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CITY POINT UNIT

NATIONAL BATTLEFIELD / VIRGINIA

HISTORIC STRUCTURE REPORT

PHYSICAL HISTORY AND ANALYSIS SECTION

APPOMATTOX MANOR

CITY POINT UNIT

PETERSBURG NATIONAL BATTLEFIELD

VIRGINIA

By

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MID-ATLANTIC/NORTH ATLANTIC TEAM
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR
DENVER, COLORADO

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PREFACE

This physical history and analysis section for the Appomattox Manor Historic Structures Report is based, with certain modifications, upon NPS-28, "Cultural Resources Management Guidelines." It should be noted that this report is out of sequence with the normal planning process. The planning document prescribing the proposed building treatments and uses, as required by NPS-28, have not been started.

This report deals with both historical and architectural issues regarding the Manor house and the existing outbuildings. The level of investigation has been between "limited" and "thorough" as defined in NPS-28. Several comments regarding the sectons of the report must be made.

A. History (Section I and II)

It is believed that all available documentary materials relating to the history of the house and its occupants have been examined for this report. However, as will be readily apparent, little substantive information not previously recorded in detail in Dr. Harry Butowsky's earlier study was uncovered. As a result what is included in the history of the house and its occupants is largely a summary of previous work. For more detail than is presented here, the reader should consult Dr. Butowsky's Appomattox Manor-City Point, A History.

B. Physical History and Analysis (Section III)

The investigation was limited to nondestructive methods with the deletion of paint, mortar, and archeological investigations. Structural investigations were conducted previously by the regional office.

The resultant report describes both the evolution of the structures and the existing physical evidence which indicates that evolution. Recommendations for preservation/stabilization work are presented.

Formal recommendations are not made beyond the level of preservation/stabilization work, since planning decisions will ultimately determine how the National Park Service will use the structures. General observations made toward the end of the report address issues which have been raised by the park and regional staffs, but do not directly relate to the defined scope of this report.

The technical recommendations relating to energy conservation, barrier-free design, and codes provide basic data for use in the planning process. This information will also give the park some direction until planning decisions are made.

Any study incorporates the efforts of a number of people, and this is no exception. Former Petersburg National Battlefield Superintendent Wallace B. Elms and acting Superintendent Bill Fluharty and the park staff were most helpful in defining the scope of work and made the resources in the park available. John Davis, Jr., Chief of Interpretation, and Ella Rayburn, historian at Appomattox Manor, were particularly helpful regarding the history investigations. Victor Martin, Chief of Maintenance, and his Appomattox Manor maintenance crew, Robert Hoilman and Charles Washington, were invaluable as they provided a hand, a ladder, or a transit whenever needed. Dr. Harry Butowsky, historian, National Park Service, supported this project and shared his extensive knowledge of the area with us.

James S. Askins, Williamsport Training Center, and his preservation crew were of great help during the investigations. Their survey of first floor framing members constitutes a segment of this report. A collateral benefit was that their preservation work at the Manor opened up areas for investigation which would not have been seen under the defined scope of the project.

The Denver Service Center and the Mid-Atlantic/North Atlantic Team, Branch of Cultural Resources, have been supportive throughout

the preparation of this document. Special thanks to Helen Athearn and Evelyn Steinman for their abilities in turning our nearly unintelligible scrawls into this manuscript.

A special thanks to Elise Eppes Cutchin and James Van Deusan Eppes, descendants of Francis Eppes, for enthusiastically sharing their knowledge of the house.

I. EXAMINATION OF OWNERSHIP/OCCUPANCY

On August 26, 1635, Francis Eppes patented 1,700 acres of land on the James River in colonial Virginia.[1] This land, which became known variously as the "City Point lands," "Appomattox," and "Appomattox Manor," remained in the hands of Eppes' descendants until December 27, 1979--quite possibly the longest single family ownership of a piece of property in the United States history.[2]

Although the land remained in the hands of a single family for some 344 years, the chain of ownership is complicated by missing documents that could throw additional light on the subject, as well as confusion and differences of opinion over the identities of several individuals. Moreover, ownership was sometimes encumbered by a provision that aimed at protecting other children. For example, in 1896 Richard Eppes inherited the land in fee simple, while his mother and unmarried sisters were given life rights to the property.[3] In the next generation his son, Richard, held fee simple title, while his daughter, Elise, held life right to the property.[4]

The following annotated outline is intended, then, only as a summary and must be considered tentative. For a more detailed examination, the

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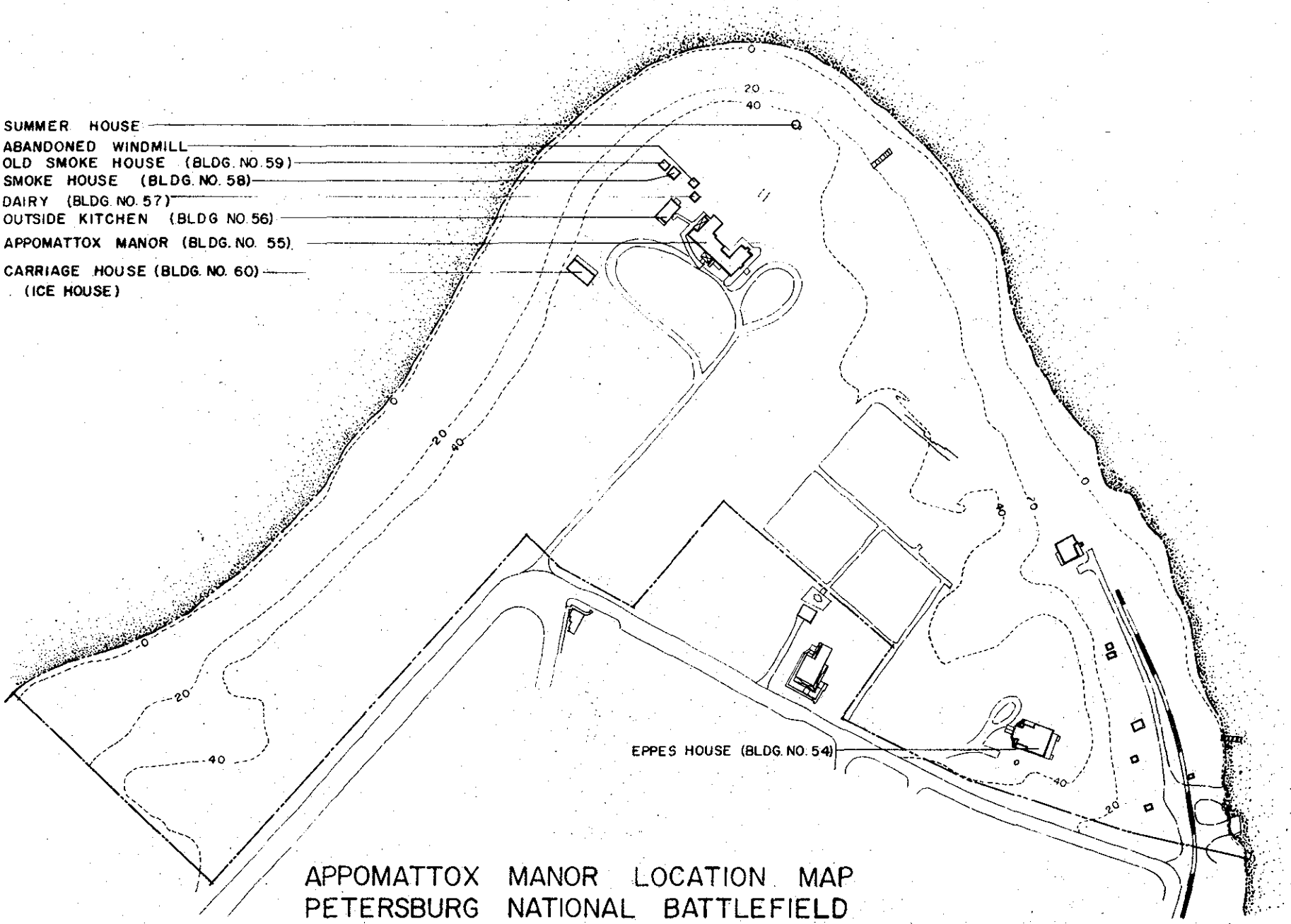
1. Land Patent, Francis Eppes, August 26, 1935. Land Patents, Book No. 1, pp. 280-81, Special Collections Division, Virginia State Library, Richmond, Virginia. Fifty acres were in his own right, and the remaining 1,650 were head rights (land granted for transporting people to the colony) for his three sons and thirty servants.

2. In the 1930s the name officially became "Appomattox Manor" to avoid confusion with "Appomattox Court House." This study will conform to the later usage. The term Appomattox Manor will refer to the entire site, and include house, gardens, and outbuildings. Illustration 1 is a location map of the site.

3. Will of Richard Eppes [Cocke], March 13, 1896, Prince George County Will Books, No. 1, pp. 310-11. Prince George Court House, Virginia.

4. Will of Richard Eppes, April 26, 1922, Prince George County Court House, Virginia.



APPOMATTOX MANOR LOCATION MAP
PETERSBURG NATIONAL BATTLEFIELD

UNITED STATES DEPARTMENT OF INTERIOR NATIONAL PARK SERVICE

40' 0' 40' 80' 120' 160' 200'

325/25,000
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reader should refer to Harry Butowsky's Appomattox Manor-City Point, A History.

August 26, 1635	Francis Eppes patented 1,700 acres.[5]
October 4, 1668	Colonel Francis Eppes died. As was customary, title to his lands passed to John, the eldest of three sons.[6]
1680	John Eppes died, leaving land to his son, John.[7]
1722	John Eppes [the younger] died. His land at City Point passed to his son, William.[8]

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5. Land Patent. Francis Eppes, August 26, 1635.

6. Harry Butowsky, Appomattox Manor-City Point, A History (Philadelphia. National Park Service, 1978), p. 5. According to Dr. Richard Eppes, Francis Eppes owned 2,500 acres of land at his death. "Biography or Rather Notes on the Eppes, Epes, Epps Family of Virginia." Journal of r. Richard Eppes, 1858, entry for February 18, Eppes Family Papers, Virginia Historical Society, Richmond. Eva Turner Clark, however, indicated that he owned only 1,980 acres. Francis Eppes, His Ancestors and Descendents (New York: Richard R. Smith, 1942), p. 71.

7. Butowsky, Appomattox Manor-City Point, pp. 16-17; Clark, Francis Eppes, pp. 218-19. In his "Eppes Family," Dr. Richard Eppes made no mention of the second John Eppes, indicating that the land went to William Eppes (see following).

8. Eppes, "Eppes Family." The division of John Eppes' property was actually quite complicated and confusing. Dr. Eppes said that John Eppes left two sons, William, who received Appomattox Manor, and Richard, who received Eppes Island. Apparently the Eppes land had been divided between his wife, and six children, and some had gone to his two brothers earlier. Butowsky, Appomattox Manor-City Point, pp. 16-17. Whether Appomattox Manor went to William directly from his father, or through his mother is the subject of some controversy.

1737	William Eppes died. Title to Appomattox Manor passed to his daughter, Mary Eppes Custis.[9]
[ ]	Mary Eppes Custis died in childbirth and her daughter soon followed. Title to Appomattox Manor passed to an uncle, Richard Eppes.[10]
[1768]	Richard Eppes died, leaving land to his son, Richard.[11]
July 8, 1792	Richard Eppes [the younger] died. Appomattox Manor and other land passed directly to his son, Archibald.[12]

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9. Eppes, "Eppes Family." Dr. Richard Eppes indicated that William died "around 1730." In addition, he asserted that William had only one daughter. Others--Elise Eppes Cutchin, Harry Butowsky, and Eva Clark, for example--have all concluded that he had three other children who received other portions of their father's lands. Butowsky, Appomattox Manor-City Point, p. 17; Clark, Francis Eppes, p. 229.

