed in the Stable until about 1942, at which point they were moved to the barn in the North Field. After about 1960, horses were no longer kept at Chatham.
--Post-Historic and Existing Conditions: The Carriage House and Stable building consists of two parts, both of brick with gable roofs clad in asphalt shingles (tan). The Carriage House is a one and one half-story building with a tack room and hay loft on the upper level. The approximate footprint of the Carriage House portion of the building is 66' x 33' (Figure 19). The Stable is attached to the northeast is a one and one half-story building with hardwood horse stalls on the lower level and a tack room and hay loft in the upper portion of the building. A hay mow door on the southeast façade allows for access to the loft. The Stable portion of the complex is attached to the wooden Boathouse to the northeast, and features a footprint of approximately 23' x 27'.
The National Park Service converted the Carriage House into a modern garage by reinforcing the ceiling beams and installing a poured concrete floor. The park also replaced the roofs of the buildings in about 1965. The buildings are in good condition, with only some brick spalling and cracking. The Carriage House accommodates park offices and the Stable is used for equipment storage.

Chatham Manor.
--Historic Condition: Chatham Manor was built between 1768 and 1771 by William Fitzhugh. The first documentary evidence of the building is an insurance survey that dates to 1797. This survey describes Chatham as a cluster of five buildings: the manor house, two wings, a kitchen, and a laundry. The two wings were attached to the dwelling house by "brick covered ways." Physical evidence suggests that these "covered ways" were always enclosed. However, a sketch of Chatham from the Civil War era suggests that they were, at the time, covered porticoes. Chatham's main block reflects the basic proportions of Westover in Charles City County and Sabine Hall in Richmond County, both constructed about 1730. The dependencies (Kitchen and Laundry) are separated from the main block by approximately 44' each, likely to reduce the risk of fire.
During the nineteenth and into the twentieth century, the southwest side of the house featured a central two-story covered porch, as well as one-story porches over the entrances in the building's hyphens. Prior to the Civil War, the porches were all connected by walkways, with railings, along the façade of the manor house. Architectural evidence suggests that the porches were not original to the building. The porches' Greek Revival style also suggests a nineteenth century construction date. The porches were in place by the Civil War, and are shown prominently in photographs. The northeast side of the house also included a colonnaded terrace, which was removed in 1921 as part of the Devore's architectural improvements to the property. During removal of all porches in 1921, The Fredericksburg Free-Lance reported that the workmen found a stone inscribed "John Hall, Builder. October 11, 1859." This stone may have been associated with the porch or the stone steps noted in Mrs. Lacy's memoir. In place of the porches, Oliver H. Clarke designed two limestone

frontispieces by as part of his colonialization of the building. The northeast doorway is a copy of that at Westover, taken from Palladio Londinensis and the southwest entrance frontispiece is a modified Doric style, likely of Clarke's own design.
After the Civil War, the brick building was painted. The first coat of paint was mustard yellow, then brick red, followed by several coats of white. While the roof has been sheathed in slate since the 1920s, several cedar shakes found in the attic suggest that the roof was covered in wood in previous decades. The building's chimneys have been rebuilt several times. The Devores installed a lightening protection system in the 1920s.
--Post-Historic and Existing Conditions: Chatham is a seven-bay, two-story dwelling house with attached, flanking dependencies, an attic, and a full-height cellar. The footprint of the main block of the building is approximately 24' x 76'; the hyphens 18' x 20'; and the pavilions 24' x 35'. The main block features a gable roof, while the pavilions have hip roofs. Brick chimneys are located at the north and south ends of the main block.
The house, hyphens, and pavilions are constructed with 2' thick brick walls. All walls above the water table are Flemish bond, with glazed headers and grapevine joints. The same bond is used below the water table, where plain headers are used in place of glazed. The window jambs, jack arches, corners of the house and wings, and a four-course belt marking the second floor line are embellished with rubbed brick in "butter" joints.
The National Park Service removed asbestos from the furnace and hot water tank in 1993, installed a universal access ramp in 1994 and repointed the basement wall, upgraded the HVAC system in 1995, repointed exterior brickwork and reset sandstone steps on hyphens in 2001, replaced damaged shingles on north wing roof in 2004, installed new HVAC system in 2010, and reconstructed basement stairwell roofs in 2011. Chatham is in good condition and presently used as a visitor contact station and park staff offices (Figure 20).

Corn Crib.
--Historic Condition: The presence of sire common nails suggests that it was built in the twentieth century. The first documentary evidence of the structure are photographs from the era of Devore ownership. The Devores and Pratts once also had a second corn crib, which stood along the Farm Road Trace in the North Field. Chatham's owners eventually stopped using the existing Corn Crib adjacent to the Stable and only used the one along the Farm Road Trace, since lost. The open cupola of the structure housed a bell that was used to call farm workers.
--Post-Historic and Existing Conditions: The Corn Crib is located opposite the Carriage House and Stable along the Service Drive. It is connected to the Stable by a fence and gate posts. The Corn Crib is a 10' x 12' open slat structure set on four concrete corner piers. The structure has a pyramidal roof with open frame cupola. The National Park Service completed repairs to the historic structure around 1995. The roof is clad in wood shingles, which are now moss covered.

Dairy Barn.
--Historic Condition: The Dairy Barn was likely constructed about 1890 to 1900 adjacent to the South Greenhouse by Albert O. Mays or possibly Fleming G. Bailey. The barn was in place by 1909, when Randolph Howard purchased Chatham. This cluster of utilitarian buildings was screened from view from the manor house by hedges. The Devores kept between one and three milk cows in the barn that were cared for by the Devore's farmer, Mr. Fines. According to Marion Rose, son of Mr. Devore's farmhand, the peacocks used to live in the barn during the winter. The Pratts kept between 25 and 30 Hereford (beef) cattle in the fields to the north of Chatham, now part of Pratt Park, until about 1960. They used the Dairy Barn for tool and lawnmower storage, and farm truck parking. The Dairy Barn was likely in use until about the same time.
--Post-Historic and Existing Conditions: The Dairy Barn is a post and beam structure with clapboard siding (horizontal). The floor is a concrete slab. Inside, the barn retains the stalls, while the windows on the north side of the building have been reduced in size since initial construction of the building. The gable standing seam metal roof features a cross gable that encloses a small loft. The northeastern portion of the building was removed by the National Park Service, although the concrete slab foundation remains. The building is in good condition and currently used for tool storage and garden maintenance activities. The concrete slab to the northeast is used for parking.

Entrance Gate.
--Historic Condition: The Entrance Gate was constructed between 1922 and 1927 as part of Ellen

Shipman's landscape improvements. The appearance of the gates and surrounding landscape shortly following construction is well documented by Frances Benjamin Johnston's photographs of Chatham from 1927. These images show flowering dogwood (Cornus florida), sweetshrub (Calycanthus floridus), mountain laurel (Kalmia latifolia), lesser periwinkle (Vinca minor), honeysuckle (Lonicera tatarica), fortune's spindle (Euonymus fortunei), and passionflower (Passiflora incarnata), and ferns growing in the vicinity of the Entrance Gate.
--Post-Historic and Existing Conditions: The Entrance Gate consists of a 9'-10" wide gate hung on two brick piers, each 2'-3" square by 11'-6" high. The capstones of the two columns are inscribed with "Chatham" and "Manor." Curved wall sections adjoin the piers on the east and west sides. The eastern wall section is 13'-9" long and includes an arched door that is 3'-4" wide by 7'-3" high. The western wall section is 8'-10" long and adjoined by a low retaining wall that supports the Carriage Drive entrance. This wall is 26'-4" long and 1'-8" high. Both wing walls end with columns that are 23" x 23." The eastern column features a 16" diameter cast-in place sphere cap. Sphere caps are missing from all other piers. The Entrance Gates were restored by the National Park Service in the 1980s. The gates are in fair condition, but require repainting. The mortar in the brick walls is also in fair condition, with signs of cracking, spalling, and efflorescence.

