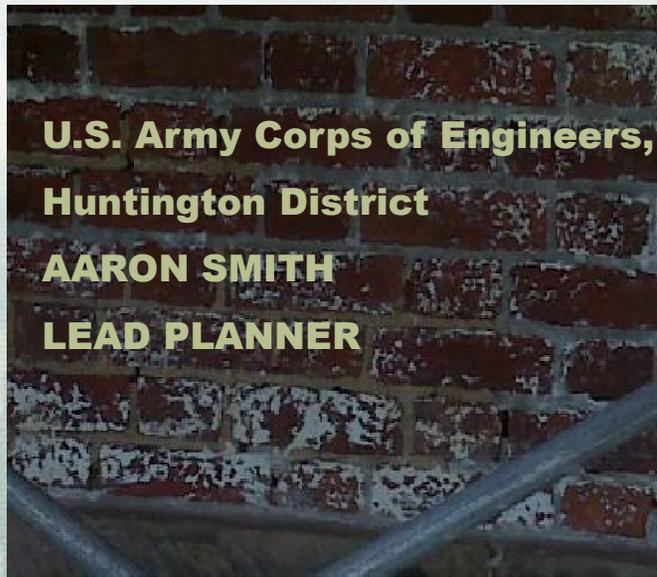
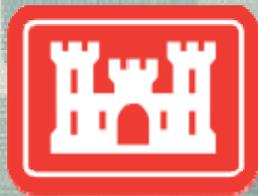


# 2008-2012 PRESERVATION ACTIVITIES AT THE JENKINS HOUSE GREEN BOTTOM, WEST VIRGINIA



JENKINS  
PLANTATION  
MUSEUM  
for  
U.S. ARMY  
CORPS OF  
ENGINEERS  
GREEN BOTTOM  
WEST VIRGINIA

Edward Tucker  
ARCHITECTS, INC.  
1000 1st Street, Suite 200  
Huntington, WV 25701  
Tel: 304.536.2000  
www.edwardtucker.com