10. According to Dr. Richard Eppes, in "Eppes Family," it is unclear whether title passed to Mary Custis' uncle according to Virginia law that decreed that real estate of a woman without children passed to the nearest blood relain rather than her husband, or whether her father had named Ricahrd as a secondary beneficiary. See also Butowsky, Appomattox Manor-City Point, p. 18.

11. The identity of Richard Eppes [the younger] is confused, although most agree that he was the great-grandson of Francis Eppes. The date also raises questions. The second Richard Eppes, all agree, constructed the first section of the house that stands at Appomattox Manor today. However, he did so before his father's death, suggesting that he actually occupied the land earlier. See Eppes, "Eppes Family," and Butowsky, Appomattox Manor-City Point, p. 18.

12. Eppes, "Eppes Family"; Butowsky, Appomattox Manor-City Point, p. 29. Richard Eppes actually willed the City Point land to his son Richard, "after my wife's decease" and left half of Eppes Island to Archibald. Will of Richard Eppes, November 27, 1788-94, in Clark, Francis Eppes, pp. 176-78. By the time his widow, Christian, died, Richard had also died. Will of Christian Robertson Eppes, 1799, in Clark, Francis Eppes, pp. 47-49.

May 9, 1820	Archibald Eppes died. Title to his lands passed to his sister Mary Eppes Cocke [Polly], the youngest daughter of Richard Eppes.[13]
c. 1842-44	Mary Eppes Cocke left her lands to her only surviving child, Richard Eppes [Cocke].[14]
March 13, 1896	By will of Dr. Richard Eppes, his wife, and unmarried daughters--Josephine, Mary, and Emily--received life right to Appomattox Manor. At the ends of their lives, the property would pass to their brother Richard, who held title in fee simple.[15]
April 13, 1922	Richard Eppes died. By the terms of his will, his daughter Mary Elizabeth [Elise Eppes Cutchin] received a life right to Appomattox Manor while her brother, Richard, received fee simple title.[16]

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13. Will of Archibald Eppes, May 9, 1820, in Clark, Francis Eppes, pp. 45-46. Mary Eppes Cocke received title to Eppes Island and Bermuda Hundred estates in addition to the land at City Point.

14. The date is not certain. Dr. Butowsky indicates 1844. Appomattox Manor-City Point, p. 30. However, Richard implied that he received the land in 1842. Eppes Journal, entry for October 9, 1855. Richard Cocke had changed his name to Richard Eppes, apparently at the request of his mother. Butowsky, Appomattox Manor-City Point, p. 37.

15. Will of Richard Eppes, March 13, 1896. Prince George County Wills, Book No. 1, pp. 310-11. Richard Eppes died before his sisters (see following). Mary lived until 1955. Interview of Elise Eppes Cutchin and James Van Deusan Eppes by Frank Williss and Richard Turk.

16. Will of Richard Eppes, April 26, 1922. Prince George County Wills; Clark, Francis Eppes, p. 264; and interview of Elise Eppes Cutchin and James Van Deusan Eppes

c. 1968	Richard Eppes tranferred fee simple title to his son, Richard. In December 1969 and January 1970, Elise Eppes Cutchin gave up her life right to the property to the younger Richard.[17]
December 17, 1779	Title to Appomattox Manor, now consisting of 13.76 acres with buildings, passed to the United States Government.[18]

17. Interview of Elise Eppes Cutchin and James Van Deusan Eppes; Deed, Elise Eppes Cutching to Richard Eppes, December 30, 1969 and January 2, 1970, Book 121, pp. 236 and 242. Office of the clerk of District Court, Hopewell, Virginia; transfer of title from Richard to Richard occurred before the elder Eppes' death.

18. Information from Petersburg National Battlefield staff.

II. APPOMATTOX MANOR AND ITS OCCUPANTS: A BRIEF HISTORY

A. Francis Eppes

On August 26, 1635, Captain Francis Eppes patented 1,700 acres

> lying or being in the County of Charles [City] . . . East upon Bayly his Creek South to the main land West upon Casen [Causon] his Creek by Appomattox River and North upon the river fifty acres the said Capt. Francis Eppes for his own personal adventure into the colony and the other sixteen hundred and fifty acres by and for the transportation at his own expense and charges of three sons and thirty families into the Colony.[1]

Some confusion has existed regarding the amount of land Eppes received. The document is quite clear that he received 1,700 acres at this time, however. The land Eppes chose is on a promontory overlooking the confluence of the Jame and Appomattox rivers, and is surely one of the most spectacular sites in Tidewater Virginia.

The human history of the land goes considerably further back than Francis Eppes. The Appomatuck Indians had long used the area for hunting and gathering.[2] In 1607, had Christopher Newport, commander of the Jamestown expedition, had anything to do with it, City Point, not Jamestown, would have been the site of the first permanent English settlement in America.[3]

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1. Patent, Francis Eppes, August 26, 1935. Special Collections Division, Virginia State Library.

2. Butowsky, Appomattox Manor-City Point, pp. 2-5.

3. Ibid., pp. 1-3. Newport visited the area first on May 8, 1607. Before he could return to Jamestown to suggest that City Point be the settlement site, the colonists had made the decision to build their settlement at Jamestown. The location at City Point did more closely meet the description of a site included in the colonists instructions.

According to Dr. Richard Eppes, the first member of the Eppes family in America was a "Captain William Epes," who came to Virginia in 1623.[4] Eva. T. Clark believes that William was an older brother of Francis Eppes, that he came to Virginia in 1618, and left for the Leeward Islands sometime after 1628.[5]

The records tell use little about Francis Eppes, the Amercan founder of the family that lived at Appomattox Manor for more than 340 years. We do know, however, that he was born about May 15, 1597,[6] the second son of a gentry family in Kent County, England.[7]

Land laws of England prevented a younger son from inheriting a portion of the family lands as long as an elder brother lived.[8] As did more and more of the younger sons of landholding familes, Francis Eppes eschewed the more normal career of the clergy and military to seek his forturne in the New World. By 1625, and possibly as early as 1620 or 1621, he arrived in the still-struggling colony of Virginia.[9] He must have had some sort of a stake to begin life in the colonies, for almost as soon as he arrived in Virginia, he assumed a position of influence in that society reserved only for the "better sort." In 1625, for example, he

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4. Eppes, "The Eppes Family."

5. Clark, Francis Eppes, pp. 9-12.

6. Clark, Francis Eppes, p. 211. The date given is that of his baptism. The exact date of birth is not known. However, custom dictated that baptism take place as shortly after birth as possible.

7. Ibid. The English gentry was a sometimes vaguely defined social class a step below the hereditary nobility--comparable to the lesser nobility on the continent. As a class they were the dominant force in English society.

8. The laws of primogeniture and entail (which were also in force in Virginia, although with a notable lack of success) decreed that the eldest son inherit the undivided real property.

9. Butowsky, Appomattox Manor-City Point, p. 10. According to family tradition, he arrived in Virginia aboard the Hopewell. However, the passenger lists for the early 1620s, which are admittedly incomplete, do not include a Francis Eppes. Clark, Francis Eppes, p. 211.

served as a member of the House of Burgesses,[10] and was an officer in the local militia.[11] By 1628 he had been appointed to the "Commssion for a Monthly Court . . . in the Upper Parts."[12] In 1631-32, shortly after his return from England, he again sat in the House of Burgesses and was a Commissioner of Justice.[13] By 1652 he reached the pinnacle of power in the colony when he became a member of the Governor's Council.[14]

Eppes' political career in colonial Virginia raises intriguing questions regarding his landholding. It appears certain that Eppes was in England from 1628 to 1631, apparently to collect his inheritance.[15] Almost four years after he returned to Virginia, he claimed 1,700 acres for himself, his three sons, and thirty servants whom he had transported to the colony in 1629.[16] In addition, he received 280 acres in 1653.[17] There is no evidence that he owned land in Virginia before 1635. Yet, while it may be true that suffrage in early Virginia was notably liberal by the standards of that day,[18] it is nevertheless unlikely that one would

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10. Clark, Francis Eppes, p. 67. The House of Burgesses, the first representative body in English America, first met in 1619.

11. Ibid., p. 211.

12. Ibid.

13. Ibid. He held the latter position again in 1639 and 1645.

14. Ibid., p. 67, 211. There is some question as to the date that he was first named to the council. As early as 1637 Governor Harvey named him one of four persons "resident in Virginia and fit to be called to the council there," suggesting at least that he became a council member shortly after.

15. Clark, Francis Eppes, pp. 211-12; Butowsky, Appomattox Manor-City Point, pp. 11-12.

16. Ibid., p. 212. The servants apparently came on the "Spanish frigate."

17. Ibid.

18. Charles M. Andrews. The Colonial Period in American History, 4 vols. (1934; reprint ed. New Haven: Yale University Press, 1964), 1:185.

have held office unless he was a landholder. Moreover, given the English attitude toward landholding, it is difficult to understand why someone like Eppes would have been content to eschew the possession of land for nearly ten years. Unfortunately there are no answers to these questions in existing records. One is left with the nagging suspicion that he must have owned some land when he was elected to the House of Burgesses in 1625, but with no proof to that effect.

The records do not indicate where Francis Eppes lived, either before or after he received his 1,700 acres in 1635. He would have had to put in a crop and erect a dwelling of some sort on that land within three years to retain title.[19] Dr. Richard Eppes wrote in 1858 that his grandfather (Richard Eppes) tore down an older "mansion" when he built the first section of the house that stands today.[20] According to a descendent, Elise Eppes Cutchin, this older house stood just northwest of the present house. While there is no proof that Francis Eppes built this "mansion," the site is certainly a logical choice for a home.

Francis Eppes died on October 4, 1668, leaving three sons, John, Francis, and Thomas. According to custom, his land passed to his eldest son, John.[21] John Eppes also served as a justice and officer of the Charles City Militia,[22] and his son, also John, served as Sheriff of Charles City County in 1707 and as a Justice in 1714.[23] Yet, neither he, nor any of the occupants of Appomattox Manor who followed apparently inherited the political aspirations of Francis Eppes. Rather, they preferred to live the quiet lives of prosperous Virginia gentry.

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19. Butowsky, Appomattox Manor-City Point, p. 19.

20. Eppes, "Eppes Family." An archeological survey would confirm this.

21. Clark, Francis Eppes, p. 67.

22. Ibid., p. 127.

23. Butowsky, Appomattox Manor-City Point, p. 16.

B. Appomattox Manor in the American Revolution

Appomattox Manor remained in the hands of the male descendents of Francis Eppes until 1737, when William Eppes left the property to his daughter, Mary Eppes Custis.[24] When she died during childbirth, the land reverted to her nearest blood relative, her uncle Richard.[25] He, in turn, left it to his son Richard in 1768.[26]

Richard Eppes, the senior, lived and was buried on his plantation, Eppes Island. Apparently his son took possession of Appomattox Manor before his father's death, for it appears certain he constructed the first section of the house that stands on the property today by 1763 or possibly 1751.[27] The house was then, and would remain until 1840, apparently, a small 1-1/2-story vernacular, wood frame house with five rooms. On the first level the chamber and dining room flanked the central hall, with fireplaces at the east and west ends.

Richard Eppes, his wife, and growing family apparently lived a quiet life, isolated from the events that swirled around them nearly all the time they lived at Appomattox Manor.[28] Appomattox Manor was removed, for the most part, from the theater of the American Revolution.

Yet one of the most persistent legends regarding Appomattox Manor involves an action that supposedly took place during the Revolution. In 1781, we are told, while a British force under the command of the former American General Benedict Arnold was terrorizing

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24. Butowsky, Appomattox Manor-City Point, p. 17.

25. Ibid., p. 18.

26. Ibid.; Eppes, "The Eppes Family."

27. Eppes, "Eppes Family." See p. 25 and 26 of this report for a discussion of the construction date and Illustrations 1 and 2 for basic building configuration.