Farm Office.
--Historic Condition: The Farm Office was first shown on Ellen Biddle Shipman's 1922 landscape plan for Chatham. It is not known whether this represents a part of the existing building or if this was a proposed building. The building was in place by 1927 and painted white. Historic photographs show that it preceded construction of the attached Garage and Furnace House. What appears to be the small building shown on Shipman's 1922 plan is visible beyond. Marion Rose reported that the Farm Office served as the Devore's chauffer's residence. By the late 1920s, Boston ivy (Parthenocissus tricuspidata) grew on the northwest façade. Sometime after the late 1920s, the chimney at the northeastern end of the building was altered or rebuilt, with modified venting at the top.
--Post-Historic and Existing Conditions: The Farm Office is similar in design to the nearby Kitchen building, with a small office on the first floor and a staircase to the second floor. The one and one half-story building is approximately 18' x 30' and has three bays. The gable roof is surfaced with slate tiles, as it was historically, and includes two pedimented dormers on the northwest pitch of the roof and one pedimented dormer on the southeast pitch. The building is attached to the Furnace House to the southeast and the curved Garage to the northeast. It is connected to the Kitchen by two curved walls with wooden gates, the Service Drive Gates. The Farm Office is in good condition, with some brick spalling and cracking. The white paint that once covered the building is largely gone. The Farm Office currently houses park offices.

Front Retaining Wall and Stair.
--Historic Condition: The Front Retaining Wall and Stair was installed by the Devores in the 1920s based on the landscape design work of Ellen Biddle Shipman. The wall separates the different grades of the earthen terraces, while the stairs provide a connection between the middle and lower terraces on axis with the center door on Chatham's southwest façade. Like many of the Devore's improvements, the wall and stairs were designed to mimic Colonial era designs. A set of statue gnomes flanked the stairs during the Devore's ownership.
--Post-Historic and Existing Conditions: The wall extends along the precipice of the middle terrace and wraps back toward the manor house at both ends, approximately 950 linear feet of wall total. On the northwestern end, a break in the wall accommodates the Carriage Drive Spur. The wall is constructed of brick, approximately 2'-6" high by 8" wide. Square pilasters (18") are present at 13' intervals. Ornamental cast concrete pineapples (2' high) adorn the corners and ends of the wall. A set of 27' wide brick stairs (10 risers with brick laid on end) separates the middle terrace from the lower terrace. A bench is integrated into the wall near the stairs. The wall and stairs are in good condition, while some of the pineapple finials on the wall have been damaged by vandalism and many others are missing. A few pineapple finials that became detached from the wall are stored in the Boathouse.

Furnace House.
--Historic Condition: The Furnace House was likely constructed between 1922 and 1927 by the Devores. The Furnace House encloses a furnace, which supplies heat to the manor house,

Laundry, and Kitchen; a hot water tank; water treatment tanks; electrical panels; and a furnace fuel tank. The water treatment system was used until the 1950s, when Chatham was connected to the county system.
--Post-Historic and Existing Conditions: The Furnace House is attached to the Farm Office to the southwest. It is brick building with an approximate 18' x 30' footprint. It has a gable roof covered with slate tiles. The furnace and fuel tanks remain in use, while the water treatment system is not functional. The Furnace House is in good condition, with only some brick spalling and cracking. The white paint that once covered the building is largely gone.

Garage.
--Historic Condition: The Garage was constructed between 1922 and 1927 by the Devores. Its design suggests that the building was intended to be both ornamental and functional. It was well photographed by Frances Benjamin Johnston in 1927, by which time climbing roses (Rosa sp.) and English ivy (Hedera helix) adorned the north façade, which was painted white with signs of wear. The Garage was modified by the architectural and engineering firm of Lee, Smith and Van Dervoort in 1932 to accommodate the heating plant and laundry room for the Pratts. One of the bay openings was bricked in and door installed to provide space for the system. A new door and windows were also added to the rear of the structure. Mr. Pratt used the Garage to park his cars.
--Post-Historic and Existing Conditions: The Garage is a curved structure with three 16' bay openings and a curved extension to the façade that includes a dovecote and weathervane. The roof is surfaced with slate tiles, as it was historically. The structure is attached to the Farm Office to the southeast. The building is painted white and is in good condition, with only some brick spalling and cracking. Some climbing roses remain near the dovecote. The Garage is currently used for parking of government vehicles and for maintenance storage. The National Park Service added a fuel pump to the northeast of the structure, which has since been removed, with only the concrete pad remaining. It was screened by an original decorative wall with arched opening.

Garden Pergola.
--Historic Condition: The Garden Pergola was designed by Ellen Shipman for the Devores and was constructed between 1922 and 1927. A pergola is shown on Shipman's 1921 and 1922 plans along the northeast garden wall. As it existed in 1927, the pergola had been constructed to extend along the northeast, southeast, and southwest sides of the northeast quadrant of the garden (u-shape in plan). This area was once intended for a swimming pool, although the pool was never constructed. During the Devore and Pratt's ownership, the pergola supported climbing roses (Rosa sp.). The area was also planted with irises and referred to by the Pratt's staff as the "iris garden" in contrast to the section to the northwest, which was the "rose garden."
--Post-Historic and Existing Conditions: The Garden Pergola consists of 18 spans of wood lintels set 9' above grade. Along all three sides, the lintels are supported by 18" square brick piers that show evidence of the white paint that once covered them. Along the northeast side, lintels are also supported by the garden wall. Along the southeast side, the lintels are also supported by 4" diameter steel posts. And on the southwest side, the lintels are also supported by 10"diameter Ionic columns. None of the climbing roses remain. The pergola was repaired in 1984 during garden restoration, with replacement of missing wood lintels (Figure 21).

Hot Bed Foundations.
--Historic Condition: Little is known about construction of any of the seven Hot Beds at Chatham. It is believed that they were constructed contemporary with the two greenhouses they support, the South Greenhouse between 1890 and 1900 and the North Greenhouse in 1935. Hot Beds associated with the South Greenhouse were once heated by pipes that fed from a boiler room in the South Greenhouse. The area to the southeast of the Hot Beds was used as a vegetable and cutting garden during ownership of the property by the Devores and Pratts. The Hot Beds were used to toughen planted germinated in the greenhouses prior to planting in the vegetable and garden beds.
--Post-Historic and Existing Conditions: Three Hot Bed Foundations are located to the southeast of the North Greenhouse, and four Hot Bed Foundations are located to the southeast of the South Greenhouse. The structures consist of brick and concrete foundations, with slanted tops to accommodate wooden and glass sashes. The four northern Hot Beds are approximately 4' wide and range in length between 37' and 45', while the four southern Hot Beds are approximately 5'-6"

wide and either 27' or 37' in length. The slanted sidewalls once supported sashes since lost after the frames went into disuse at the end of the Pratt's ownership. They also have since fallen into disrepair, with foundation cracking and weed growth.

Kitchen.
--Historic Condition: The Kitchen was built between 1768 and 1771 by William Fitzhugh to support the house. The first documentary evidence of the building is an insurance survey that dates to 1797. This survey describes Chatham as a cluster of five buildings: the manor house, two wings, a kitchen, and a laundry. In 1797, a storehouse stood to the southeast of the Kitchen, likely in the vicinity of the current Farm Office. The Kitchen remains in its original location and disposition to the manor house; however, the dormers, slate roof, and interior partitions are later, Devore-era additions to the building designed to accommodate use of the building as a residence for household servants. According to Ed Rider, groundskeeper from 1960 to 1975, the Kitchen served as the Pratt's servants' quarters and included a bedroom. Like the manor house, the Kitchen was painted white.
--Post-Historic and Existing Conditions: The Kitchen is a one and one half-story, 3-bay, gable roof brick building located approximately 44' to the southeast of the manor house. The Kitchen is approximately 22' x 37'. The building features recessed chimneys and three dormers on the southeast side. The brick exterior is laid in a Flemish bond pattern with glazed headers and grapevine joints, similar to the manor house and Laundry. The building is in good condition and currently houses park administrative offices.