US Army Corps of Engineers  
**BUILDING STRONG**<sup>®</sup>

1 BASEMENT PLAN  
3/16"=1'-0"



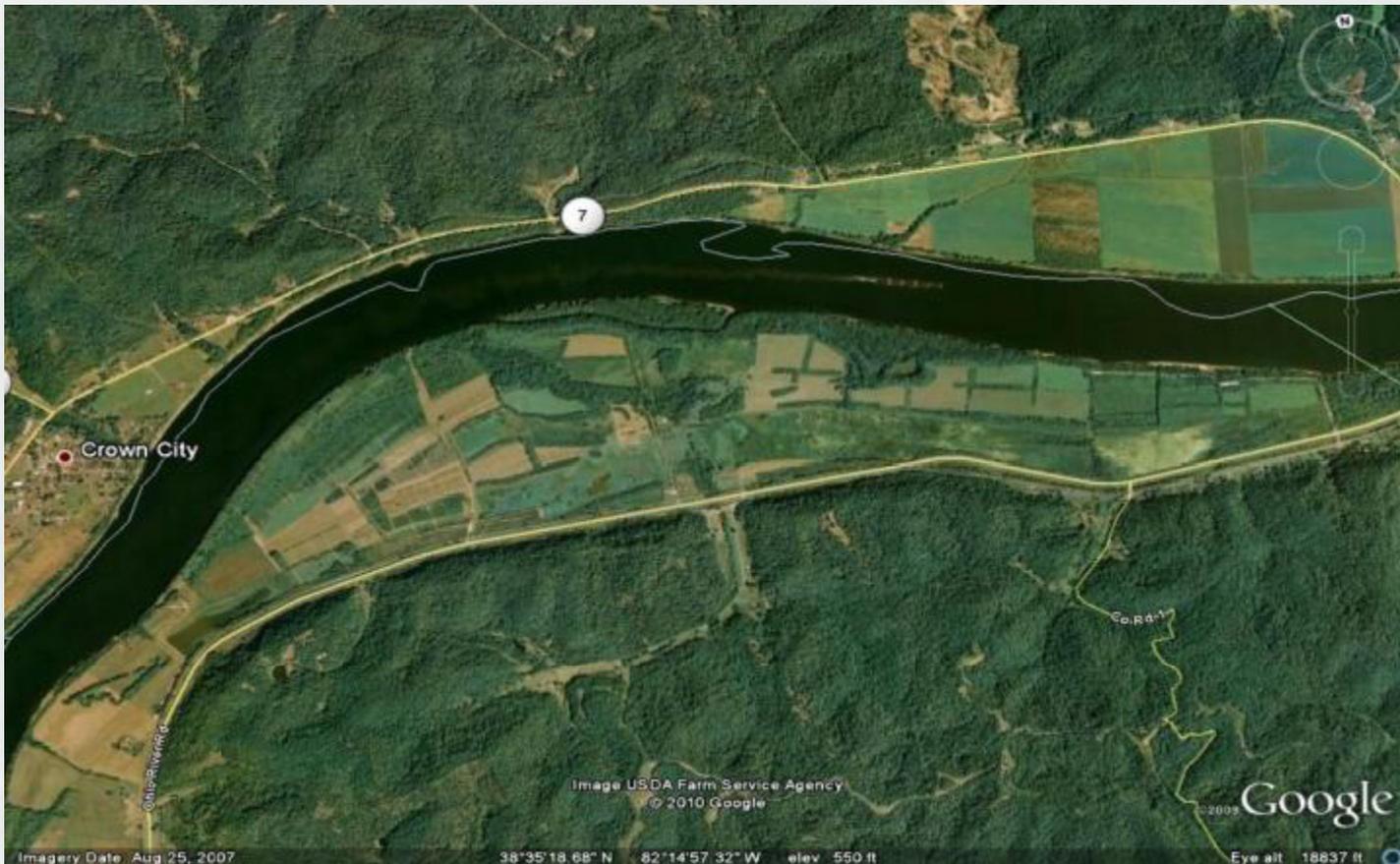
# CORPS INVOLVEMENT

- Robert C. Byrd Dam Replacement Project
  - ▶ Authorized two additional Lock Chambers



# CORPS INVOLVEMENT

- Environmental Mitigation for Replacement Project
  - ▶ Included purchase of LeSage/Green Bottom Swamp



# CORPS INVOLVEMENT

- Environmental Mitigation for Replacement Project Preservation of Jenkins House Which is in Green Bottom
  - ▶ Jenkins House purchased as part of this property in 1988
- Authorized in Section 548 of WRDA 2000
  - ▶ Ensure Preservation and Restoration of Jenkins House
- WRDA 2007 authorized
  - ▶ Restoration and Reconstruction at Jenkins House



# WHERE IN THE WORLD IS THE JENKINS HOUSE?

**U.S. GOVERNMENT OWNED PROPERTY**



# WHAT IS THE JENKINS HOUSE?

- Five bay, two-story building measuring 50-x-25 feet
- with Federal Style Tendencies



# WHAT IS THE JENKINS HOUSE?

- Brick laid in Flemish bond on north façade (original entrance).



- Brick laid in common bond on other elevations.



# WHAT IS THE JENKINS HOUSE?

- Building rests atop a raised sandstone foundation comprised of square cut ashlar laid in regular courses.



# WHAT IS THE JENKINS HOUSE?

- Rectangular in plan
  - ▶ Principal entrances on north and south facades
  - ▶ Central stair hall flanked on each floor by a single room.
  - ▶ Each room has a fireplace on the exterior-end wall.
  - ▶ Attic accessed by narrow enclosed stair/ladder
    - Probably not a living space as floor boards are unsecured to the joists and rafters.



# WHO BUILT IT?

- William Jenkins
  - ▶ Born in VA 1778
  - ▶ Successful exporter (South America)
  - ▶ In 1817 moves to Rockbridge Co, VA
  - ▶ Lives on sizeable farm (Buffalo Forge)
- Relocates to Cabell Co, VA ~1825-26
  - ▶ Following purchase of Green Bottom Along Ohio River
    - Capitalize on ongoing steam boat river transportation revolution
    - Establishes a large plantation centered on river.
  - ▶ Took up residence in wood house
    - Possible a former residence of a plantation manager or overseer's house?
    - Location of this home currently unknown?
  - ▶ Tax records indicate a substantial building campaign between 1828 and 1836.
  - ▶ Oral Tradition Indicates Jenkins House was completed in 1835.
  - ▶ Likely that bricks and stone were manufactured and timbers were hewn on site by en-slaved population.
  - ▶ As will be discussed later, there is archeological evidence to suggest the house was completed around this time as well.



# WHO LIVED THERE?

- Between 1826 and 1830 Three Sons Born to William and Janetta Jenkins
  - ▶ Thomas Jefferson
  - ▶ William Alexander
  - ▶ Albert Gallatin
- All three sons college-educated
- Albert Gallatin Jenkins first enrolled at Marshall Academy in 1845
- But later joins his brothers at Jefferson College in Canonsburg, PA
- Albert Gallatin Graduated in 1846
  - ▶ Just shy of his 18<sup>th</sup> birthday
- Brothers Returned to Green Bottom following Graduation
- Only Thomas (the eldest remained at home)
- William went to medical school in Philadelphia
- Albert Gallatin when on to and graduated from Harvard Law in 1850
  - ▶ Unclear if Albert ever practiced law – and there is historical dispute of this fact.
  - ▶ No evidence ever a member of the bar
  - ▶ But he may has informally served a legal council for neighbors and friends