28. Eventually there were eight children. Clark, Francis Eppes, p. 241.

the James River Valley, ships fired on Appomattox Manor, setting it on fire.[29] Slaves quickly extinguished the blaze, saving the house, but a nick in the west chimney remained as a memento of the British shelling.[30]

As is often the case, the story does have a basis in truth. Benedict Arnold, along with a force of 1,800 men, was in the area in 1781.[31] There is no doubt that the British destroyed both public and private buildings in the vicinity of Petersburg and Richmond at that time.[32] A search of the records however, did not produce any information that would confirm or deny an attack on Appomattox Manor.

There is no question, moreover, that a nick in the west chimney shown in Illustrations 10 and 47 existed in 1865. But, the house was severely damaged during the Civil War.[33] The northeast chimney was clearly damaged at that time.[34] There is, in sum, no documentary evidence proving whether the nick in the west chimney was made at the same time, or as early as 1781.

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29. Francis Earle Lutz, The Prince George-Hopewell Story (Richmond: William Byrd Press, 1957), p. 89; and Butowsky, Appomattox Manor-City Point, pp. 25-29. The story has long been a tradition in the Hopewell area.

30. See Illustrations 10 and 47. The nick shown is believed by some to have been the one made by a British cannonball.

31. John Richard Alden, The South in the Revolution (Baton Rouge: Louisiana State University Press, 1957), p. 292.

32. Ibid; Virginia Gazette, March 1781. It is believed that the newspaper would have reported such an incident for proganganda purposes and offered, therefore, the best chance of finding evidence of an attack. However, although it included official reports from people who were in the area, neither Appomattox Manor nor any other building was mentioned.

33. See p. 31.

34. Eppes Journal, 1866, entry for March 17. The northeast chimney did not exist in 1781. See Illustrations 10 and 11.

C. The Ante-Bellum Years

Over the years, the Eppes family had slowly increased the size of their property. When Archibald Eppes died in 1820, he left his sister, Mary Eppes Cocke (Polly), Eppes Island and the Bermuda Hundred estate, as well as the City Point property.[35] Title to the land remained in Mary Cocke's hands, but as was customary, her husband, Benjamin, took actual control of the lands.[36]

Cocke apparently took little interest in the management of his wife's property, however. When he died in 1836, he left his wife some $30,000 in debt.[37] Although she had never taken part in the daily operation of her lands, Mrs. Cocke, with the help of two cousins, managed to restore her farms to their former prosperity.[38] By 1840 her personal financial position was strong enough that she was able to undertake the first major renovation of the manor house at Appomattox Manor since her father had constructed it. She added the east wing, which extended the basic, 1-1/2-story format of the original house. The first floor of the addition includes the library and parlor flanking a central hall. Three bedrooms and a hall were added to the second floor (see Illustrations 3 and 4).[39]

Although it is uncertain, it is believed that these alterations may have been made with an eye to the day her son would return to take

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35. Will of Archibald Eppes, May 9, 1820. Prince George County Wills.

36. Butowsky, Appomattox Manor-City Point, pp. 29-30. Cocke was a prominent City Point businessman.

37. Ibid.; Interview with Elise Eppes Cutchin and James Van Deuson Eppes.

38. Ibid. Appendix 1 is an inventory of the articles in the house in 1845. They help to give some idea of her wealth.

39. Mary Eppes Cocke to Richard Eppes, October 13, 1840. "Eppes Family Papers." The description is based on visual examination only. Richard Eppes Cocke legally changed his name to Richard Eppes after his father's death. Butowsky, Appomattox Manor-City Point, p. 33.

possession of his inheritance. Adding to this suspicion, while the house was under repair, Mary Cocke wrote that "the carpenter began work on my knew [sic] house."[40] This does suggest, at least, that Mary Eppes was preparing for her son's return home as early as 1840.

The documents raise some question regarding the date of Mary Cocke's death. In 1858 Dr. Richard Eppes wrote "Col. J. L. Gilliam's account during his management of my estate for about 8-1/2 years from February 1842 to 1851 _____ amounts to about $59,000."[41] At least for the first several years of that period, apparently, Richard remained at school in Pennsylvania. There is no evidence as to when he returned home, although it is believed to have been about 1844.[42] After 1851, whatever the case, he took charge of his estate. From that date, until his death in 1896, he was very much in control of the daily operation of his lands. Although he had graduated from medical school at the University of Pennsylvania, he never practiced medicine, save a short stint as a civilian physican attached to the Confederate Army in Petersburg in 1864-65.[43] Rather, in a great many respects, he lived the life of a wealthy Virginia landholder as had others in his family before him.[44]

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40. Mary Eppes Cocke to Richard Eppes, October 1840. There is no indication of what structure Mary Cocke was speaking. However, the two and a half story red brick house (Richard Eppes' house) that stands immediately to the southeast of the manor house is thought to have been built sometime between 1837 and 1844. U. S. Department of the Interior, National Park Service, Historic Base Maps, Appomattox Manor-City Point, by G. Frank Williss (Denver: National Park Service, 1981 [draft]), p. 55.

41. Eppes Journal, entry for October 9, 1858 and October 1, 1852. An 1845 inventory of the house does include a "Sickroom Chair," however. See Appendix 1.

42. Butowsky, Appomattox Manor-City Point, p. 34.

43. Ibid., pp. 33-34.

44. Eppes Journal, entry from August 12, 1856. This included only his land at City Point, and not Bermuda Hundred and Eppes Island estates.

In 1850 Dr. Eppes' land at City Point amounted to 531-1/4 acres, valued at $21,592.50. By 1856 he had increased the amount to 769-3/8 acres:

Residence Appomattox	14 acres	
Tavern Lot	1-1/4 acres and 5 poles	
Lot opposite tavern	1-1/4 acres	
Drews Lot	1/2 acre	
Hospital Lot	1 acre	
Open lots lying between Porters and Tavern	6-1/2 acres	
Lot lying between stable and headline	1-3/4 acres	
Hillside of same	1-3/4 acres	
Lot by Proctors barn	1/8 acre	
	north of headline 28-1/2 acres	
	Poles 5	
Open land south of headline west and north of City Point Road	9 acres	
Hillside ditto uncleared	10-1/2 acres	
Open land south of Roads & Headline north railroad	47 acres	
Hillside ditto by railroad (____ pond)	15-1/2 acres = 82 acres	
No. 4 Lot Proctors Plat - south railroad		95 acres
Lot south of railroad running through to Drury Smiths		42-1/4 + [ ]
Hopewell	179 acres	
Drury Smiths & Sheffields not yet paid for	165 acres	
Land on Bailys Creek	181 acres	
Amount total	769-3/8 acres. [45]	

45. Ibid.

It is always difficult to assign an individual a place in society. It is clear, however, that Richard Eppes belonged to a relatively small group of the wealthiest slaveholders in the South by the latter part of the 1850s. At the end of the Civil War he was among those wealthy southerners who were excluded from obtaining amnesty because they were worth more than $20,000.[46] At the outbreak of the Civil War, Eppes owned 127 slaves.[47] This number of slaves amounted to a sizeable investment.[48] Less than 3,000 families in the entire South owned more than 100 slaves.[49]

Dr. Eppes kept a detailed journal during the years he lived at Appomattox Manor. These journals provide us with most of the information we have regarding the Eppes family from the early 1850s to 1896. In addition, they offer a keen insight into the operation of a large plantation and into the life of a wealthy Virginia slaveholder during times of considerable upheaval and change.

Dr. Eppes made several major changes to his home before the Civil War. Sometime during the early 1850s he added a storage room, passage,

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46. Butowsky, Appomattox Manor-City Point, p. 57. Other people excepted were certain prominent people in the Confederate Army and government.

47. Ibid., p. 30.

48. Without knowing the age distribution of his slaves, it would be difficult to estimate the monetary value of his slaves. It could have been as much as $100,000 or more. See Robert W. Fogel and Stanley Engerman, Time on the Cross; The Economics of American Negro Slavery (Boston: Little Brown and Company, 1974), p. 72.

49. Kenneth Stampp, The Peculiar Institution: Slavery in the Ante-Bellum South (New York: Random House, 1956), pp. 31-32. For another gauge of his personal worth see Appendix II.

privy, and dressing room to the first floor, with a bedroom on the attic level.[50]

In 1856, shortly after his return from a European tour, Eppes installed a bathroom (Room 108) at the west end of the early 1850s addition.[51]

D. Appomattox Manor in the Civil War

The peace that Dr. Richard Eppes and his growing family had known was shattered on April 12, 1861, when the Confederates opened fire on the Federal garrison at Fort Sumter in Charleston, South Carolina harbor. While Richard Eppes opposed secession, he was also determined to support his native state of Virginia in the matter.[52]

Eppes enlisted as a private in Company L, Third Virginia Cavalry, before the outbreak of hostilities. In May 1861 he was mustered into the Confederate Army as a private and was discharged in September 1862.[53]

In May 1862 the war reached Appomattox Manor itself, when a flotilla of Federal gunboats shelled City Point.[54] Later that summer,

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50. The date is not certain, but visual examination of the structure suggests that it was before the known changes in 1856. According to the Eppes Family, addition of the storeroom was at the insistence of his first wife's family, who believed that there was not enough closet space at Appomattox Manor for their daughter's use. Interview with Elise Eppes Cutchin and James Van Deusan Eppes. If this is the case it would have been before January 1852, when his first wife died. Eppes, "Eppes Family." See Illustrations 3 and 4.

51. Eppes Journal, entry for August 16, 1856. The room is the furthest to the left in Illustration 5.

52. Butowsky, Appomattox Manor-City Point, p. 43.

53. Ibid., p. 47.

54. Butowsky, Appomattox Manor-City Point, p. 49. By early May Mrs. Eppes and the children were forced to flee their home.

following a short occupation of City Point by the forces of Major General George B. McClellan, the Union Navy, again shelled City Point.[55] Although specific evidence is lacking, there are indications that Appomattox Manor sustained considerable damage during the latter episode.[56]

In May 1864 the Union Army returned to City Point.[57] Its objective was the vital railroad center at Petersburg, some nine miles away. Petersburg did not fall in mid-June, and what was intended as a short stay in City Point turned into a ten-month siege.[58] During that time, City Point, a sleepy village of between 90 and 100 inhabitants adjacent to Appomattox Manor, was transformed into a bustling supply center for the 100,000 men on the investment lines before Petersburg.[59] By the spring of 1865, when the Union Army left Petersburg to follow General Robert E. Lee to Appomattox Court House, more than 280 new buildings of all descriptions, a half mile of new wharves, and a vastly expanded railroad remained in City Point to mark its presence.[60]

The Union Army radically transformed Appomattox Manor. In June Lieutenant General Ulyssess Grant set up his headquarters on the front lawn, and tents or cabins soon covered nearly every square foot of land.[61] Brigadier General Rufus Ingalls, Chief Quartermaster of the

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55. Ibid., p. 50.

56. See p. 31 for a detailed discussion of damage during the Civil War.

57. Butowsky, Appomattox Manor-City Point, p. 55. U. S. Department of the Interior, National Park Service. "Historic Base Maps: Appomattox Manor-City Point," by G. Frank Williss (Denver: National Park Service, 1982 [draft]), p. 58.

58. Williss, "Appomattox Manor-City Point," p. 17.

59. Ibid.

60. Ibid., p. 21.

61. Ibid.

Union Army, made his headquarters in the manor house. According to family tradition, he shared the building with the Telegraph Corps, which maintained an office in the east wing.[62]

Grant's headquarters on the lawn of Appomattox Manor was a nerve center for the northern war effort. From here went orders, not only to those on the siege lines at Petersburg, but to officers in every theater of operations. The headquarters were the scene of a constant stream of visitors--officers bringing or taking dispatches, government officials, and civilians asking personal favors. Although Abraham Lincoln did not stay at Appomattox Manor as it sometimes believed, he was a frequent visitor to City Point, and spent two of the last three weeks of his life there.[63]

E. Dr. Richard Eppes--The Second Tenure

Richard Eppes had served as a civilian physician during the siege of Petersburg, a post he retained after the Confederate Army left the city.[64] As soon as he could, however, he returned to Appomattox Manor, and began a long and frustrating effort to regain possession of his land. Because his wealth exceeded $20,000 he was unable to immediately take advantage of the immunity offered former rebels.[65] In addition, he had to purchase the government property left on his land, something not completed until January 4, 1866.[66] As a result, it was not until March 24, 1866, that Eppes and his family returned to Appomattox Manor. On that date Eppes wrote in his journal:

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62. Ibid., p. 26. Damage to the house apparently rendered much of it unusable. In addition, a telegraph office stood within a few feet of the south porch.