Laundry.
--Historic Condition: The Laundry was built between 1768 and 1771 by William Fitzhugh. The first documentary evidence of the building is an insurance survey that dates to 1797, which describes Chatham as a cluster of five buildings: the manor house, two wings, a kitchen, and a laundry. In 1979, a Smoke House stood to the northwest of the Laundry. The Laundry remains in its original location and disposition to the manor house; however, the slate roof and interior partitions are later, Devore-era additions to the building designed to accommodate use of the building as a guesthouse. According to Ed Rider, groundskeeper from 1960 to 1975, Mr. Pratt had an office in the Laundry, which was also used as a guesthouse. Like the manor house, the Laundry was painted white.
--Post-Historic and Existing Conditions: The Laundry is a one and one half-story, 3-bay, gable roof brick building located approximately 44' to the northwest of the manor house. The Laundry is approximately 22' x 37' with a full cellar below, setting the finished floor elevation slightly higher than the Kitchen. The building features recessed chimneys and a small frame addition on the northwest side. The brick exterior is laid in a Flemish bond pattern with glazed headers and grapevine joints, similar to the manor house and Kitchen. The building is in good condition and houses park administrative offices and a conference room.

Milk House.
--Historic Condition: Mr. Howard mentioned that the Milk House was in place by 1908. The building was likely constructed between 1900 and 1905 by Fleming G. Bailey. Late in the Pratt era, the building was used for maintenance storage and as a staff restroom.
--Post-Historic and Existing Conditions: The Milk House is a one-story, three-bay by one-bay building constructed of rusticated concrete masonry units formed in ashlar stone. The building is topped by a wood shingle hip roof with a cross pedimented gable entry with two block columns. This roof was installed by the National Park Service to replace an asphalt shingle roof installed in about 1965. The southeastern elevation has a hose bib and pipe. The interior consists of two rooms with milk coolers, separated by a small storeroom. The building is not currently in use and remains in good condition, with the exception of some shear cracking due to settling.

Music Stair.
--Historic Condition: The Music Stair was designed by Washington, D.C. based architect Oliver H. Clarke in 1926 for the Devores. The ornamental iron railing features the score to "Home, Sweet Home." The song's melody was composed by Sir Henry Bishop, with lyrics by John Howard Payne from his 1823 opera "Clari, or the Maid of Milan." It was popular among both Union and Confederate soldiers during the Civil War. The railing was similar to a musically-inspired railing at the Devore's Washington, D.C. home. In 1927, boxwood grew at the base of the stair, obscuring

the brick retaining wall.
--Post-Historic and Existing Conditions: The Music Stair connects the upper terrace to the middle terrace with a split staircase. The upper landing is 9' x 4' with 7 stone risers that are each 3'-9" wide. The base of the stair is brick laid in a Flemish bound pattern, the treads are Aquia Creek freestone, and the railing is ornamental wrought iron. The National Park Service repointed the brick in the 1980s. Today, the masonry shows some cracking, but is otherwise in good condition.

North Greenhouse.
--Historic Condition: The North Greenhouse was constructed in 1935 by the Pratts to support maintenance of the Walled Garden, to produce cut flowers, and to hold their orchid collection. Mr. Pratt was interested in horticulture and often visited the greenhouses. Mrs. Pratt took an interest in the Walled Garden. The greenhouse was used until at least 1975. The entire area to the northeast of the Walled Garden was used for service, with greenhouses, hot beds, nursery beds, vegetable gardens (between the two hedges), and flower gardens (between the Brick Entrance Paths and Rear Garden Wall). The vegetation that remains in the vicinity of these structures was likely intended for transplanting elsewhere at Chatham, but allowed to mature in place.
--Post-Historic and Existing Conditions: The greenhouse is a one-story gabled structure with 3' high brick kneewalls that support a glass and metal framework with glass eaves and a vented bridge. The structure is approximately 19' x 56'. The glass greenhouse is attached to a potting shed and heated by a boiler in the South Greenhouse. A coal storage room is located below the walk between the greenhouses, adjacent to the South Greenhouse furnace room. The greenhouse is currently in fair condition and requires repairs to nearly all components of the structure.

Rear Garden Wall and Gates.
--Historic Condition: The Rear Garden Wall and Gates were constructed between around 1922 based on the design work of Ellen Shipman. In 1922, the wall was shown on the tree location plan by Robert N. Forman, which reflects existing conditions at the time. By 1927, the Garden Wall was painted white, as documented by historic photographs by Frances Benjamin Johnston. The two wrought iron gates are believed to have been purchased from a New York City antiques dealer, as were most of the Walled Garden statues procured by Ellen Shipman for the Devores. The wood gates (near the Kitchen) are similar to the Entrance Gates and Service Drive Gates. Wood gates also once enclosed the wall openings near the northern and eastern corners of the garden.
--Post-Historic and Existing Conditions: The Rear Garden Wall constructed of brick laid in a Flemish bond with 18" square brick piers spaced at approximately 11'. The wall is 7' high, 8" thick, and approximately 605 linear feet, enclosing an area of approximately 52,600 square feet. It shows evidence of the original white paint that covered the structure. The Wall includes openings near the western corner (wrought iron gates), near the northern corner (no gate), at the center of the northeast wall (wrought iron fencing and gates), near the eastern corner (no gate), and along the southeastern wall near the Kitchen (partial wood gates). The wood gates are replacements that are similar, but not identical, to the originals. Garden ornaments adorn the wall, including two lead urns at the western entrance; two lead urns at the northeastern (main) entrance; and two fruit basket finials, three stone urns, four stone busts, and a fish lavabo along the northern end of the northeastern garden wall. The Rear Garden Wall and Gates are in fair condition.

Rotunda.
--Historic Condition: The Rotunda was designed by Washington, D.C. based architect Oliver H. Clarke around 1926 for the Devores. The structure was complete by 1927, when it is shown in Frances Benjamin Johnston's photographs enclosing the Pan statue. This garden folly was accompanied by another open structure on the lower terrace, also designed by Clarke.
--Post-Historic and Existing Conditions: The Rotunda is a cast concrete garden folly that is designed to look like stone. It consists of a 16' diameter circular base with three concentric stairs. The domed roof is supported by eight ionic columns and features an entablature with intermediate molding and a large finial on top of the structure. A pedestal in the center of the Rotunda supports a small limestone statue of Pan. The National Park Service completed repair work around 1990, but the structure's roof shows significant signs of water damage, as do the concrete columns.

Septic Tank.
--Historic Condition: Little is known about the Septic Tank. It was likely constructed by the Devores

during their architectural improvement program in the 1920s.
--Post-Historic and Existing Conditions: The Septic Tank is a brick and concrete structure located around one third of the way up the slope of the southeast slope of the North Ravine to the southwest of the Milk House. The tank is approximately 9' x 8' and has a domed machine-extruded red brick roof. A door opening is located on the south side. The tank is part of a three stage system and fed by a line that connects from the Summer House. It has been replaced by a modern septic system, which includes a diversion of the original line beyond the Summer House to connect to a leech field in the Northwest Field. The Septic Tank was abandoned after 1982, when the National Park Service installed the new leech field to coincide with the addition of visitor restrooms in the Boathouse. This structure was misidentified as a spring house by archeological investigations at Chatham in 1979.