# ALBERT GALLATIN (A.G.) JENKINS

- Becomes interested in politics in 1850s
- 1855 campaigned for US Senate Seat from VA (Democrat)
- Elected 1857 to Congress (age 26)
- Re-elected in 1859
- Same Year William Jenkins Dies
- Leaves A.G. 1,456 acres at Green Bottom Including Jenkins House
- A.G. remains in congress and does not immediately return to Green Bottom
  - ▶ Brothers also received equal tracts in Green Bottom



# A.G. JENKINS / AMERICAN CIVIL WAR

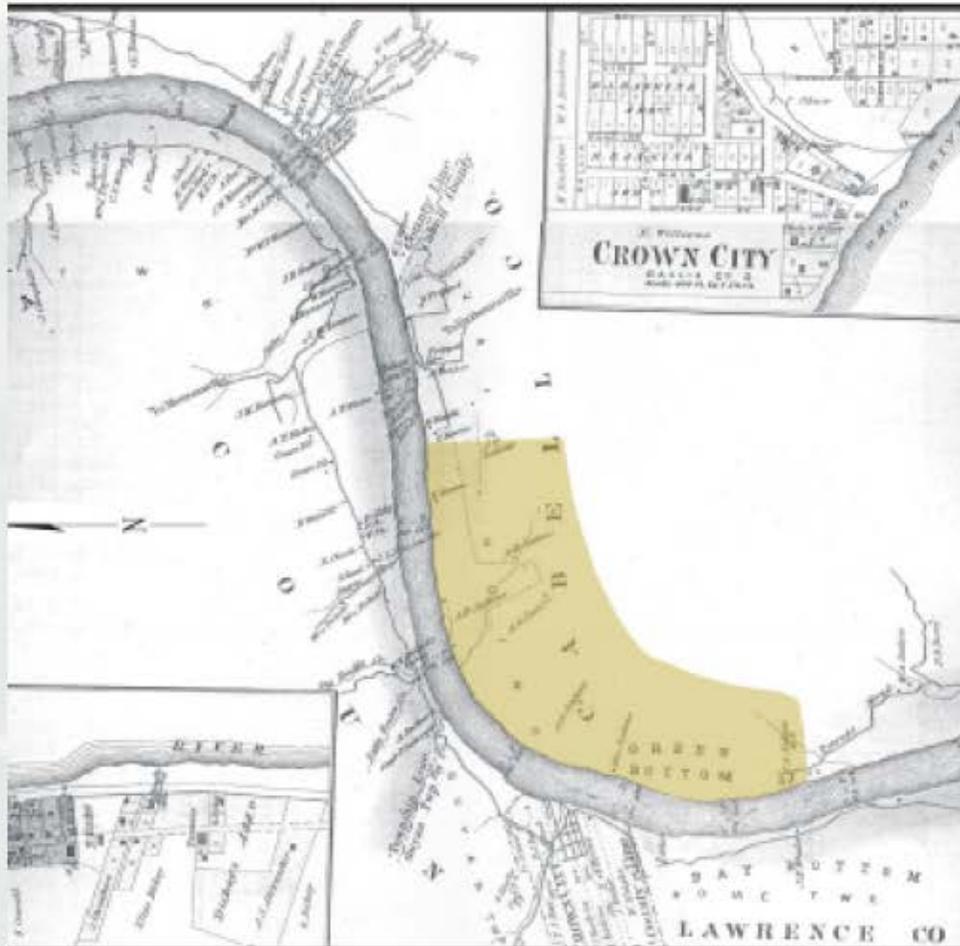
- Following attack on Fort Sumter and VA secession from the Union in 1861
  - ▶ A.G. does not run for reelection
  - ▶ Instead, elected Captain of the Border Rangers, a group he helped to organize
  - ▶ August 1861 Border Ranges reorganizes into o 8<sup>th</sup> VA Cavalry
  - ▶ Jenkins elected their COL.
- 1862 Jenkins resigns commission to accept a seat in the First Confederate Congress
- Same year, he is commissioned as a Brigadier General and leaves Congress again
  - ▶ This time he commands the 8<sup>th</sup> and 14 Virginia Cavalry
- 1863 Served at Gettysburg where he was wounded in the head and tendered his resignation to tend to newly blinded wife.
- His resignation was not accepted.
- On May 9, 1864 he was wounded and captured at the Battle of Cloyd's Mountain
  - ▶ Only day before took command of scattered Confederate units to protect VA & TN RR
  - ▶ Federal surgeon's amputated his arm four days later
  - ▶ Then on May 21, 1864 he died from complications associated with the wound.