63. Williss, "Appomattox Manor-City Point," p. 26.

64. Butowsky, Appomattox Manor-City Point, p. 56.

65. Ibid., p. 57. Butowsky details Eppes' six-month long legal fight to regain his land.

66. Ibid., p. 62.

> Today March 24, 1866 will be a day ever memorable in the calendar of our family: It has been marked by a return of the family of their old home at City Point after an absence of three years ten and a half months, having been driven from home on May 9, 1862 by the approach of the enemy gun boats up James river accompanying the advance of the Army of General McClellan up the Peninsulas and returned today March 24, 1866. My wife with George Bolling our former house servant superintended the move from Petersburg to City Point. I myself was a silent spectator at the request of my wife who preferred to have the entire management to which I agreed most cheerfully.[67]

The job of restoring his land was a large one. In September 1865 Eppes had described the condition of Appomattox Manor:

> At City Point I found a good many temporary buildings and wharves erected on my property, all my old buildings standing and my own dwelling house repaired which had been nearly destroyed during the McClellan Campaign. The grounds around my dwelling house were filled with many little huts having been the Headquarters of General Grant during the campaign around Petersburg, all of shrubbery fruit trees and garden had been nearly destroyed and that along the river banks also much injured though most of the large shade ornamental trees were still standing.[68]

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67. Eppes Journal, 1865-67, entry for March 24, 1866.

68. Ibid. September 1, 1865. The condition of his other lands was the same. For example, he described the Hopewell farm, which adjoined City Point as "desolation personified."

In addition, the manor house was occupied, and in December 1865 he wrote that a house of prostitution was operating only a few feet away.[69]

Using money borrowed from his wife's family in Philadelphia, Eppes spent much of 1866 restoring his home.[70] In addition to the extensive work on the manor house,[71] he laid out a new garden to replace the one destroyed by Union soldiers,[72] and began pulling down the stables and sheds left by the Army.[73]

In that year, he also began to tear down the cabins that had been General Grant's headquarters.[74] By the end of the year all vestiges of the Civil War at Appomattox Manor were gone, except for one cabin, later used as a schoolhouse and several chimneys from Grant's headquarters area, a Confederate earthworks, and according to family tradition, gouges in the window sill that had been used for telegraph wires in 1864-65.[75]

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69. Ibid., entry for December 25, 1865. Eppes evicted the people living there. But on the night of December 31, 1865, they returned to shoot up the house.

70. Butowsky, Appomattox Manor-City Point, p. 64.

71. See pp. 32-34 of this report for a description of work on the Manor house.

72. Telephone interview with Elise Eppes Cutchin, January 6, 1980; and Mrs. Cutchin to John Willett, April 4, 1967. Appomattox Manor Legislative History File, Petersburg National Battlefield.

73. Eppes Journal, 1866 and passim.

74. Eppes Journal, 1888-92, entry for April 19, 1888. General Grant's cabin was taken to Philadelphia after the war. It stood in Philadelphia's Fairmont Park until 1981 when it was returned to Petersburg National Battlefield. It will be restored to its original site at a later date. Butowsky, Appomattox Manor-City Point, p. 133.

75. Ibid.; Butowsky, Appomattox Manor-City Point, pp. 64-66; Williss, "Appomattox Manor-City Point," pp. 60, 143-44. The evidence for the cuts used for telegraph wires comes from the family. Visual examination did not confirm or deny this belief.

F. Appomattox Manor in the Twentieth Century

Throughout most of the twentieth century, the occupants of Appomattox Manor have been those who had owned a life right to the property, and not fee simple owners. The unmarried daughters of Dr. Richard Eppes and, later, their niece, Elise Eppes (Cutchin) lived there.[76]

A common problem facing the occupants and owners of Appomattox Manor during the twentieth century has been a lack of money to maintain the structures located on the property.[77] In 1916 this problem was temporarily relieved following the sale of what had once been Dr. Richard Eppes' Hopewell farm to the Dupont Company.[78] Monies from the sale was used for construction of a garage, windmill, front gate, and summerhouses, as well as extensive remodeling of the manor house.

Funds from the sale of the land temporarily relieved, but did not solve, the increasing maintenance problems of buildings that were nearly two hundred years old. In 1955 and 1956 the house was remodeled to create apartments, and in the 1960s was opened to tourists in the hopes that it would pay for itself.[79] Neither of these efforts were successful, however, and properly maintaining the building in the face of rapidly rising costs became almost prohibitive.[80]

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76. Elise Eppes Cutchin was given a life right by her father, Richard, the eldest son of Dr. Richard Eppes. She lived on the property until her marriage in 1955. From that date she maintained an apartment in Appomattox Manor.

77. See for example material in Appomattox Manor, 1762-1974. File at Petersburg National Battlefield.

78. Interview with Elise Eppes Cutchin and James Van Deusan Eppes; Emily H. and Mary Josephine D. Eppes to E. I. Dupont De Nemours Powder Company, 1913. Prince George County Deed Books 56; 273. A number of similar deeds follow.

79. Interview with Elise Eppes Cutchin and James Van Deusan Eppes and material in Appomattox Manor, 1962-74. File at Petersburg National Battlefield. The first apartment was intended for use of a housekeeper after Mrs. Cutchin left.

80. Ibid.

Concern over the condition of the structures on the part of the occupants dovetailed with a growing conviction in the community and in the National Park Service that Appomattox Manor was of sufficient importance to the nation to justify its inclusion in the National Park System. Efforts to include Appomattox Manor as a unit of Petersburg National Battlefield were frustrated in the 1950s and 1960s by differences within the family regarding the sale of the property.[81] Elise Eppes Cutchin, who held a life right to the property, worked hard for passage of legislation which would include the property in the National Park System, while her brother, Richard, adamantly opposed selling the estate. Several bills that provided for purchase of the property were introduced in Congress, but were tabled, pending reconciliation of the differences between Elise Cutchin and her brother.[82]

In c. 1968 Richard Eppes turned his fee-simple interest in the property to his son, Richard, and in 1969 and 1970 Elise Cutchin gave up her life right in the property to the younger Richard.[83] With all legal rights to the property invested in a single individual, the problem became simpler. At first the younger Richard seemed no more interested in selling the property than had his father, but by the mid-70s, he changed his mind and began to show a willingness to sell.[84] In 1978, Public Law 96-625 (National Parks and Recreation Act) gave the Secretary of the Interior authority to purchase the land. Title to Appomattox Manor passed to the United States Government the next year.

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81. Ibid., see for example, Danville Register, December 9, 1967. In Appomattox Manor, 1962-74. File at Petersburg National Battlefield.

82. Ibid., John Willett to Regional Director, June 26, 1967.

83. Interview with Elise Eppes Cutchin; Elise Eppes Cutchin to Richard Eppes, December 30, 1969 and January 2, 1970; Deed Book 121:236 and 242, Office of the Clerk of Court, Hopewell.

84. Larry Hakel to Regional Director, November 4, 1974. Appomattox Manor, 1962-74. File at Petersburg National Battlefield.

III. BUILDING ANALYSIS AND EXISTING CONDITIONS

A. General

The organization of this analysis consists of three sections for each building. The following are the basic sections:

1. Description

A basic description of each existing structure is presented to allow orientation to the existing structure.

2. Building Evolution

The evolution of the structures based on documentary evidence and evidence remaining in the building is presented. Sketches of the Manor house show the house configurations during the critical periods of construction or modification.

3. Existing Conditions and Recommendations

Major preservation and stabilization problems are identified, discussed, and recommendations made for corrective actions. Appendix VIII is a cost estimate for the actions indicated.

Following the discussions for each building, general recommendations concerning energy conservation, barrier-free design, security/fire detection systems, and general preservation treatment are made.

B. Manor House (Building No. 55)

1. Description

The manor house is a wood frame, vernacular, Tidewater Virginia house which has, through many additions and remodelings, evolved over a two hundred-plus year period. The house has a "U"-shaped configuration, with the open side facing north. An entrance portico faces the south, and a porch circles the east and north sides of the east wing. The 1-1/2-story structure has a gabled slate roof, with dormers at the attic level. The southern chimneys date from the original house, while the northern chimneys are associated with building additions.

2. Building Evolution

a. Construction, 1751 or 1763

All agree that Richard Eppes [d. 1792] built the first section of the manor house at Appomattox Manor. The date of construction has been the subject of some controversy, however. Dates of 1748, 1751, and 1763 are those most prominently mentioned.[1] A brick embedded in the existing, original fireplace, now located in the park office (Room 107), lends credence to the 1763 date.[2] However, in 1858 Dr. Richard Eppes wrote that when "my grandfather removed from Eppes Island and settled at City Point, he pulled down the old mansion and erected the one we now live in in [sic] 1751 date still to be seen under plaster in storeroom on chamber chimney."[3]

Either of these pieces of evidence by itself would be considered almost definitive. There is no other documentary evidence to resolve the dilemma. An effort to check Dr. Eppes' observations would require removing considerable amounts of existing fabric, a procedure that is not believed proper given the non-destructive nature of this investigation. As a result it is not believed that it is possible to provide a definite answer to the question of the construction date beyond the two mentioned.

The original house was typical of houses built in Tidewater Virginia, with a central passageway and a larger room to either

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1. Butowsky, Appomattox Manor-City Point, p. 23; interview with Elise Eppes Cutchin and James Van Deusan Eppes; and Lutz, Prince George-Hopewell Story, p. 30. Dr. Butowsky believes, and family tradition agrees with him, that the strongest evidence points to 1763. Lutz, on the other hand, accepted the 1751 date.

2. Illustration 62.

3. Eppes, "Eppes Family."

side.[4] Fireplaces at the east and west ends of the house define the limits of the original house.

The south portico most likely dates to this period, but extensive modifications were made to the portico during the evolution of the house. No description of the original portico was found, and the first photograph showing a portico, with a pediment and gabled roof, is dated 1865.[5] It is believed, however, that this 1865 portico was the original one.

Questions are often asked about what was the "front" of the house. Paul Wilstach addresses that question in the following manner:

> It [the house] generally had no "back" but two "fronts" - The river-front, where the family maintained its out-of-door privacy, and the approach front, where the drive terminated in a circle edged with box and where visitors were made welcome.[6]

Appomattox Manor fits this model quite well. The south portico was the approach front, since Appomattox Manor's location on a peninsula allowed approach only from the south. Originally the north side of the house probably had a porch. Although the first documentary evidence of such a porch is found in Civil War photographs, analysis of the first floor framing shows that the north-south summer beam extends beyond the house foundation wall to the porch foundation. This suggests that the north porch was built with the original house.

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4. Henry Glassie, Folk Housing in Middle America (Knoxville, Tennessee: University of Tennessee, 1975), p. 51; and Hugh Morrison, Early American Architecture (New York: Oxford University Press, 1952), pp. 140-41.

5. Compare Illustrations 9 and 15.

6. Wilstach, Paul, Tidewater Virginia (Indianapolis: Bobbs-Merrill Co., 1929), p. 81.

Original foundation walls and first floor structural framing can still be seen in the basement, with only minor alterations. The brick foundation walls are capped with 9 x 8 inch wood sills. A longitudinal 12 x 10 inch summer beam, composed of three sections, runs east-west. A 12 x 10 inch beam runs north-south and supports the ends of the two eastern sections of the longitudinal beam (see Appendix VII).

