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TAVERN KITCHEN

AND

GUEST HOUSE

by

Robert L. Raley

Supervising Architect of 1956
Measuring Team of The Eastern
Office of Design and Construc-
tion, National Park Service

at

APPOMATTOX COURT HOUSE
NATIONAL HISTORICAL PARK
Appomattox, Virginia

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This Report is not intended to give a complete Historical Account of Clover Hill Tavern Group, yet it is necessary to be familiar with certain known facts upon which much of the proposed restoration is based. The Historical Report will be made under separate cover. This then, is intended to be a record of the Architectural History of this building and its subsequent changes and alterations.

August 1956

*See memo (H30)
dtd 9-4-56, Raley
to EOD*

TAVERN KITCHEN AND GUEST HOUSE

Origin of the Tavern

To name either the first owner, or the date of the construction of this building is not quite as easy as might first be thought. The TAVERN KITCHEN AND GUEST HOUSE is but one of the group of buildings loosely known as the Clover Hill Tavern Stand.

9 The first years of the Tavern are associated with the Patteson family. Whether of the immediate family or some branch, Pattesons lived on the Appomattox River as early as 1774 when a William Patteson sued his father's widow over land on that river then in Prince Edward County (1). The first Patteson ownership of Clover Hill began in 1814 when John Saddler and his wife Jane sold Alexander and his brother Lilborn Patteson a tract of land containing 206 acres for the sum of \$1,600 (2). The name Clover Hill seems to have been attached to the property even then.

seems likely That some sort of building existed on the land at that time cannot be doubted, for the appraised value of the land and buildings in 1812 was \$155.55 (3). This is further supported by the fact that in 1811 when the land was bought by the Saddlers for \$1,500, the deed described the land as "whereon the said Robert Moses^{LEY} at present lives" (4). By 1815 the figures were changed only to the extent of describing the 206 acres as two separate tracts; one of 200 acres valued at

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1. Patteson vs. Patteson, Prince Edward County Court Records, Farnville, Virginia.
 2. Prince Edward County Deed Book #15, p. 258.
 3. Prince Edward County Land Tax Book for 1812, Virginia State Library, Richmond, Va.
 4. Prince Edward County Deed Book #14, p. 555.

\$155.55, and the other of six acres at \$2.34 (5). Certainly all the buildings necessary to the operation of a stage route must have been standing in 1817, since the brothers Alexander and Lilborn had first established a route in 1811 (6). For the year 1817 the Pattesons paid Personal Property tax on 27 horses; and in 1818 on 30 horses and 2 coaches (7).

Times were undoubtedly prosperous and the stage business expanded. The following year Patteson had twelve slaves, forty five horses and three coaches valued at \$750. (8)

Whether the difference between the purchase price of Clover Hill (\$1,600) and its appraised value (\$155.55) can give us any real standard to judge that relationship is impossible to know. Nevertheless we do know that in 1819 a considerable amount of money was spent in improving the physical plant of the Tavern. This is reflected in the 1820 increase in assessment of \$4,800 listed for buildings (9). The expenditure of this amount seems to have been somewhat a strain for the Pattesons; they were credited with having ten less horses and one less carriage in the Personal Property Tax Records for 1820. (10). Nevertheless the nature of the new buildings is easily discernable in the light of the fact that an Ordinary License was granted that same year (11).

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5. Prince Edward County Land Tax Records 1815, V.S.L.
 6. EARLY HISTORY OF AN OLD APPOMATTOX LANDMARK, Ethel Marion Smith; The Virginia Magazine of History and Biography, vol. 57 No. 3, July 1949.
 7. Prince Edward County Land Tax Records 1815, V.S.L., Richmond, Va.
 8. " " " " " " 1815, " " " "
 9. " " " " " " 1820 " " " "
 10. " " " " " " 1820 " " " "
 11. " " " " " " 1820 " " " "

(notation at back of book under Licences Granted)

If the so called Dining Room Wing were already standing (in fact it may even have been the earlier residence of Robert Mosley) it is not in the scope of this report to prove. However the location of the door on the West elevation of the Tavern certainly supports the theory that some building was standing in that direction when the Tavern was built. The hipped roofed dormers (seen in the 1865 photograph) and the general character of the building itself seems to indicate an earlier origin. Its disappearance from the scene shortly after 1865, unless destroyed by fire, would show that the building had ceased being of use perhaps from age. *(TORN DOWN IN 1870)*

different from
and the churches
The Guest House
Identify Describe
There can be no doubt that the Tavern itself was of this 1819 period, and every indication would seem to support the construction of the Guest House at the same time. Of this building Ethel Smith states "The Guest House was presumably the other old building that still stands" (12). The original use of the first floor may present some question, but the use of the second and third floor rooms cannot. They were designed as Guest sleeping rooms and were finished with a sophistication equal to that of the Tavern, surpassing it in the originality of the 2nd floor mantelpiece.