Service Drive Gates.
--Historic Condition: The Service Drive Gates were constructed with the Farm Office between 1922 and 1927. Around 1927, the upper panels of the gates included vertical rails, much like the existing Entrance Gate, but were replaced with solid wood panels sometime after that date.
--Post-Historic and Existing Conditions: Curved brick walls extend from the southeastern corner of the Kitchen and the southwestern corner of the Farm Office, enclosing the small service yard formed by these two buildings. The walls terminate with small brick pylons capped with stone finials and are connected by solid wood gates that match those on the nearby Rear Garden Wall.

South Greenhouse.
--Historic Condition: The South Greenhouse was constructed about 1890 to 1900 adjacent to the Dairy Barn. This cluster of utilitarian buildings was screened from view from the manor house by hedges. The greenhouse was used by the Pratts to grow cut flowers and vegetables (in winter) and likely for Walled Garden plant propagation.
--Post-Historic and Existing Conditions: The greenhouse is a one-story gabled structure with 3' high brick kneewalls that support a glass and wood framework with side vents. The structure is approximately 15' x 60'. The glass greenhouse is attached to a potting shed. The structure is heated by a hot water boiler in a cellar below the potting shad. A coal storage room is located below the walk between the greenhouses, adjacent to the furnace room. Hot water is circulated below the benches and into the North Greenhouse and a heated frame to the southeast. The greenhouse is currently in fair condition and requires repairs to nearly all components of the structure.

Summer House.
--Historic Condition: The Summer House was completed by the time Frances Benjamin Johnston photographed Chatham in 1927. At the time, it was a rectangular pavilion, open to the Lily Pond and Walled Garden. Historic photographs show that the structure enclosed wicker garden furniture, potted plants, and garden ornaments. Climbing roses grew on the columns and roof of the structure. The Pratts are believed to have significantly modified the Summer House in the 1940s with the addition of an elliptical bay on the northwest side of the structure, a hipped and conical roof, and bronze screens to both the garden side and elliptical bay. The interior once featured louvered panels that could cover the screened walls during winter and divide the interior spaces. The panels could be folded for storage in the side walls of the structure.
--Post-Historic and Existing Conditions: The Summer House is located in a break in the Rear Garden Wall to the northeast of the Laundry. The structure consists of a standing seam copper hip and conical roof supported by wooden columns along the southeast (garden) side. It features an elliptical bay on the northwest side and a flat front on the southeast side. Both sides are open with metal screens and screen doors. The footprint of the structure is approximately 24' x 15'.

Well House.
--Historic Condition: The Well House was constructed between 1922 and 1927 by the Devores. Water from a well in this location was pumped to a water treatment facility in the Furnace House prior to Chatham's conversion to the county water system in the early 1950s. Electric service also enters Chatham through the Well House, which also houses electric circuit breakers.
--Post-Historic and Existing Conditions: The Well House is a 9' x 9' common bound brick structure set into the slope of the South Ravine, along the Service Drive opposite the Carriage House. The

structure is approximately 7’ in height, with a concrete slab roof and wooden, six-light, three-panel door on the southeast façade. As of 1984, water was pumped from the well and used for landscape irrigation purposes.

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Bird Pen Foundations	181455	Contributing					No
Boathouse	181457	Contributing	7877		Location	23751	Yes
Caretaker’s Cottage	181459	Contributing	80077		Location	23757	No
Carriage Drive Culverts	181461	Contributing	82040		Asset	67814	Yes
Carriage Drive Retaining Wall	181463	Contributing	82042		Asset	17506	Yes
Carriage House and Stable	181465	Contributing	7877		Location	23751	No
Chatham Manor	181467	Contributing	422		Location	23741	No
Corn Crib	181469	Contributing	7878		Location	23752	No
Dairy Barn	181471	Contributing	80076		Location	23759	No
Entrance Gate	181473	Contributing	82043		Asset	17507	Yes
Farm Office	181475	Contributing	7873		Location	23744	No
Front Retaining Wall and Stair	181477	Contributing	82037		Asset	17506	Yes
Furnace House	181479	Contributing	7873		Location	23758	No
Garage	181481	Contributing	7873		Location	23744	Yes
Garden Pergola	181483	Contributing	82033		Location	23784	No
Hot Bed Foundations	181485	Contributing					No
Kitchen	181487	Contributing	7872		Location	23742	No
Laundry	181489	Contributing	7874		Location	23747	No
Milk House	181491	Contributing	7879		Location	23754	No
Music Stair	181493	Contributing	82031		Asset	17503	Yes
North Greenhouse	181511	Contributing	7881		Location	23635	No
Rear Garden Wall and Gates	181513	Contributing	82036		Asset	17505	Yes
Rotunda	181515	Contributing	7883		Location	23782	Yes
Septic Tank	181517	Contributing			Asset	18156	Yes
Service Drive Gates	181519	Contributing					No
South Greenhouse	181521	Contributing	7880		Location	23755	No
Summer House	181523	Contributing	7875		Location	23749	No
Well House	181525	Contributing	82051		Location	23760	No

Landscape Characteristic Graphics:



Figure 19. Carriage House and Stable. View looking north, 2014 (OCLP).



Figure 20. Chatham Manor. View looking east, 2014 (OCLP).



Figure 21. Garden Pergola. View looking north, 2014 (OCLP).

Landscape Characteristic: Views and Vistas

Views and vistas are the prospect created by a range of vision in a landscape, conferred by the composition of other landscape characteristics and associated features. Views are the expansive or panoramic prospect of a broad range of vision, which may be naturally occurring or deliberately contrived. Vistas are the controlled prospect of a discrete, linear range of vision, which is deliberately contrived.

Vista along the central axis of the Walled Garden.
--Historic Condition: The vista along the central axis of the Walled Garden was created in the 1920s, with the addition of the Walled Garden to the northeast side of Chatham. The long, axial vista extends from the Ceres statue area to the northeast door to the manor house, interrupted only by the American sycamore (Platanus occidentalis). This tree, like many others that once lined the u-shaped entrance drive that preceded the Walled Garden, remained as integral features of Shipman's planting design for the Walled Garden. The low boxwood edging that lines the garden beds on either side of the vista reinforces the linear nature of the vista. Changes to the Walled Garden planting design during John Lee Pratt's ownership of Chatham slightly altered the character of the vista, but did not eliminate it.
--Post-Historic and Existing Conditions: The National Park Service restoration of the Walled Garden in the 1980s returned the vista to its historic appearance. Since that time, the vista has been altered by the loss of columnar evergreen trees on either side and the installation of uniform Garden Paths to accommodate universal access to the manor house. Despite these changes, the vista remains intact (Figure 22).

View from the southwest side of the manor house to Fredericksburg.
--Historic Condition: The view from the southwest side of the manor house to Fredericksburg is central to understanding Chatham. The vantage afforded by the Rappahannock escarpment directed the initial siting of Chatham in the 1760s and was central to its selection as a headquarters during the Civil War. Around the time of Chatham's construction, it is believed that the Central Embankment was largely clear of vegetation, allowing for unobstructed views to the young city beyond. Photographs from around the time of the Civil War show very little vegetation on the embankment as well. Following the war, natural succession introduced limited trees to the area, which photographs suggest were managed through pruning and selective removal. The growth of vegetation on the embankment continued through John Lee Pratt's ownership of Chatham. By the 1970s, relatively dense vegetation blocked the view to Fredericksburg almost entirely.
--Post-Historic and Existing Conditions: Since the National Park Service assumed ownership of Chatham, the park has managed the view to allow for framed and filtered views of the city beyond. In 2014, the view was restored to its earlier appearance through the removal of trees in an area of 3 acres on the Center Embankment and 6 acres in the Riverside Field. Today, the view of Fredericksburg from the manor house and terraces is sweeping and framed only by mature trees in the North and South Ravines.