The roof or attic framing is plate and rafter framing with braces above what is now the attic ceiling. Rafters, 4 x 8 inch, are located on approximately 2-foot centers. The wall studs are 5 inches deep and are mortised into a plate above.[7]

Existing weatherboards on the original section of the house are quite possibly the original beaded weatherboards traditional to the Tidewater Virginia framehouse.[8] Weatherboarding was duplicated for later additions to the house. It is possible that some of the duplicate weatherboarding was used for repairs on the original house.

b. 1840

Although Richard Eppes did have a sizeable family, he apparently did not find it necessary to increase the size of his home. It was not until 1840 that his daughter made the first changes to the original section of the house.[9] There is no documentary evidence regarding the alterations, save a short note indicating that something had been done. An examination of the existing building reveals several items which confirm and describe the construction of the 1840 wing, however.

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7. Studs could be measured because stabilization being performed by James Askins, Denver Service Center, provided openings in the plaster walls.

8. Marcus Whiffen, The Eighteenth-Century Houses of Williamsburg (Williamsburg: Colonial Williamsburg Foundation, 1970), pp. 67-68.

9. Mary Eppes Cocke to Richard Eppes, October 1840, Eppes Family Papers.

First, a prominent drop in the slate roof between the 1763 portion of the roof and the 1840 wing exists. A similar drop in flooring levels can be seen in the attic rooms. Therefore, either the wing was built lower than the original house or more likely the wing, having different foundations, settled differently.

Second, changes in the brick foundation wall construction can be seen. On the exterior of the south foundation, just below the weatherboards, a line can be seen where the wing construction started. In the wing basement it is possible to see the west foundation wall where it starts adjacent to the east wall of the original house (see Room B-01).

Third, floor framing changes between the two areas. The first floor framing for the wing starts with a new 8 x 8 inch sill laid parallel to the 12 x 12 inch sill of the east wall of the original house. Joist sizes changed from 4 x 11 inches in the original house to 4 x 10 inches in 1840, with longer spans. Wall stud size is 4 inches versus 5 inches in the original house.

Porches are visible in Civil War photographs on the east, north, and west sides of the 1840 wing and on the north side of the 1763 house. It is most likely that the porches are contemporary with the associated portions of the house. However, it appears that the main structures were first completed and the porches added immediately after, since the building cornice was found when the porch ceiling was opened for stabilization work.

The dormers and gables of the 1840 wing were trimmed with ornate decorative fascia boards which can first be seen in Civil War photographs. The porch roofs were trimmed with sawtooth wood snowrails. All of this trim was removed later. The chimney at the north end of the wing has two pyramidal ornaments, which appear in keeping with the ornamention of the wing. The ornamental cast iron porch columns also are in keeping with the style of the wing, which leads credence to the theory that the porches were built in 1840 along with the wing.

Along with the addition of the wing in 1840, it appears that several alterations were made to the original portion of the house. Family tradition indicates that the first floor windows were enlarged by Mary Eppes Cocke.[10] The existing windows in the 1840 wing and the original house are of the same design. Analysis of the Civil War photographs indicate that the current windows match the 1864-65 windows, tending to confirm that they were installed in 1840.

The existing sash are weatherstripped and have springloaded sash counter balances. These modifications were probably made in the early 1900s.

c. 1850-1858

Family tradition holds that Dr. Richard Eppes added a storeroom and passageway (Room 107 and 109) to the west end of the original house in the early 1850s.[11] An enclosed privy and changing room on the north side of the first floor were also said to have been added at this time.[12] This is not corroborated by the secondary sources which indicate that only routine maintenance such as painting occurred before 1856.[13]

Visual inspection of the framing at the west end of the original portion of the house confirms that the additions were made, but major alterations in 1916 obscured most of the earlier framing. A distinct area of framing that is visible conforms to the storeroom and

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10. Letter to John T. Willet from Elise Eppes Cutchin, April 4, 1967, Appomattox Manor, Petersburg National Battlefield file; Appendix IV.

11. Interview with Elise Eppes Cutchins and James Van Deusan Eppes; see Illustration 5 and 6.

12. Ibid.; see Illustrations 7 and 8.

13. Eppes Journal, 1858, entry for September 18 and October 1. The house was painted in 1858 at the cost of $373.25. No documentary evidence of color exists. He did put up bookcases in the library in 1852. Ibid., April 12, 1852.

passage addition. Framing for the area under the privy and changing room has been altered, but appears to have been a part of the porch on the north side of the original house.

On August 15, 1856, lumber was purchased for a bathhouse (Room 108) to be built adjacent to the storeroom (Room 107).[14] Family tradition indicates it was built to house a zinc bathtub imported from France.[15] A tub presently stored in the new smokehouse, is reputed to be the 1856 tub. Framing size are 4 x 7 inches under the bathroom, versus 3 x 8 inches under the storeroom, indicating that the two were built separately.

At the same time Dr. Eppes indicated that a "carpenter commenced this morning working on the storeroom closets,"[16] referring, perhaps, to the closets adjacent to the storeroom that open into the first floor bedroom (Room 106). The building of closets after construction of the 1850 storerooms would, perhaps, explain why in the existing storeroom (Room 107) the wall which forms the back of a closet is located in the middle of the window.

Account books for the Eppes' properties indicate that a considerable amount of building occurred between 1855 and 1857, but it is not possible to be certain that it took place at Appomattox Manor. We do know that the birth of a daughter, Mary, in 1858 sparked the preparation of a nursery and "mother's room" on the second floor of the manor.[17] Dr. Richard Eppes apparently considered more remodeling, as a rough sketch of the first floor plan in his diary shows a proposed billiard room to the north of the 1850 additions. The drawing also shows the

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14. Eppes Journal, 1856, entry for August 16.

15. Interview with Elise Eppes Cutchin and James Van Deusan Eppes.

16. Eppes Journal, 1856, entry for August 16.

17. Eppes Journal, 1858, entry for September 1, 1858.

privy (cabinet) and dressing room thought to have been built in 1850.[18] Whether influenced by the growing tension in the nation, the economy, or more personal reasons most of the work was never performed. No documentation of any alterations made after 1858 and before the start of the Civil War have been found.

d. 1866

When Dr. Eppes returned home after the war he, like a great many Virginians, faced the prospect of making extensive repairs to all of his properties. There is no documentary evidence of damage to the outbuildings at Appomattox Manor, although two years of neglect would surely have required some attention. The manor house was another story. Analysis of photographs (1864-65) indicates the extent of damage incurred. These photographs also document the configuration of the house during the war, and, since no changes are documented after 1858, document the pre-war house.

The 1840 east wing suffered severe damage to the roof, indicated by the tarpaulins stretched over the gable on both the east and west sides of the gable. The roof damage would also indicate that extensive water damage might have occurred. The chimney also shows damage at the top, presumably from cannon fire. Numerous cannon balls and musket balls impacts can be noted on the north end of the wing, as well as on the dormers. The original house also appears to have taken cannon and musket fire on the roof and dormers (see Illustrations 8, 10, 11, and 12).[19]

While the house was basically sound, according to Dr. Eppes, in the first several months of 1866 his journal and account books

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18. Ibid., inside cover. The documents do not indicate whether they were already existing or planned. See Illustrations 7 and 8.

19. One cannon ball was removed when the roof was repaired in 1952. Several bushels of minie balls that were found at the same time were sold to tourists. Butowsky, Appomattox Manor-City Point, p. 117.

were replete with entries that documented the extent of repairs ncesssary. The roofs' dormers and porch were repaired, rain gutters replaced, the chimney above the parlor was rebuilt, glass replaced, fireplaces and hearths repaired or replaced, and virtually every room in the house was replastered and painted.[20] In addition, it is likely that the floors and any woodwork would have required some repair. In sum, it would seem that the interior of the house was virtually refinished.

In February 1866 Dr. Eppes estimated that the repairs necessary to make the house habitable would be at least $1,500.00, a figure that he placed "beyond our means."[21] However, between that date and November 29, he expended $1,567.05 for a carpenter's and plasterer's services, painting, and for repairing fireplaces.[22] The account book contains a number of additional entries for materials, lumber, nails, and etc. However, because the book included expenses for all his properties, it is not possible to know which entries referred to Appomattox Manor.[23]

The Eppes Journal gives much detail concerning the repairs made after the war and it is valuable to go into greater detail concerning certain repairs to the manor.

References in the journal discuss two types of plaster finish, those being sand and hard finish. Sand finish was to be used in the 1850-56 additions and hard finish in the rest of the house on one estimate.[24] A later measurement for billing indicates hard finish was

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20. Eppes Journal, 1866, entries for February 28 and March 2, 8, 10, 11, and 16.

21. Ibid., 1866, entry for February 28.

22. Richard Eppes Account Books, entry for March 9, 12, 17, 20 and November 9, 1966. Eppes Family Papers.

23. In the case of those expenses indicated above, however, the house at Appomattox Manor is indicated.

24. Eppes Journal, 1866, entry for February 28.

used only in the parlor, hall, library, and chamber and dining room ceilings.[25] This plaster later cracked, leading Dr. Eppes to withhold payment from the plasterer.[26]

Evidence of at least one replastering of the house was noted in plaster samples taken during 1981 stabilization work at the manor. A sample taken in the 1840 library (Room 101) exhibited a 3/4-inch brown coat, hair reinforced, over split lath, perhaps dating from construction; but a more contemporary finish coat and only two finish layers of wallpaper.

A sample from the 1763 dining room exhibited a thinner total plaster thickness with little color differentation between the grey of the finish coat and the basecoat. The basecoat was fibered with hair. This plaster would appear to date from 1866, since a walnut-colored layer is present which might correspond to documentary references cited in the next paragraph.

In connection with the plastering new interior, finishing and painting were performed. Estimates mentioned to graining on interior trim with specific reference to graining in the dining room.[27] Dr. Eppes referred to the painting,

> It was agreed between us that the best English Whitelead should be used for the first coat downstairs and the best French Zink [sic] for the second [inside work] there being 2 coats required down, should only one be given upstairs Zink [sic].

Later, the white color in the dining room was changed to "walnut color" for no more than $15 additional.[28] The total bill for both interior and

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25. Ibid., entry for March 7.

26. Ibid., entry for March 9 and 16.

27. Ibid., entry for February 28.

28. Ibid., entry for March 2.

exterior painting was $258.30, and Dr. Eppes indicated he was quite pleased with the work.[29]

Several references are made of wallpapering in the Eppes Journal. One indicates that Mrs. Eppes "requested" that the blue paper not be put in Josey's room.[30] In another, the paper changer was at the house to install paper in the nursery, Josey's room, and the room over the parlor in the 1840 wing.[31]

Dr. Eppes had both stone and brick masons at work on the manor and indicated he had a good deal of brickwork to be done.[32] The stone work involved setting new mantels.[33] The brickwork involved installing fireplace grate enclosures and repairing the damaged chimney identified in the 1864-65 photographs.[34]

Comparison of Illustrations 9 and 15 show that the south portico was significantly altered between 1865 and the early 1890s. The early gabled roof with pediment was changed to a flat roof with decorative rails matching the 1840 detailing and to a more complex column capital. The 1890 portico appears to be the same as the existing one, allowing for modifications in 1905. The overlap of a basement window by the existing portico structure further indicates alterations. Given the extensive reconstruction which occurred during 1866, it seems reasonable to postulate construction of the new portico at that time.

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29. Ibid., entry for March 12.

30. Ibid., entry for March 9.

31. Ibid., entry for March 12.

32. Ibid., entry for March 17.

33. Ibid.

34. Ibid.

Other miscellaneous repairs included two panes of glass in the front door which was to be of the best French plate.[35] Plaster center pieces were installed.[36] Timber members were replaced.[37] The metal roofs were soldered and new gutters installed.[38] Details of the existing central stairs of the original house would indicate the stair was rebuilt in 1866.

e. 1866-1900

With the manor house put in generally good repair in 1866, the records indicate only that routine maintenance was carried out through the turn of the century. In 1875, for example, Eppes recorded that he had spent $401.70 on repairs, and on November 10, 1877, he paid $5.00 for papering one room.[39]

f. 1900-Present

By 1900 the repairs made after the Civil War were 34 years old. In 1905 a water system was added to the house and this improvement spurred the construction of two new bathrooms.[40] First, a large dormer was added to the second floor on the south side of the original house. The dormer housed a bathroom (Room 209) and storage room (Room 208) that extended over the south portico. The sawtooth trim on the portico roof was changed to a decorative rail, most clearly seen in Illustrations 22 and 36.