The 1st floor however, has undergone several changes from its original form. The size and simplicity of the fireplace, the lack of evidence indicating a mantelpiece, the smoked stained ceiling beams, give more the appearance of a kitchen than a sleeping room. Also the fact that the building was still referred to as the "two story brick

12. EARLY HISTORY OF AN OLD APPOMATTOX LANDMARK, Ethel M. Smith, The Virginia Magazine of History and Biography, vol. 5, No. 3, July 1949.

kitchen" in the notes on the Peer's map of Appomattox Court House in 1890 would seem to support the notion. Peers also refers to the TAVERN KITCHEN AND GUEST HOUSE as building No. 12 ..." 2 story brick house, 4 rooms for lodging in back yard ... chimney at each end E. W. double platform porch in Front". No mention is made of this ever having been a kitchen. From Mrs. Hickok's description of the GUEST HOUSE and Peers information, there is some doubt that the so called TAVERN KITCHEN is properly named since if it served this function it was for a few years at most. ? ?

From 1819 until 1845 there is no evidence of any change. The fairly constant valuation listed for the Stand in the Land Tax Records would support the fact that nothing of major importance was undertaken during this time. In 1836 however, we can get some idea of the extent of the Tavern group from the announcement in the Richmond Enquirer of that year carrying the Notice of Sale of the Tavern Stand. To be sold, as well as half interest in the Tavern, were "all household & kitchen furniture belonging to the Tavern & Private Dwelling (between 20 and 30 beds and furniture) (12). This total differs somewhat from the inventory of the Personal Property of Alexander Patteson which among other things included 16 beds ..." 1 old Curtain Stead, bed and furniture", "2 underbeds and furniture", etc. (13). Since it was not at all unusual to have two or three beds for each sleeping room at this period, these 16 beds could easily have been located in the four

12. Richmond Enquirer, Tuesday Oct. 11, 1836, v. 33, #45, p. 1.
13. Inventory of Estate of Alexander Patteson, Prince Edward County Will Book #5, pp. 4-16.

bed rooms of the Tavern, the second floor of the Dining Room Wing, and the three rooms in the GUEST HOUSE (Kitchen not included). Even with this number of rooms there would have been less than an average of two beds per sleeping room. Also the inventory included "32 Windsor Chairs, and 12 Ditto with split bottoms" (14). This number of chairs would indicate that the Dining Room Wing was certainly standing at this time.

In 1845 when Clover Hill became the County Seat of the newly formed Appomattox County, many changes were indicated. The Tavern would no longer be just a stop between Richmond and Lynchburg, but it would have to assume the role of a town hotel. The train in a few years would go through Appomattox Depot instead of the Court House making the operation of the stage route unprofitable. These thoughts were far from the minds of most people, for as soon as the law was passed in Richmond, Clover Hill, as it was still called, saw a great influx of speculators, builders, show keepers, lawyers, etc., all interested in the development of the town.

Samuel McDearmon, himself a speculator, was owner of the Tavern Stand in 1846. For the next three years he spent a considerable amount of money for new buildings and improvements. In 1846, \$800 was added to the assessment for improvements; in 1847 \$1,800 for new buildings; in 1848 \$200 for improvements (15). All these improvements were made on his own land (Lot #16 of the new town) but it would seem to include the so called Brick Store which was built on the Court

14. *ibid.*

15. Appomattox County Land Tax Records Years 1845-50
Appomattox Court House, Appomattox, Va.

House Square about this time. Also it would seem that the TAVERN KITCHEN AND GUEST HOUSE was constructed in 1848.

There can be no doubt that such a change in the activities of the Tavern would require a new and larger kitchen, as well as more sleeping rooms. The addition of a kitchen and guest room building such as the one now standing would fill this need quite adequately. Also removing the kitchen from the Guest House would give even more space for sleeping rooms if desired. The fact that Mrs. Hickok can remember the first floor of the Guest House as "one large room ... with pot hooks for cooking" (16) indicates that this conversion never took place. It is doubtful that even the new kitchen served its intended function for long since Mrs. Hickok also remembers the kitchen being in a shed attached to the Dining Room Wing, and later in the West room of the Slaves Quarters (17).