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Vista along the central axis of the Walled Garden	181527	Contributing			Asset	1327298	Yes
View from the southwest side of the manor house to Fredericksburg	181529	Contributing			Asset	1327298	Yes

Landscape Characteristic Graphics:



Figure 22. Vista along the central axis of the Walled Garden. View looking southwest, 2014 (OCLP).

Landscape Characteristic: Constructed Water Features

Constructed water features are the built features and elements that use water for aesthetic or utilitarian functions in a landscape.

Lily Pond.
--Historic Condition: The Lily Pond is believed to have been designed by Ellen Shipman as part of her design for the Walled Garden. However, it is not shown on her 1921 or 1922 plans for the garden. It was located on-axis, immediately to the southeast of the Summer House. Historic photographs show a low water level in the basin with water lilies. The edge of the basin was also planted with plantain lilies (Hosta sp.), iris (Iris sp.) and daylilies (Hemerocallis sp.). According to Pratt Ahston, John Lee Pratt's niece, Mr. Pratt was very fond of the pond and kept goldfish. Marion Rose reported the same, and indicated that they weighed 3 or 4 pounds each, suggesting they may have been koi.
--Post-Historic and Existing Conditions: The Lily Pond consists of a 7' x 16' poured in place concrete basin with a raised lip that curves outward at the center of each side and a small lead fish fountain. The basin and fountain head are in good condition, but require regular repair to address cracking.

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Lily Pond	181531	Contributing	7876		Asset	10992	Yes

Landscape Characteristic: Small Scale Features

Small-scale features are the elements providing detail and diversity for both functional needs and aesthetic concerns in a landscape.

Cannons on Reproduction Carriages.
--Historic Condition: While the cannon tubes are original, these features did not exist historically at Chatham. The cannon carriages are reproductions.
--Post-Historic and Existing Conditions: The National Park Service, by contract, installed two 4.5" siege rifles on reproduction carriages flanking the axial walk that runs across the middle terrace in September 1978 by crane. The cannon tubes and reproduction carriages are used for interpretive purposes to illustrate the Rappahannock River crossings during the Civil War.

Caretaker's Cottage Picket Fence.
--Historic Condition: The Caretaker's Cottage Picket fence is shown in historic photographs from the 1920s, prior to replacement of the building. The fence was historically approximately 4' high, with approximate 5' gate posts at the Caretaker's Cottage Walk.
--Post-Historic and Existing Conditions: The Caretaker's Cottage Picket Fence extends approximately 120 linear feet along Chatham Lane in front of the Caretaker's Cottage. It has been replaced since the photographs taken in the 1920s. The replacement fence stands approximately 3' high, with 4' high gate posts. The design of the pickets and fence are otherwise comparable to the original.

Ceres Statue.
--Historic Condition: The Ceres Statue was relocated to the entrance to the Walled Garden after the Diana Statue ("A Companion of Diana" by René Frémin, 1717) was removed from this location during the Pratt's tenure. The location of Ceres prior to installation at the entrance to the Walled

Garden is not known, but may have been on the empty plinth at the northwestern end of the terrace adjacent to Chatham. It is believed that Ceres was carved for the Devores by an Italian sculptor who lived at Chatham while he completed the statue. At some point, the statue's head was detached from the body, but has been reaffixed.
--Post-Historic and Existing Conditions: The Ceres Statue is made of carved limestone and is a slightly smaller than life-size representation of the Roman goddess of agriculture, grain crops, fertility, and motherly relationships. She is depicted robed, holding wheat and a scythe, and appropriately sited near Chatham's agricultural fields to the northeast. The statue stands on a decorative stone plinth in the center of the path at the entrance to the Walled Garden.

Civil War Grave Markers.
--Historic Condition: It is believed that bodies discovered during Pratt's ownership at the southeastern end of the middle terrace were relocated to the northwestern end of the same terrace.
--Post-Historic and Existing Conditions: Civil War Grave Markers are found in three locations at Chatham: at the southeastern end of the upper terrace below mature English yews (Taxus baccata), on the middle terrace approximately opposite the southeastern end of Chatham, and on the northwestern end of the middle terrace. The grave site on the upper terrace is marked with a contemporary (non-historic) headstone inscribed with "Unknown Soldier, Civil War" and a 6" square granite block that matches those used at Fredericksburg National Cemetery inscribed with two numbers, one the plot number, the other identifying the number of soldiers buried in the plot. It indicates plot number 2636 and indicates that there are three soldiers buried in the plot. Plot number 2636 at Fredericksburg National Cemetery contains the exact same information, suggesting that Chatham's stone may have been a cemetery castoff.
The grave site on the southeastern end of the middle terrace and the grave site on the northwestern end of the middle terrace are marked with identical headstones inscribed with "U.S.A. Unknown, 1862." According to Thomas Inscoe, who worked at Chatham from 1956 to 1957, three Civil War soldiers' graves were discovered on the terraces by the Pratts during construction. The bodies were exhumed and reburied at the northwestern end of the middle terrace. At the time, Mr. Pratt purchased and installed new headstones to mark the grave sites.

Contemporary Site Furnishings.
These features include bike rack, directional signs, interpretive signs, park gates, picnic tables, teak benches, and trash receptacles.
--Historic Condition: These features did not exist historically.
--Post-Historic and Existing Conditions: Contemporary site furnishings have been installed at Chatham since the National Park Service took ownership of the property. Noteworthy contemporary site furnishings include wooden picnic tables and barrel style trash receptacles in the lawn area to the northeast of the Summer House that are heavily used by park visitors and staff, bike rack at the southern corner of the Visitor Parking Lot, a backless teak bench at the base of the Music Stair, and two teak benches in the Walled Garden. In the 1990s, the National Park Service moved four benches with cast iron legs and wooden slats from Fredericksburg National Cemetery to Chatham. However, these benches are not in the landscape. In 2008, Cultural Resources, Inc. conducted archeological testing at seven test pits in the locations of proposed interpretive waysides. These include three test pits at the end of the Brick Entrance Paths near the Visitor Parking Lot, two test pits at the intersection of the axial garden walk and the Brick Entrance Paths, and two test pits at the precipice of the middle terrace. Following these investigations, interpretive signs were installed in all three locations.

Corn Crib Picket Fence and Posts.
--Historic Condition: The Corn Crib Picket Fence and Posts are believed to have been installed by the Devores to connect the eastern corner of the Carriage House with the western corner of the Corn Crib. The feature is well documented in Frances Benjamin Johnston's photographs, which show a narrow opening (approximately 10'), with two gates connected to ornate posts. The adjoining fence pickets segments gently decrease in height to meet the adjacent buildings. The fence was likely used to control livestock, as many photographs show calves in the service area.
--Post-Historic and Existing Conditions: The gate opening has been widened since the late 1920s to allow more space for automobiles. The remaining fence segments on both sides of the drive were shortened to approximately 5' length on each side of the Service Drive. This entailed resetting

the square gate posts, with decorative pyramidal caps. The remaining portion of the Picket Fence and Posts are painted white and remain in good condition.

Exedra Bench.
--Historic Condition: The Exedra Bench was installed at the southern corner of the Laundry between 1921 and 1927 by the Devores. The origin of the bench is not known, but it may have been purchased from a New York area antiques dealer by Ellen Shipman for the Devores. In the 1920s, the bench was surrounded on three sides by mature American boxwood (Buxus sempervirens).
--Post-Historic and Existing Conditions: The semi-circular stone bench is approximately 14' in diameter, with lion relief caps at both ends. Five additional legs ornamented with a leaf motif support the bench. The Exedra Bench is in fair condition with minor cracking and spalling. A cable runs along the outer edge of the backrest to stabilize the feature. Only three boxwoods remain near the bench, which rests in mown lawn (Figure 23).