Second, a large "dormer" to house, the other bathroom (Room 204), was added at the junction of the original house and

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35. Ibid., entry for March 2.

36. Ibid., entry for March 6.

37. Ibid., entry for February 28.

38. Ibid., entry for March 17.

39. Eppes Account Book, 1870-92, p. 303 and entry for November 10, 1877.

40. Interview with Elise Eppes Cutchin.

the 1840 east wing, on the northwest side. The entrance to the bathroom is through the 1840 dormer which can still be seen under the bathroom roof (Illustration 72).

Wood shingles covered the roof at this time. The pre-1905 wood shingles were concealed and protected by the new roof and exist today (Illustrations 4, 71, 72, 73). The earlier shingles measure 3 inches wide with a rounded butt and are 16 to 17 inches long. No saw marks are evident on the sample shingles. The exposed portion of the shingles is painted red, most likely linseed oil with iron oxide pigment. The shingles show a great deal of erosion, estimated at 1/4 inch, all of which occurred prior to 1905. It is reasonable to estimate that the shingles were installed during the extensive 1866 repairs.

Comparison of the beaded boarding in the existing 1850 toilet room (Room 110) indicates that it may have been rehabilitated in 1905 with the other bathroom additions.

In 1907 steam heat was installed in the house, with a boiler located in Room B-03.[41] Radiators were installed throughout the house. The radiator at the north window in the first floor bedroom (Room 106) indicates that the north porch was not enclosed at this time. The existing radiators may be from a later boiler installation in 1928-29.

The year 1916 was a period of major construction at Appomattox Manor, financed by the sale of property to DuPont between 1914 and 1916.[42] A new kitchen formed the west wing of the existing house. Associated with the kitchen construction was the construction and use of basement space to support the kitchen functions, the enclosure of

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41. Interview with Elise Eppes Cutchin, July 23, 1981.

42. Ibid.

the north porch to allow access to the dining room from the kitchen, and the building of stairs for access to new rooms at the second floor level of the west wing.

The new kitchen consisted of two spaces, the kitchen (Room 115) itself and the scullery (Room 112). A large fireplace served the kitchen. Detailing of one of the existing cabinets is of the same style as the carriage house built in 1916, indicating it is an original cabinet. A dumbwaiter allowed foodstuffs to be transferred from storage areas in the basement to the kitchen.

The west wing basement housed food storage areas. According to Elise Eppes Cutchin, a concrete slab was poured in the basement at this time. Exterior access to the basement was built on the west side of the wing, with access to the stairs through a small gabled weather enclosure. An interior stair serving the basement was built in the west wing, replacing the dressing rooms. A connecting passage, under the north porch, was made to the basement area of the original house. An outside entrance to the basement on the south is seen in Illustration 9 (1865), and was most likely an original entrance. This weather enclosure was removed and the existing entrance and stair built in 1916.

At this point a question concerning grade changes in the basement of the original house must be addressed. Sometime between construction of the original house and 1917 the grade in the central basement was lowered 17 inches plus the thickness of the basement slab. This is evident from a continuous line around the foundation where the brick, workmanship, and bonding pattern change (see Illustration 66). This line also corresponds to the grade level in the east wing basement, which implies that perhaps that was the original grade. The foundation for the old "'Ideal' hot water supply boiler" is elevated 20 inches above the existing slab, again implying a higher original grade. (Note: the boiler is now stored in Room B-04 and was removed from its foundation by the National Park Service in 1979-80, see Illustration 65).

There is little question that there was a grade change, but there is no documentary evidence to determine when the excavation occurred and the remaining physical evidence is contradictory. The brick work of the 1916 foundation walls appears to be continuous with the brick used to extend the foundation wall down, when the excavation occurred. This implies a 1916 date. The bottom riser of the trap door stairs was shortened (Illustration 61), perhaps to accommodate the concrete slab poured in 1916. This implies excavation might have occurred before 1916, perhaps 1907 when the boiler was installed, if more head room was required at that time. Without further data, however, the 1916 date for excavation would still appear most reasonable since extensive excavation occurred for the west wing and the south stairs.

The north porch (Room 118) was enclosed at this time to allow food to be carried directly from the kitchen to the Dining Room. Family history indicates it was called the "corridor." It is reasonable to assume that the "trap door" was built at this time, perhaps replacing an earlier stair, to allow servants discreet access to the dining room. This also would suggest that the stair enclosure was built at this time. Family tradition holds that the stair, or at least some form of access to the basement, existed at the location of the trap door in 1907.[43]

The stair in the west wing replaced the 1850 dressing room and allowed access to the attic floor. Two bedrooms were built over the kitchen, and a new bathroom was constructed over the 1850 toilet room.

Along with the kitchen construction other work was done on the house in 1916. The east wing porches were extended to the north and the south for the purpose of capturing more of the western breezes.[44] The southern extension was screened to protect from

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43. Interview Elise Eppes Cutchin.

44. Ibid.; Note on back of Illustration 22.

insects.[45] The new extensions have wood columns copied from the cast iron columns of the 1840s porch. Portions of the porch framing were exposed by recent NPS stabilization work, and it was possible to note the change in framing at the north end of the porch. The 4-inch framing members were changed to nominal 2-inch framing material common to the 1900s (Illustration 53).

The foundation vent screens in the basement were changed to the current glazed foundation windows. A sample of the earlier vents can be found under the east wing at the north end. The screen consisted of 1-inch square vertical, and 2 inches on center, twisted 45 degrees from parallel to the frame.[46]

New oak wood floors were added in 1916.[47] The installation appears to have been made over the earlier (possibly original) random-width flooring from the 1840s in the wing and possibly 1751 in the central house. The earlier flooring could be measured at the trap door and measures 6-8 inches wide and 3/4 inch thick. In the 1850 passageway of the west wing, earlier, wider flooring is exposed and might date from that year.

In 1928 R. C. Potts, agent for the family, requested estimates for a new boiler and radiators for the house.[48] No record of payments showing the work completed were found. However, the existing radiators were produced by the American Radiator Company, one of the two manufacturers discussed in the estimate.

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45. See Illustrations 27 and 30.

46. See Illustrations 9, 16, 18, 19, and 23.

47. Elise Eppes Cutchins to John T. Willett, April 4, 1967. Appomattox Manor, 1962-74 file at Petersburg National Battlefield.

48. Ibid. 49. Interview, Elise Eppes Cutchin, July 21, 1981.

In 1935 a greenhouse was added to the west of the south portico (see Illustrations 34 and 35). Access was through a door in the south wall of Room B-05 in the basement. The greenhouse was removed in 1954, but the ghost of the door can still be seen in the basement.

Room B-05 shows many ghosts of partitions on the walls and floor. Some of the ghosts undoubtedly relate to walls for the greenhouse, but may also relate to a 1916-17 wine cellar,[49] or simply to storage rooms, since traces of shelves are easily seen on the west wall.

Between 1929 and 1950 construction receipts indicate that general maintenance work was undertaken at the Eppes' properties, although not all receipts can be directly linked to the manor. In 1934, $128.00 was spent on electrical supplies for rooms which seem to relate to the manor.[50] On October 26, 1934, $12.83 was paid for the installation of a hot water tank at the manor.[51] Plastering and roofing work were done on Eppes' properties in 1948 and 1949.[52]

On August 9, 1950, Mary Eppes received an estimate of $3,890.00 to replace the wooden shingles with slate, $784.00 for new lead-coated copper gutters and down conductors, $720.00 for new 40-pound tin roofs on all the porches, and $1,120.00 for rock wool or fiberglass insulation. Mary Eppes signed the estimate and payment was made on January 16, 1951.[53] A plasterer's bill was paid June 23, 1951, for work which might relate to damage from the slating operation.[54]

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50. Atlantic Electrical Supply Company, Inc., bill in Eppes Papers.

51. Ibid., Roman Plumbing Company.

52. Ibid., Enock and Willie Crauley.

53. Ibid., N. W. Martin and Brothers, August 9, 1950.

54. Ibid., Willie Crawley.

Sometime after 1951 the ornamental rail over the portico was removed and all the trim stripped off the east wing gables, dormers, and porches. It seems logical that some of the trim was stripped off along with the wood shingles. The only remaining decorative trim is on the west wing gables.

In 1955 the manor was divided into apartments and rented out. The first apartment was leased in 1955, and second in 1956. Modifications were made at this time, but documentation is not clear as to the exact changes made.[55]

In November 1958 contract documents were prepared to build a new stair to replace the stair in the east wing and to structurally reinforce termite-damaged wood members in Room B-05.[56] Only the former work was performed as designed. Shop drawings dated April 10, 1961 show details of the new stair, which would have been built at aproximately the same time.[57]

Documents indicate that little work, except maintenance, was done on the manor until the National Park Service took possession of the property in 1979. New facings were put on five dormers to stop leaks in 1966.[58] Maintenance receipts indicate that the old ceiling in the "porch room" and the enclosed portion of the north porch was repaired with new sheetrock and a 4-inch trim piece in August 1967.[59] Dutch doors were also installed. Since 1980 an intrusion/fire alarm system, a new boiler, and new wiring for the basement has been installed by the National Park Service.

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55. Interview Elise Eppes Cutchin.

56. Contract Documents, November 1958, Eppes Papers, Petersburg National Battlefield.

57. Shop Drawings, R. E. Richardson and Sons, Inc., Richmond Virginia; April 10, 1961, Eppes Papers, Petersburg National Battlefield.

58. Receipt, General Maintenance Service, Eppes Papers, Petersburg National Battlefield. 59. Ibid.

59. Ibid.

James Askins, of the Denver Service Center, performed basic stabilization work on the east wing porch, the bathroom over the porch, and the first floor framing in 1981. The attic spaces were vented into the nonoperating fireplace flues.

C. Existing Conditions and Recommendations

In general, the manor house is in good condition, with the exception of several chronic problems which are now being corrected or should be in the near future. Much of the work required could be classified as preservation maintenance or, at most, preservation/ stabilization. Neglect and lack of maintenance over many years has resulted in problems which are exaggerations of basic maintenance problems.

1. Immediate or Short Term Work

a. Bathroom-East Wing

When this bathroom was added in 1905, it was constructed with a very marginal structure system and was near collapse at the start of this report. Nicholas L. Gianopolos, a structural engineer with the Keast and Hood Company, surveyed the bathroom and designed a new structural system. James Askins installed the system. For details of the structural problem and solution see Appendix IV and X for copies of Mr. Gianopolos' reports.

b. Porch Framing-East Wing

The porch suffers from deterioration of flooring and framing at the outside edges that is particularly noticeable at the columns. This is a problem typical to virtually all porches. Mr. Askins has repaired the critical areas of failure. However, several areas located at the south end of the porch still require preservation/stabilization to ensure continued stability for the porch. The first area is centered around the two most southerly columns. The flooring and column ends are decaying. This indicates the presence of water and likely decay of the structural members. The second area is centered around the column south of the east steps. Again there appears to be deterioration of the boarding, and damage to the structural members including sills must be assumed.

The remedial action would involve replacement of the damaged boarding, reconstruction of any damaged ends of the structural members, and reconstruction of the column base. The method of repair used for damaged structural members in the 1981 work was to cut the member back to sound wood, construct a new bearing seat and foundation using solid concrete block, and attached the member to the sill using a steel angle. A "Dutchman" was used to span from the end of the member to the porch edge sill, creating a nailer for the porch flooring.

c. Flashings

While the flashings for the house generally appear sound, two areas may require repair or replacement. From inside, above the attic ceiling, one can see light filtering through, around the southwest chimney, and some traces of water. Flashing should be adjusted or replaced. Although the park staff reported some water leakage at the southeast chimney, the flashing appears to be basically sound. Poor mortar joint conditions may be the problem (see Illustration 49).