In spite of the promise of limitless opportunities, the new County Seat did not live up to its expectations. McDearmon extended himself too far in speculation. Aside from the Brick Store, the Tavern Kitchen and Guest House, the Bar Room Wing, and perhaps even the Plunkett-Meeks House and Store were built by McDearmon at this time. The sale from time to time of his property could not delay for long his impending bankruptcy. By 1853 McDearmon was finally in court and his assets conveyed to Trustees, except the holdings to which his wife had dower rights (18). Thus with the growing discord between the

16. Letter from Mrs. Hickok, Oct. 6, 1941 to H. A. Gurney, NHP-ACH.

17. *ibid.*

18. McDearmon to McDearmon, Pr. Ed. County D. B. #26, p. 298, dated Feb. 17, 1853.

States, the completion of a railroad two miles from the Court House, and the financial failure of the outstanding business man of the town; little energy could be mustered toward further expansion. This decline, no doubt quickened by the war, is clearly evident in the sagging porches and unpainted houses of the 1865 photographs. Mrs. Hickok's description of the Tavern Stand in her youth is a far cry from the eager days of 1848 when money was spent "for new buildings" (19) and when the Court House and the McLean House were to hit new heights of ^aArchitectural aspiration, never again reached.

This brief outline sets forth the history of the Clover Hill Tavern Stand based on ^aArchitectural evidence ^{what I could find about} supported by Tax Records and other sources. Undoubtedly other information will be discovered affecting the exact dates of various buildings, but it would not appear that the 1865 picture of the Court House Village would be changed since all of the buildings discussed were known to be standing by that year. ??

SUBJECT: History of Clover Hill (S. D. McDearmon)

1853

Source: McDearmon to McDearmon, etc.

Dated Feb. 17, 1853

Recorded Appomattox Co. Feb. 17
1853, H. F. Boccock, Clerk

Pr. Ed. Deed between Samuel D. McDearmon and Mary F. P., his wife ... and John R.
County McDearmon and James C. Walton, Trustees of the other part:
Deed Book (Recites - S. D. McDearmon indebted to several persons for various amounts;
#26, p. 298 the property he holds consists in great part of real estate in which his
HAG wife has a right of Dower; McDearmon desires to dispose of his real estate
(Mar. 1943) without encumbrance; Mary, his wife, refused to relinquish her dower rights;
in consideration of her relinquishing her dower rights in S. D. McDearmon's
property. S. D. McDearmon agrees to convey to Trustees for his wife's
benefit other property equal in value to the interest in the particular
lands in question; a deed bearing same date has been prepared to effectuate
this agreement; the property conveyed by this latter deed is in considera-
tion not only of her relinquishing her rights in the property described in
this deed but also in a lot of land known as the Academy lot near Clover
Hill, a lot in the town of Clover Hill to Neal Kelly, also a half acre lot
near Clover Hill, sold to Wm. M. Wright, and in ten acres of land sold to
S. T. Wright being part of a Tract of Land called "Beedles" ... and her dower
right in a house and lot at Clover Hill sold to John H. Plunkett ... also
her right in the Brick Store house and lot at Clover Hill, sold to M. & B. H.
Nowlin.

In consideration of the above premises and the further consideration of \$10
paid S. McDearmon and his wife by the said Trustees. S. McDearmon and his

wife convey to the Trustees the following property:

300 acres of land in Appomattox County adjoining the lands of
James McDearmon, Wm. Paris and others
140½ acres in same county adjoining the above tract
153 acres of land in same county adjoining John W. West
1174 " " " " "
25 " " " " " on which is situated a grist
mill, sawmill, etc., known as the Falling Mills
210 acres of land in Campbell County near Union Hill Church
A lot of land in the Town of Farmville on the Main Street
100 acres of land in Appomattox County formerly part of Tom Wright's
real estate

.....

The Tract on which S. D. McDearmon now resides which includes all of that
part of the land known as the Clover Hill Tract which was purchased of
R. K. Raine and wife which lies north of the back street of the Town of
Clover Hill as laid off by Z. E. Cheatham, A. A. LeGrand and Jesse
Jennings, and therefore includes Lots No. 1, 2, 3, 4, 5, 6, 7, 8, 9, and
10 as laid off in the plan of said Town, and which includes 40½ acres
of land which was conveyed to McDearmon by Stout and wife by deed re-
corded in Appomattox County Court ... and which said Tract also includes
S. D. McDearmon's interest in 80 acres of land on which Edmund Sweeney
formerly resided ... all the real estate owned by S. D. McDearmon in
the Town of Clover Hill consisting in part of the Tavern House called
the Clover Hill Tavern and the outhouses, Stables, kitchens, etc.,