# FOLLOWING A.G. JENKINS DEATH

- Final Disposition of Jenkins property was not accomplished until 1881.
- Many lawsuits brought against the property for damages resulting from his military raids by General A.G. Jenkins
- Cabell Co circuit court divided the property among A.G.'s children
- Children quickly sell of their property.
  - ▶ Only Jenkins third child (Margaret) retains title to land at Green Bottom, including Jenkins House.
  - ▶ Margaret retained ownership of house until 1931, when a note payable to Lola B. Northcott came due.
  - ▶ Unclear if Margaret resided at the Jenkins House between 1881 and 1931
    - Evidence indicates she lived other places, but may have summered in Green Bottom.





*Illustrated Atlas of the Upper Ohio River and Valley from  
Pittsburgh, Pa. to Cincinnati, Ohio  
(Hays 1877)*





20<sup>TH</sup> Century Oblique View of  
Jenkins Plantation





View of the Jenkins house from the northwest, after 1913





View of the Jenkins house from the northeast, after 1913





Main entry of the Jenkins house, view from the northeast, after 1913





View of the Jenkins house from the south,  
after 1913



View of the Jenkins house from the southwest  
(near facade), date unknown





View of the Jenkins house from the northwest, circa. 1959  
(Note the addition to east facade and patio roof and fireplace at west facade)



# PRESERVATION PLANNING EFFORT

## Goals:

Preserve Jenkins House from threat of degradation.

## Process:

Conducted an Environmental Analysis to explore multiple alternatives in consultation with public and stakeholders.



# FLOOD RISK

- Threat from Flooding had to be considered
- The following options were eliminated in consultation with Stakeholders as they harmed the historic integrity of the Jenkins House
  - ▶ Floodwall
  - ▶ Levee
  - ▶ Relocation
  - ▶ Veneer Wall
  - ▶ Raise-in-place



# PRESERVE IN PLACE

REDUCE WATER AND MOISTURE INFILTRATION

UPGRADE UTILITIES

REPAIR AND/OR STABILIZE ANY STRUCTURAL PROBLEMS

CONSIDER FUTURE RESTORATION GOALS



# NEW ROOF

REPLACEMENT OF ROOF WITH A PERIOD-APPROPRIATE COMPOSITE SHINGLE

Weathering Protection

Long-life material

Mimics color, texture, and dimension to original wood shingles



# REMOVE DORMERS



Point of moisture infiltration

Dormers were not from historical period of significance



# RE-ATTACH RAFTERS AND JOISTS

PINS HOLDING RAFTERS TO PARALLEL JOISTS SHEARED OFF

As much as 4.5 inches in horizontal displacement of wall cause the ends of the rafters to rise

Solution: Place oak shims under the rafter ends and atop the plate and then attach the rafter bases to the joists with "Simpson Strong Ties" – galvanized steel straps



# REMOVE GARAGE

REMOVAL OF N GARAGE TO ACCESS TO EAST-SIDE OF BUILDING TO COMPLETE RE-POINTING OF BRICK AND FOUNDATION STONES.

ALSO REMOVED 1935 ADDITION FROM THE HOUSE – ACTS AS RESTORATION ACTIVITY

ALSO ALLOWED FOR CAREFUL REMOVAL AND SAFE STORAGE OF STONE BASE FOR RE-USE DURING RECONSTRUCTION

EVIDENCE OF OX-BLOOD STAIN



# PAINT REMOVAL

REMOVAL OF PAINT TO REPOINT  
ALSO PREVENTS MOISTURE ENTRAPMENT



ACTS AS RESTORATION ACTIVITY

AS MANY AS SIX TREATMENTS USED



# TOTAL REPOINTING

USE LIME-BASED MORTAR TO STABILIZE AND STEM ONGOING DAMAGE FROM PAST INTERVENTIONS WITH INAPPROPRIATE MATERIAL

WORLD RENOWNED EXPERT – JOHN SPEWICK- U.S. HERITAGE



# RECONSTRUCT CHIMNEYS

REBUILD TOP CHIMNEYS FROM SHOULDER UP  
THEY WERE STRUCTURALLY UNSOUND  
PREVENT FUTURE MOISTURE PENETRATION



# INCREASED STRUCTURAL LOADING

INSTALLED TIMBER SHORING FOR FIRST FLOOR,  
SISTERED JOISTS

REPLACED DISTRESSED FLOOR BOARDS



# RESULTS TO DATE - BEFORE



Jenkins House, August 1980



# RESULTS TO DATE - AFTER



# RESULTS TO DATE - BEFORE



**Jenkins House, Front View, 1992, After Rehabilitation.**

# RESULTS TO DATE - AFTER



# RESULTS TO DATE - BEFORE



# RESULTS TO DATE - AFTER



# RESULTS TO DATE - BEFORE



# RESULTS TO DATE - AFTER



## FOR FURTHER INFORMATION

For further information, please contact  
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