Fire Hydrants.
--Historic Condition: The Fire Hydrants are believed to date to the early twentieth century and may have been installed by the Devores.
--Post-Historic and Existing Conditions: The Fire Hydrants are located at both the southeastern and northwestern corners of the manor house. The spigot is engraved with the company name Eclipse, St. Louis, No. 2. They include a 5" diameter base and stand 14" high, and feature a 4" diameter shaft with 4" length nozzle and are topped by an 11" T handle. The Fire Hydrants are in fair condition and suffer from erosion.

Flora Statue.
--Historic Condition: The Flora Statue was installed the temple folly designed by Oliver H. Clarke (at the terminus of the axis at the bottom of the Front Stairs) during the Devore's ownership. It is believed that Flora was carved for the Devores by a sculptor who came from Italy and lived at Chatham while he completed the statues.
--Post-Historic and Existing Conditions: The Flora Statue stands on a stone plinth at the southeastern end of the upper terrace adjacent to Chatham. An empty stone plinth is located opposite Flora on the northwestern end of the terrace. At one time, this plinth likely held the Ceres Statue, which was relocated to the Walled Garden entrance after the statue of Diana (from the Devore's Washington, D.C. home, present in 1927) was removed. The Flora Statue is made of carved limestone and is a slightly smaller than life-size representation of the Roman goddess of flowers and the season of spring. She is depicted robed, holding bouquets of flowers.

Garden Bench/Arbor.
--Historic Condition: The Garden Bench/Arbor was installed in the Walled Garden by the Devores between 1921 and 1927 as part of their Colonial Revival improvements to Chatham. While the Bench/Arbor is not shown in any of Frances Benjamin Johnston's photographs of the garden, it is documented by photo in one of the Devore family's photo albums.
--Post-Historic and Existing Condition: The Garden Bench/Arbor straddles the northwestern brick walkway in the Walled Garden. It marks the transition between the slate walk surface to the southwest and the brick walk surface to the northeast. It includes two seats on opposite sides of the walk facing each other that are connected by an overhead arbor. The Garden Bench/Arbor is painted white and remains in good condition. It is unplanted.

Garden Rose Trellises (5).
--Historic Condition: The Garden Rose Trellises were installed in the 1920s during the Walled Garden construction following the design work of Ellen Shipman. The trellises are shown in Frances Benjamin Johnston's photographs of the garden from 1927.
--Post-Historic and Existing Condition: The Garden Rose Trellises are five metal structures constructed of mesh in a 19" x 74" metal frame. They are articulated with 10" high ornamental metalwork at the top and are spaced at approximately 81" to 96" apart. The five trellises are arranged in line along the northwestern half of the long bed that runs from the southeastern side of the garden to the northwestern side of the garden. The Garden Rose Trellises are in good condition, with the exception of flaking paint (Figure 24).

Gas Pump.
--Historic Condition: The Gas Pump is a 1930s pump originally for private domestic and farm use. There is no documentary evidence of this feature on the property, although it was likely installed in the early era of the Pratts ownership of Chatham.
--Post-Historic and Existing Conditions: The Gas Pump is located at the eastern corner of the Corn Crib. It stands approximately 8' tall and is bolted to a concrete slab base. It includes in-line filter. A fill nose, present in 1984, has since been removed. The pump is in good condition.

Marble Garden Benches (4).
--Historic Condition: The Garden benches were installed between 1921 and 1927 by the Devores during their Colonial Revival improvements to the landscape. Like other garden ornaments, the benches were likely purchased by Ellen Shipman for the Devores through New York area antiques dealers. During the Devore's ownership, the benches were in the Walled Garden, with at least one of the marble benches along the northwestern side of the rose garden, flanked by two of the four seasons statues.
--Post-Historic and Existing Conditions: Three marble Garden Benches are located on the terrace flanking the northeast entrance to the manor house (2) and on the lawn to the southeast of the stone well head (1). The three matching marble benches are a simple design with a plain slab seat with beveled edge and two support legs. A cast concrete bench is located to the northwest of the stone well head. Decoration on this bench is more elaborate, with an egg and dart pattern edge to the seat and scroll-shaped legs. While all benches are in good condition, none are believed to be in their historic locations.
Additional benches in the Walled Garden include non-contributing teak benches near the Kitchen and near the northwestern pavilion of the manor house. These features resemble two wooden benches that stood by the Carriage House during the Devore's ownership, but are not original. They are documented under Contemporary Site Furnishings.

Millstone.
--Historic Condition: The origin of the Millstone is unknown and little is known about the Millstone during the historic period. It is believed that the Millstone may have been placed in the Walled Garden during the Devores' Colonial Revival improvements to the property. It is also possible that the Millstone came from the Fitzhugh's grist mill along Claiborne's Run.
--Post-Historic and Existing Conditions: The Millstone is located to the northwest of the Walled Garden and Carriage Drive, near the North Ravine wood edge. It is set flush with the adjacent lawn. It was likely moved to this location in the late 1970s as the National Park Service removed many ornaments from the Walled Garden in an effort to better depict the character of the landscape during the Civil War era.

Pan Statue.
--Historic Condition: The Pan Statue was first installed in the Rotunda during the Devore ownership, between 1926 and 1927. It is believed that Pan was carved for the Devores by a sculptor who came from Italy and lived at Chatham while he completed the statue.
--Post-Historic and Existing Conditions: Pan is the Greek god of the wild, shepherds and flocks, nature of mountain wilds, hunting, and rustic music. He is also recognized as the god of fields, groves, and wooded glens. Pan has the hindquarters, legs, and horns of a goat, and is depicted sitting on a stone plinth, playing a panpipe, or satyr flute. The statue is carved of limestone and shows significant signs of wear, likely due to prior rain exposure. The statue and plinth stands about 6' high. It was badly damaged by vandalism prior to 2006 and repaired with the support of the Friends of Chatham in 2012.

Plinth.
--Historic Condition: The Plinth was likely installed by the Devores in the 1920s during their Colonial Revival improvements to Chatham's grounds. The Plinth likely held the Ceres statue prior to its relocation to the entrance to the Walled Garden after the removal of the Diana Statue from this location during John Lee Pratt's ownership of Chatham.
--Post-Historic and Existing Conditions: The empty limestone Plinth is located at the northwestern end of the upper terrace in line with the centerline of the Laundry. The Plinth stands approximately

3' high and features decorative molding at the base and upper edges, as well as chiseled side panels framed with more delicate linear incisions. The Plinth is hollow, with plywood covering the opening in the top. It matches the plinth on which the Flora Statue rests at the opposite end of the upper terrace. The Plinth is in good condition.

Reproduction Pontoon Bridge Section.
--Historic Condition: This feature did not exist historically.
--Post-Historic and Existing Conditions: The Reproduction Pontoon Bridge Section was constructed for production of the film that is shown in the Chatham Visitor Center. The wooden bridge section is built at 80% of the size of the original bridge sections. The components of the bridge section include: two pontoon boats, bulks (siderails), and chesses (boards placed across the bulks as flooring). The reproduction bridge section is used for interpretive purposes.

Stone Well Head.
--Historic Condition: The largest, and perhaps most prominent, Walled Garden Statuary feature is the stone well head that is set on a stone plinth in open lawn and surrounded by the Garden Pergola. Little is known about the origin of this feature, although it has been conjectured that it is both an original Italian well head and an early twentieth century reproduction.
--Post-Historic and Existing Conditions: The Stone Well Head remains in the Walled Garden, in its historic location. It remains in good condition.