and of various other buildings in said Town and of various vacant lots ...all the lands lying east of the Town of Clover Hill and adjoining thereto a part of which is now in the possession of Dr. Benjamin Abbott and is part of the land purchased of Raine and wife containing 15 acres ...but not including the Academy lot; all S. D. McDearmon's interest in the lot of land near Clover Hill purchased from Saml. St. Clair, one of the heirs of Wm. Patteson (decd). All the interest of S. D. McDearmon in the real estate of Thomas & Pryor Wright deceased, it being the share of said lands allotted to the Martins which land lies near to the Town of Clover Hill; all the other lands, lots and parcels of land owned by S. D. McDearmon in the county of Appomattox or elsewhere and the following personal property:

A negro man named Tom

Billy

Albert

William

A negro woman Caroline and 3 children

A negro boy named Doctor

All household and kitchen furniture at his residence

All hogs, cattle, carriage, fodder, etc.

All the household and kitchen furniture belonging to the Clover Hill Tavern together with all provisions

(Other miscellaneous properties and rights including McDearmon's interest in a stallion called Santa Anna)

(The above conveyed subject to the following trusts)

1st: McDearmon has contracted with R. B. Wright to sell him a house and lot in the Town of Clover Hill for \$250. He also agreed to sell to Mrs. Mary Wootten a life estate in 3 acres of land being part of Breedles (sic) Tract in consideration of her putting upon said lot a house which she has done; the Trustees directed to carry out terms of the above agreements with Wright & Wootten.

2nd: The Trustees shall publically advertise the property herein conveyed for sale and shall sell same as they deem best; the Trustees shall receive 5% of the proceeds; the proceeds to be applied to pay various debts which are listed p. 302.

(Excerpts) The sum of about \$290 be the same more or less due from said McDearmon as Treasurer of the Monroe Lodge (Masonic) at Clover Hill and they are hereby directed not to deliver possession of the lots in Clover Hill which have been rented until the end of the year 1853... nor possession of the Tavern House until Jan. 1 1854 said Tavern being managed for S. D. McDearmon by George R. Jeffress for \$200 per annum and house room and board of his family.

(To Jesse Michaux for hire of carpenters for part of the year 1852 - \$180).

(John T. St. Clair is the owner of one half of the Carding Machine--not buildings but simply the cards--his interest to be recognized in disposing of said machinery).

5. Administrative Data

a. TAVERN KITCHEN AND GUEST HOUSE Building Number 4-A

b. This is a two-story brick structure located in the back yard of the Clover Hill Tavern. It has two rooms on the ground floor and two rooms on the second floor. The west room has a very large fireplace indicating use of the room as a kitchen.

Considerable exterior restoration of this structure has already been accomplished, including a new wood shingle roof, repointing of exterior brick walls, reinforcement of footings; replacement of sash, window sills, repair or replacement of doors as required, and rebuilding of the cornice.

Additional rehabilitation on this building will include rebuilding of the exterior staircase and landing giving access to the rooms on the second floor, installation of gutters and downspout, reconstruction of the plank floor at ground level, rebuilding of the interior brick partition wall and rehabilitation of interior finish.

The ground floor will be restored to 1865 appearance, as noted above, and for the present, space on this floor will be utilized to present museum exhibits. These exhibits will include the Burn scale model of the village as it appeared circa 1890, and other materials selected from museum items now in storage. When the final Museum display set up at Appomattox is installed (in the Court House Building), the ground floor rooms will be treated as house museum exhibits with simple exhibits showing the tools of the cook and kitchen, and storage of foods, etc. These displays will be of the look-in type through the

open doors in summer and through the windows in winter. There will be no attendant on duty and no visitor admission to the display rooms.

The staircase leading to the second floor will be blocked to visitors. Floor space on the second floor will be utilized to provide two rooms and bath for quarters for seasonal employees. No housekeeping facilities will be provided.

c. Exhibits for the present proposed use of the ground floor of this structure will be prepared by the Park staff with the advice and assistance of the Museum Branch. Funds required for this program will be taken from the Park on-site Management allotment for the 1958 fiscal year. Deductions from employees salaries will cover cost of operating and maintaining quarters on the second floor.

d. Estimated cost of rehabilitation of the Tavern Kitchen and Guest House is \$8,500.00. This figure will include minor archeological investigation to determine ground evidence for the front porch and interior exploration of the east room to determine type of floor used in this room.