Water damaged plaster in Room 108 indicates possible problems with the flat tin roof above, though no current leaking was noted by the park staff. Should leaking reoccur, the flashing and roof should be inspected.

d. Brick Chimneys

All four chimneys exhibit severe erosion of the mortar joints and moderate erosion of the brick. The southwest chimney has suffered some structural movement which resulted in the cracking of several bricks (Illustration 49). The open mortar joint may also be allowing water to enter behind the flashing, perhaps resulting in the reported leakage.

The remedial action would involve repointing each chimney with a lime mortar. Extensive rebuilding or structural repairs are

not anticipated, though the southeast chimney should be monitored before and after repointing.

e. Lightning Protection System

Inspection of the existing protection system revealed several problems which might impair the efficiency of the system. First, the down conductor from the air terminal on the northwest chimney was not attached to the main ridge conductor.

Second, many of the air terminals have been eroded significantly, reducing their cross section. Other terminals have been bent. Inspection and possible replacement of some terminals is recommended. A previous regional inspection indicated that the grounding rods were adequate (see Appendix VI).

f. South Basement Wall

Water leakage has been noted through the south wall of the older section of the house by the park staff, during and after heavy rain. This problem is different from water problems noted in earlier regional trip reports. Movement of water through the wall has caused deterioration of the mortar joints and the bricks themselves.

It appears that improper drainage away from the house may be a contributing factor. Regrading to ensure positive drainage would help to reduce the available ground water. The portico and the exterior stairway may also be functioning as water collectors, contributing to the water problem.

While repointing of the interior foundation walls is ultimately desirable, it would not resolve the water problem. Regrading the soil and adjusting the portico floor to ensure drainage away from the house is the first step. A waterproofing membrane on the exterior surface of the wall, possibly with a foundation drain would be the final solution. However, extensive ground disturbance would be involved. Archeological clearances would be required for either alternative. It should be noted that this water problem has contributed to termite damage in the basement.

g. First Floor Framing-Eighteenth Century House

The framing in this portion of the house has been devastated by termites, powder-post beetles, and decay. Mr. Gianopolos has made a preliminary survey of the damage and defined survey criteria for evaluating each member. See Appendixes IV and V for copies of his reports.

As a part of the present investigation, Mr. Askins and his construction crew surveyed the first floor framing and determined the level of preservation treatment required for each structural member. The results of that investigation can be found in Appendix VII. The existing temporary shoring was also relocated and supplemented to ensure adequate bracing of the first floor.

h. Dining Room Wall and Floor Separation

A 1-1/2-inch gap was noted between the wood flooring and the plaster wall at the south wall of Room 104. The problem was noted at some earlier date and tie rods were inserted through the floor structure in the hope of curtailing any further movement. The movement indicates some problem with the joint between the wall studs and the sill. Some connection with the water problem on the same wall and the extensive insect damage can logically be inferred.

The first step in any remedial action would involve further investigation of the problem by exposing the affected framing. Since this investigation would involve possibly destructive investigation it was not considered a portion of this report. It should also be noted that no recent movement is indicated.

i. Asbestos Insulated Piping

Many of the heating pipes in the basement appear to be insulated with asbestos-containing materials. In fact, a 1928 letter stated:

> We will cover all pipe and fittings in basement with Johns-Mansville-3 ply air cell pipe covering and cover boiler

with two coats Johns-Mansville 85% magnesia asbestos covering.[60]

It would appear that the work was done, since the existing radiators are those mentioned in the letter. The boiler was removed in 1980.

The first step in the remedial action would be to have the insulation tested for asbestos content and also have air samplings tested for asbestos remaining from the boiler or from the pipe insulation. Later steps might involve removal or encapsulation of the remaining insulation should it test positive for asbestos.

2. Long Term Problems

a. Slate Roof

Occasional missing or chipped slates were noted over the entire roof. Also noted were galvanized steel patches. which were rusting. Consideration should be given to repairing the missing and damaged slates and replacing the steel patches with copper when time and funding permit. None of the items noted are critical enough that they appear to be causing leaking at present. Whether the park and region wish to return to wood shingle roofing would also bear on the problem.

b. Window Assemblies

In general the windows are in sound condition. An occasional sill and the bottom segments of some frame jambs showed signs of deterioration. The dormer sills seem to exhibit the most frequent problems.

The sash are in maintainable condition, but the exterior muntins seem to have been eroded over the years. The glazing appears to be tight.

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60. Letter, Prince George Plumbing and Heating, August 11, 1928.

Reconditioning of an occasional sash and frames, with replacement of deteriorated pieces might be considered on a piece by piece basis through the future years.

c. Screen Door and Porches

The screening is damaged on the south door and on the west porch and door. Openings should be screened with aluminum or plastic screening.

d. Shutters

Many shutters show minor damage to the louvers and are hanging at angles. However, these problems do not affect the integrity of the building envelope. The shutters for the east door appear to be the most deteriorated with several of the adjustable louvers out of alignment and one control rod missing. Consideration might be given to restoring the louvers for the east entrance since public use of the porches can be anticipated in the near future.

The shutters for the northern windows of the east wing are missing. Replacements could be fabricated using existing shutters as a template.

e. Gutters

The gutters on the east side of the south elevation do not appear to be set to drain properly. The slope should be adjusted to ensure drainage to the down conductors and the gutter resoldered where required.

f. Dutch Doors

When the house was opened to the public in the 1960s, two doors were converted to "Dutch doors." It appears that the south entrance door and the scullery door to the west porch were simply cut in half and modified. The doors should be replaced with new doors fabricated to match the original doors before they were cut. Any attempt to produce a Civil War period door for the south entrance would be

conjectural, since no documentary evidence was found which relates to that door.

g. Plaster Cracking

Throughout the interior of the manor, minor plaster cracking, probably resulting from thermal and moisture variations, can be noted. Mr. Gianopolos indicated in his structural reports that the cracking did not indicate a structural problem. Patching of the cracks can be considered, but should be deferred until decisions concerning interior uses are made.

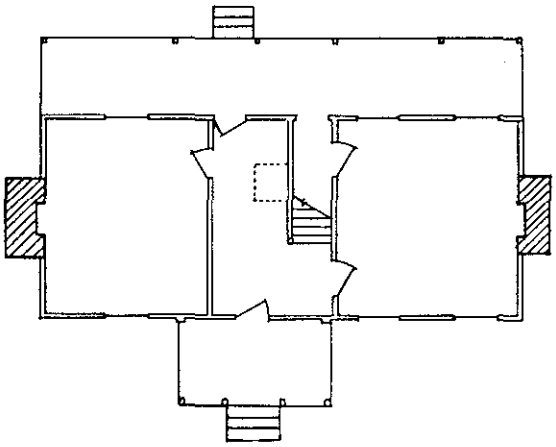


Illustration 1. 1751-63, First Floor Plan (Conjectural Sketch)
NPS Drawing. 1981

1751

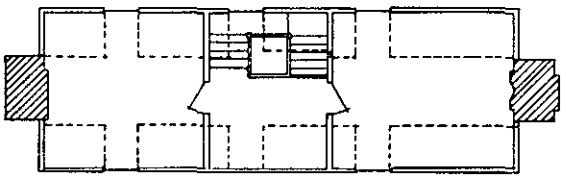
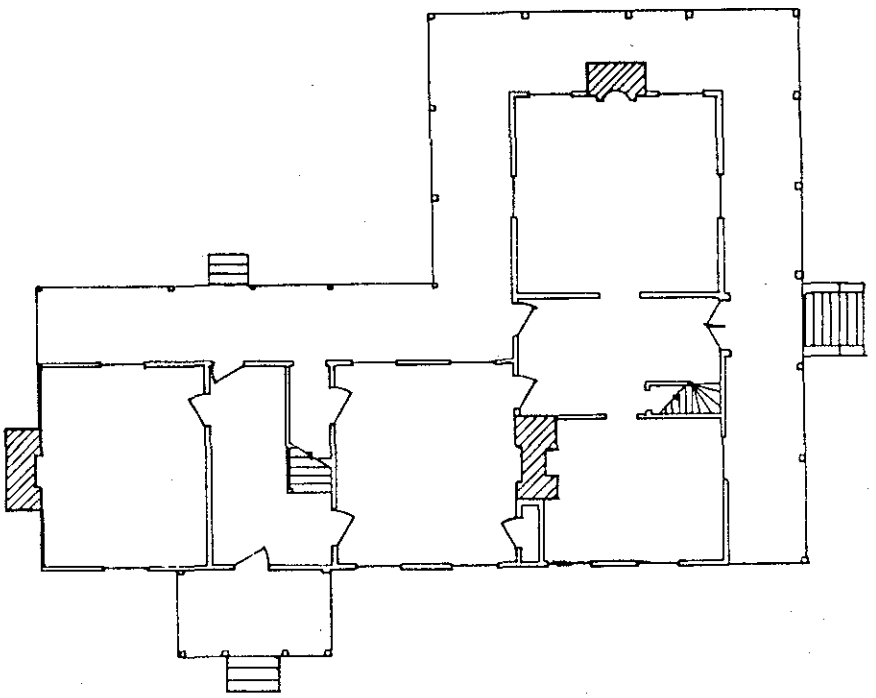
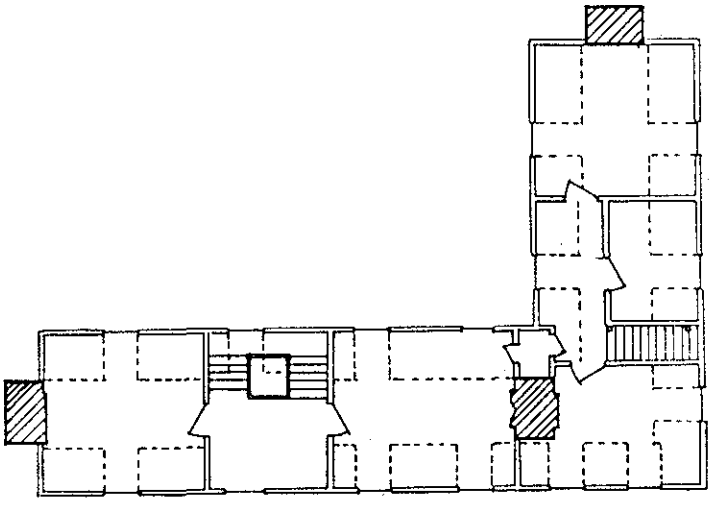