Visitor Parking Lot Picket Fence.
--Historic Condition: This feature did not exist historically.
--Post-Historic and Existing Conditions: The Visitor Parking Lot Fence borders the southwest side of the drive at the transition from Chatham Lane to Farm Lane, and defines a non-historic curve in the drive designed to direct traffic into the Visitor Parking Lot. The fence, painted white, was installed around 1980 to separate the new Brick Entrance Paths from the drive. It includes a gate along its southeast side to allow large vehicles to pass through, along the historic alignment of Chatham Lane, without swinging around the realigned road section. The fence extends approximately 95 linear feet and remains in good condition.

Walled Garden Small-Scale Features.
These features include cast concrete bench, concrete fruit basket finials (3), concrete birdbath, concrete busts (4), concrete jardinière finials (2), iron armillary sphere on limestone plinth, lead four seasons statues on limestone plinths (4), lead statues on limestone plinths (2), lead urns (4), limestone cherubs on plinths (2), stone urns (3), limestone fish lavabo with concrete shell basin, and pet headstones (Mele Mele and Buck).
--Historic Condition: The Walled Garden Small-scale Features were added between 1921 and 1927 by the Devores according to the recommendations of Ellen Shipman. Shipman's papers include catalogues from many prominent New York antiques dealers, including metallurgists Lester Boronda, Todhunter, Inc., McKinney, Myron S. Teller, Henry Hope & Sons; antiques dealers Kenneth Lynch, Inc., Erkins Studios, and Louis L. Allen; and Galloway Pottery. The Devores likely purchased garden ornaments from some of these dealers, among others. Frances Benjamin Johnston's photographs from 1927 provide sound documentary evidence of the diversity and location of ornaments in the Walled Garden. Some of the most notable features in these photographs include the armillary sphere, lead four seasons statues, limestone cherubs, and terra cotta pots and vases.
On May 7 and 8, 1976, Sotheby's auctioned the contents of Chatham, including garden furniture and ornaments. The extensive listing of items in the auction catalogue includes outdoor furniture, urns and jardinière stands, a well head, stone statues, bird baths, a fountain, and marble plinths. The catalogue provides sound evidence of the types and diversity of garden ornaments present at the end of John Lee Pratt's ownership of Chatham. While some of these items were sold, many others, including those listed above, remain on the grounds today.
--Post-Historic and Existing Conditions: The Walled Garden Small-scale Features listed above remains in the Walled Garden, in their historic locations or close to their historic locations. Prior to recognition of the significance of the Walled Garden, other historic garden ornaments were discarded in the North Ravine, behind the Milk House, by the National Park Service in an early effort to return the grounds to their Civil War era appearance. It is believed that the legs of the

stone table that once stood on the terrace remain in the woods behind the Milk House. The National Park Service purchased a reproduction armillary sphere and placed on a repaired limestone plinth in the 1980s. All other Walled Garden Statuary is original. Statuary that remains in the Walled Garden is listed above and remains in good condition.

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Cannons on Reproduction Carriages	181533	Noncontributing – Compatible			Location	23785	No
Caretaker's Cottage Picket Fence	181535	Contributing			Asset	559385	Yes
Ceres Statue	181537	Contributing			Location	23785	No
Civil War Grave Markers	181539	Contributing	7885		Location	23766	Yes
Contemporary Site Furnishings	181541	Noncontributing – Compatible			Location	23635	No
Corn Crib Picket Fence and Posts	181543	Contributing					No
Exedra Bench	181545	Contributing					No
Fire Hydrants	181547	Contributing	82053		Asset	18168	Yes
Flora Statue	181549	Contributing			Location	23785	No
Garden Bench/Arbor	181551	Contributing			Asset	1327399	Yes
Garden Rose Trellises	181573	Contributing	82047		Asset	17502	Yes
Gas Pump	181575	Contributing	82050		Asset	18169	Yes
Marble Garden Benches	181577	Contributing			Asset	1322628	Yes
Millstone	181579	Undetermined					No
Pan Statue	181581	Contributing			Location	23785	No
Plinth	181583	Contributing			Location	23785	No
Reproduction Pontoon Bridge Section	181585	Noncontributing – Compatible			Location	23786	Yes
Stone Well Head	181587	Contributing			Location	23785	No
Visitor Parking Lot Picket Fence	181589	Noncontributing – Compatible			Asset	67809	Yes
Walled Garden Small-scale Features	181591	Contributing			Location	23785	No

Landscape Characteristic Graphics:



Figure 23. Exedra Bench. View looking north, 2014 (OCLP).



Figure 24. Garden Rose Trellises. View looking north, 2015 (OCLP).

Landscape Characteristic: **Archeological Sites**

Smoke House Foundation.
--Historic Condition: The Smoke House is first documented in a 1797 advertisement to sell Chatham. The building was located approximately 25' to the northwest of the Laundry, with a footprint measuring approximately 16'-8" square. The bricks that comprise the foundation are handmade and held together by crude mortar or river silts and lime.
--Post-Historic and Existing Conditions: The Smoke House Foundation was discovered prior to 1979 during archeological investigations by Daniel Crozier, with Temple University. In 1979, the feature remained exposed to the elements, badly weathered. Today, the structure remains below grade and is marked at its four corners by posts and an identification sign.

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Smoke House Foundation	181593	Contributing					No

Condition

Assessment Interval (Years): 5

Next Assessment Due Date: 05/21/2030

Condition Assessment and Impacts

Condition Assessment: Fair

Assessment Date: 05/21/2025

Condition Assessment Explanatory Narrative:

The 2019 YCC project made progress on improving the grounds, but the impacts noted in 2019 largely remain.

Condition Assessment: Fair

Assessment Date: 01/08/2022

Condition Assessment Explanatory Narrative:

Provisional. The condition reassessment for this CLI has been delayed due to Covid-19 travel restrictions and staffing shortages. In the meantime, the most recent condition assessment will remain in place until it is reassessed as part of a comprehensive update of the entire CLI. Planning and scheduling this update will occur in FY 2022.

Condition Assessment: Fair

Assessment Date: 08/22/2017

Condition Assessment Explanatory Narrative:

The Chatham landscape is in “fair” condition. Based on the definition provided in the “Cultural Landscapes Inventory Professional Procedures Guide,” the site “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.” The most notable and widespread change over time has been the loss of open space and views due to the growth of successional vegetation.

Impacts

Type of Impact: Adjacent Lands

Other Impact:

External or Internal: External

Impact Narrative: Suburban development along the northeast and southeast sides of Chatham threatens the historic setting of the property.

Date Identified: 08/16/2017

Type of Impact: Deferred Maintenance

Other Impact:

External or Internal: Internal

Impact Narrative: Evidence of historic circulation patterns remain only as traces and are at risk of loss due to deferred maintenance.

Date Identified: 08/16/2017

Type of Impact: Erosion

Other Impact:

External or Internal: Internal

Impact Narrative: Erosion along steep slopes throughout the site, notably on the Center Embankment, Riverside Field, and in the ravines, poses a threat to the historic character of the landforms.

Date Identified: 08/16/2017

Type of Impact: Release To Succession

Other Impact:

External or Internal: Internal

Impact Narrative: Succession throughout former agricultural lands at the northern end of the site, along the river bottom, has negatively impacted the historic character of the landscape.

Date Identified: 08/16/2017

Type of Impact: Removal/Replacement

Other Impact:

External or Internal: Internal

Impact Narrative: Alternations and diminutions to planting within the Walled Garden since the 1920s have diminished the historic character of this area.

Date Identified: 08/16/2017

Type of Impact: Vegetation/Invasive Plants

Other Impact:

External or Internal: Both Internal and External

Impact Narrative: Growth of invasive plants has obscured broad landscape patterns, including spatial organization and circulation.

Date Identified: 08/16/2017

Treatment

Stabilization Measures

Treatment Documents

Treatment Type:	Rehabilitation
Treatment Completed:	No
Document Type:	General Management Plan
Document Date:	1986-08-28
Title:	
IRMA Link:	

Narrative:

The framework for treatment of the Chatham landscape is guided broadly by the legislation Fredericksburg and Spotsylvania National Military Park, which calls for the preservation and marking of sites associated with the battles of Fredericksburg, Chancellorsville, Wilderness, and Spotsylvania Court House for commemorative purposes (16 U.S.C., section 425). Treatment is also guided by the mission of the National Park Service "…to conserve the scenery and the natural and historic objects and the wild life therein and to provide for the enjoyment of the same in such manner and by such means as will leave them unimpaired for the enjoyment of future generations" (Organic Act of 1916).

Specific direction on the treatment of the Chatham landscape is found in the park's planning documents, including the General Management Plan and Long-Range Interpretive Plan. Fredericksburg and Spotsylvania National Military Park adopted its last general management plan in 1986. The plan included recommendations for Chatham, stipulating modifications to the Stable for interpretive programming, installation of an upgraded two-way road system and a thirty-car "grasscrete" parking lot near the Caretaker's Cottage, increasing the park's public restroom capacity, and burying overhead utility lines. The report also referenced obliterating a residence and outbuilding.

In 2001, Fredericksburg and Spotsylvania National Military Park completed a "Long-Range Interpretive Plan." The plan detailed an interpretive role for Chatham, with several associated landscape changes to enable the park to achieve its stated goals:
--"This plan recommends a changed interpretive role for Chatham. New emphasis will be placed on Chatham as an illustration of the colonial and antebellum South and it associated institutions, social structure, politics, and economics. By illustrating the war's impact on Chatham, Chatham will serve as a metaphor for the fate of the entire south: a prosperous, century-old institution built on a hierarchal social foundation laid waste and transformed by war. Moreover, it is a window into the condition and stresses that begot this war, as evidenced by the 1805 slave insurrection, the Hannah Coalter manumission controversy, and J. Horace Lacy's secessionist activism.
--"Visitors will leave Chatham understanding that here was a prosperous Southern institution whose foundations and fabric were rocked and ruined by war. Part of this will be accomplished through a new audiovisual program, to be shown either in the main house or in one of the dependencies.
--"As part of a broader planning effort (a DCP), the arrival experience to Chatham will be reoriented to the historic front of the house. Visitors will be routed first to the north side of the property, past the laundry, and onto the front grounds where elements of the antebellum landscape would be restored. A future DCP alternative also might consider accessing Chatham through Pratt Park, perhaps with some type of combined fee arrangement.
--"This plan recommends consideration of restoring elements on the historic front of the house (facing the river), where possible and permissible, to their wartime appearance. Exhibits on the terraces will describe the impact of the war on Chatham and the city of Fredericksburg, wartime activity here, the evolution of the antebellum landscape, and connection with the view of Marye's Heights.
--"The laundry building will be used to illustrate the role of slaves and slavery in the function of Chatham throughout its antebellum history. Interpretation here also can distinguish between differing perceptions of change by slaves and their owners. A combination of exhibits and historic furnishings, perhaps with audio or audiovisual components, will relate these stories. Visitors will see the different levels of southern society as represented at Chatham, including the tensions, prosperity, day-to-day activities, boredom, etc. The number of

slaves, the 1805 revolt, and the 1857 manumission trial will be related, illustrating elements of the social condition that eventually led to war.
--"An integral part of the experience in the main house will be a contrast in furnishings—either in the same room, or in different rooms. The purpose will be to illustrate the impact of the war on this prosperous antebellum plantation. Moving away from the genealogical theme of the existing exhibits, the new approach will inspire a more compelling look at some of the stories Chatham can help tell. These will include Chatham's pre-war evolution, the use of the house as a headquarters, and especially, as a hospital. The hospital story might best be presented through an audiovisual program, as exhibit media and historic furnishings have not proven successful in conveying the reality of field hospital scenes. One unique object, the Beardslee Magneto Telegraph, could be combined with audio, audiovisual, or interactive media to illustrate its use and role in a headquarters operation.
--"After experiencing the front of the house and the house itself in an antebellum and wartime context, visitors will exit the rear of the house and enter the existing 1920's landscape. From there they will exit the walled area and return to the parking lot. Whether or not the current garden landscape is retained is less important to the educational experience visitors will have at Chatham—at least the modern gardens will not detract from the interpretation of the significant themes of the site. If the gardens are to be retained, they should be interpreted for what they are, without undue emphasis. Fittingly, under this proposal, the most modern—and least significant—landscape will be the last one encountered by visitors.
--"The Federal route intro Fredericksburg, by way of the ravine and pontoon bridge across the river, will be identified and interpreted. The potential for opening this route as an interpretive trail will be explored. Interpretive media will focus on the numbers of troops that pass through here, and that many never returned."

The landscape implications of the "Long-Range Interpretive Plan" recommendations include: reorienting visitor arrival and entry to the river side of house, restoring the riverside of the house and landscape to reflect it 1860s appearance (vista clearing was completed in 2014), installing new interpretive exhibits on the riverside lawn and within the house, and constructing a new trail to the site of the pontoon bridge river crossing.

In June 2002, the National Preservation Institute, in partnership with the park, conducted a strategic planning charrette to develop and evaluate the ways in which Chatham's stories could be better integrated within the overall mission of the park, as well as how the visitor experience at Chatham could be improved. Among the topics discussed were the visitor arrival sequence (through Pratt Park and to the southwest side of the house), development of new interpretive exhibits, replacement of the two-story porch on the south façade, restoration of views to Fredericksburg through vegetation management, use of terraces to interpret different periods of the property's history, establishment of a "garden trust", and development of a self-guided landscape tour.

As reflected in previous park planning and current park criteria for treatment, the recommended primary (overall) treatment for the Chatham landscape is rehabilitation, one of the four approaches in the Secretary of the Interior's Standards for the Treatment of Historic Properties. As described in National Park Service Cultural Resource Management Guideline (NPS-28), "Rehabilitation improves the utility or function of a cultural landscape, through repair or alteration, to make possible an efficient compatible use while preserving those portions or features that are important in defining its significance."

Overall, rehabilitation is the most appropriate primary treatment for Chatham because of the need to adapt the site to public use, to screen surrounding modern development, to protect natural resources, and to interpret the many features that have been altered or lost since the end of the historic period. Under rehabilitation, there is a range of treatment options at the feature level that may include restoration, reconstruction, and compatible new construction.

To guide the rehabilitation of the landscape, the recommended treatment philosophy outlined in the draft Cultural Landscape Report (2017) is to rehabilitate the landscape in two zones in support of the park's primary interpretive themes. Outside of the Walled Garden, the landscape will be rehabilitated to convey its historic relationships with adjacent communities that explain the development and evolution of the estate through the Civil War. Within the Walled Garden, the Chatham landscape will be rehabilitated to reflect its character following implementation of Ellen Shipman's design.

Approved Treatment Costs

Cost Narrative:

Treatment Type:	Bulk Import TBD
Treatment Completed:	No
Document Type:	Cultural Landscape Report
Document Date:	2019-01-01
Title:	Cultural Landscape Report for Chatham: Fredericksburg and Spotsylvania National Military Park
IRMA Link:	https://irma.nps.gov/DataStore/Reference/Profile/2265603

Narrative:

Approved Treatment Costs

Cost Narrative:

Bibliography and Supplemental Information

Bibliography:

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Olausen, Stephen A., Kristen Heitert, Laura Kline, Gretchen Pineo, and Elizabeth de Block	National Register Documentation for Fredericksburg and Spotsylvania County Battlefields Memorial National Military Park, May 2016 draft	2016	Pautucket, RI: Public Archeology Lab			
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Landscape Documents:

File Name	Date	Attachment Type
FRSP Chancellorsville Battlefield - Chatham CLI Update Notes_2025.pdf		

Source