Illustration 2. 1751-63 Second Floor Plan (Conjectural Sketch)
NPS Drawing. 1981

1751



1840 Illustration 3. 1840 First Floor Plan (Conjectural Sketch)
NPS Drawing. 1981



1840 Illustration 4. 1840 Second Floor Plan (Conjectural Sketch)
NPS Drawing. 1981

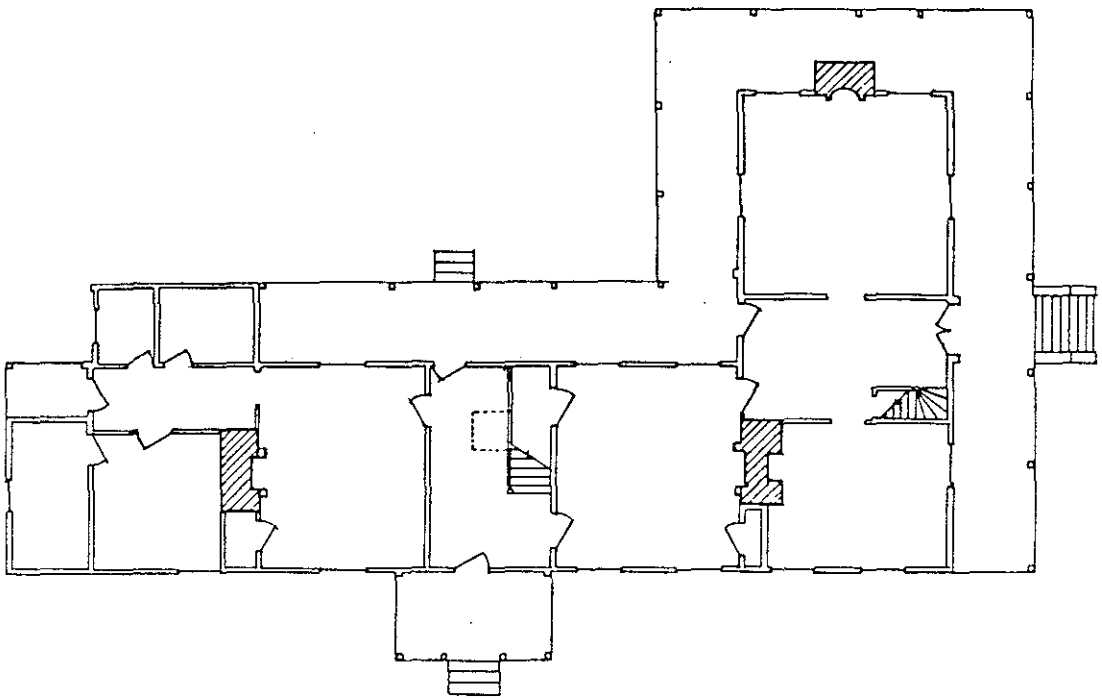


Illustration 5. 1850-56 First Floor Plan (Conjectural Sketch)
NPS Drawing. 1981

1850

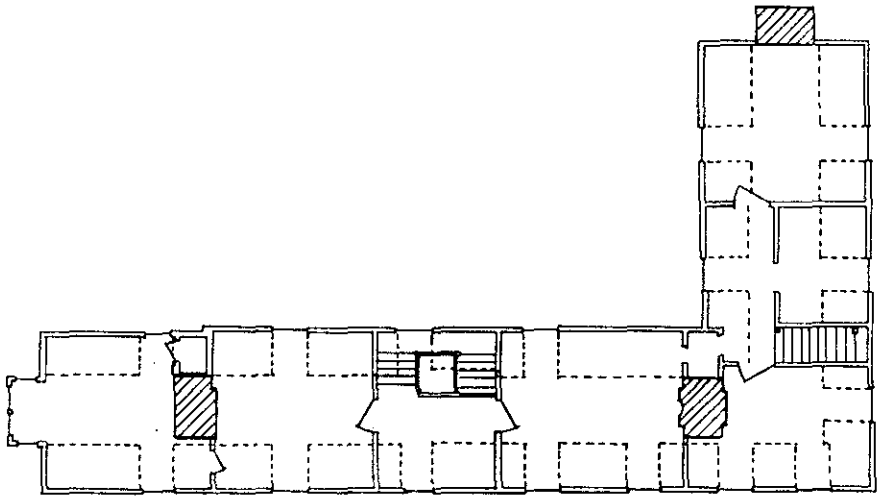
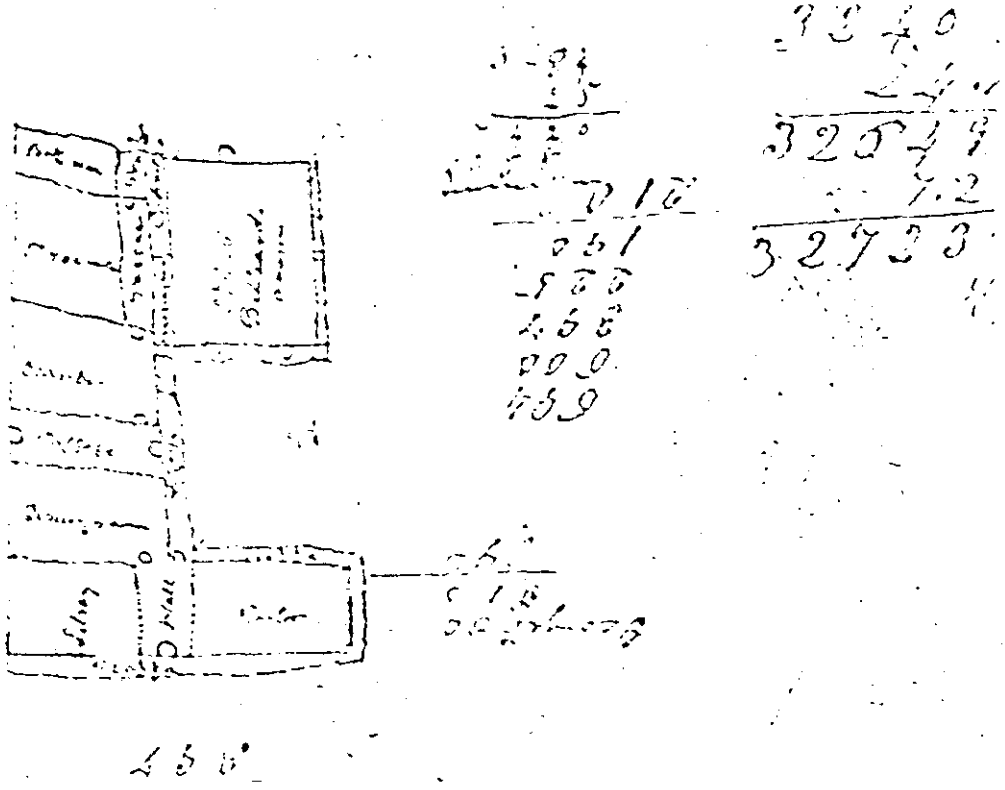
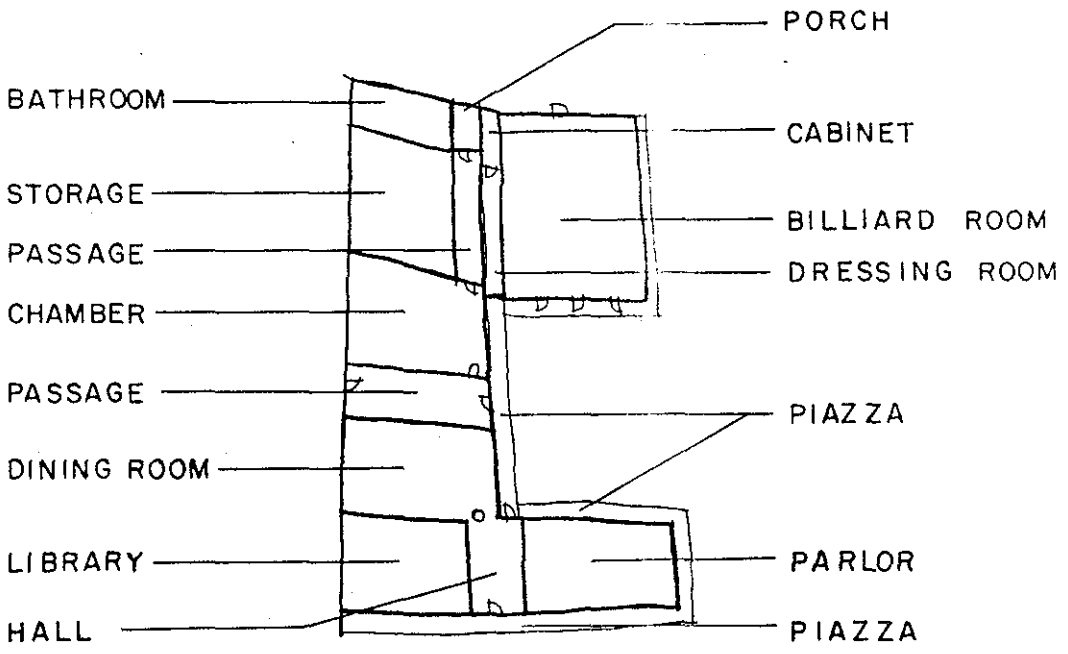


Illustration 6. 1850-56 Second Floor Plan (Conjectural Sketch)
NPS Drawing. 1981

1850



1858 Illustration 7. Floor Plan of Manor House, Eppes Diary - January 4-December 31, 1858, inside cover.



1858 Illustration 8. Floor Plan, Manor House with room designations. NPS Drawing. 1981

1865 Illustration 9. Manor House from southeast, c. 1865. Chicago Historical Society No. CS-70.5, Sheet A. 1865

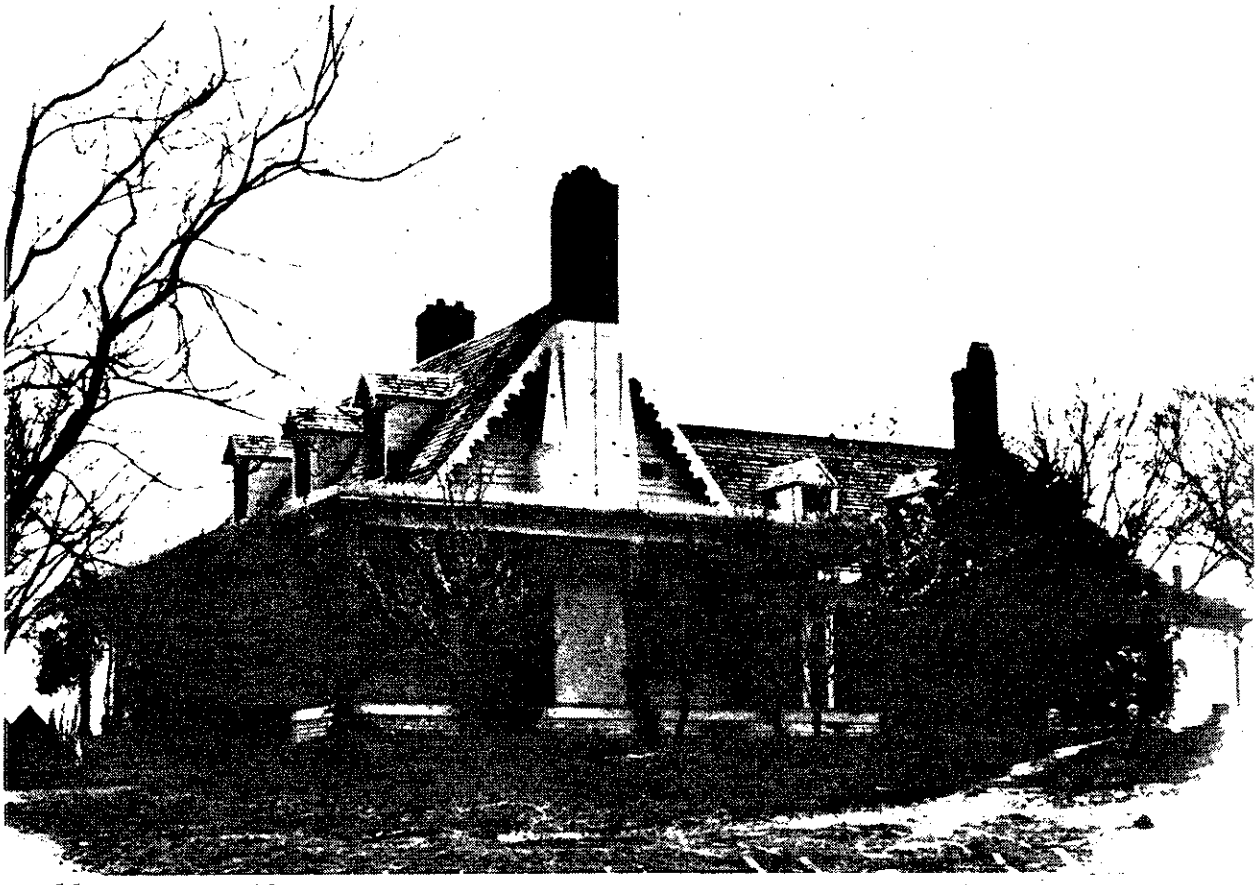


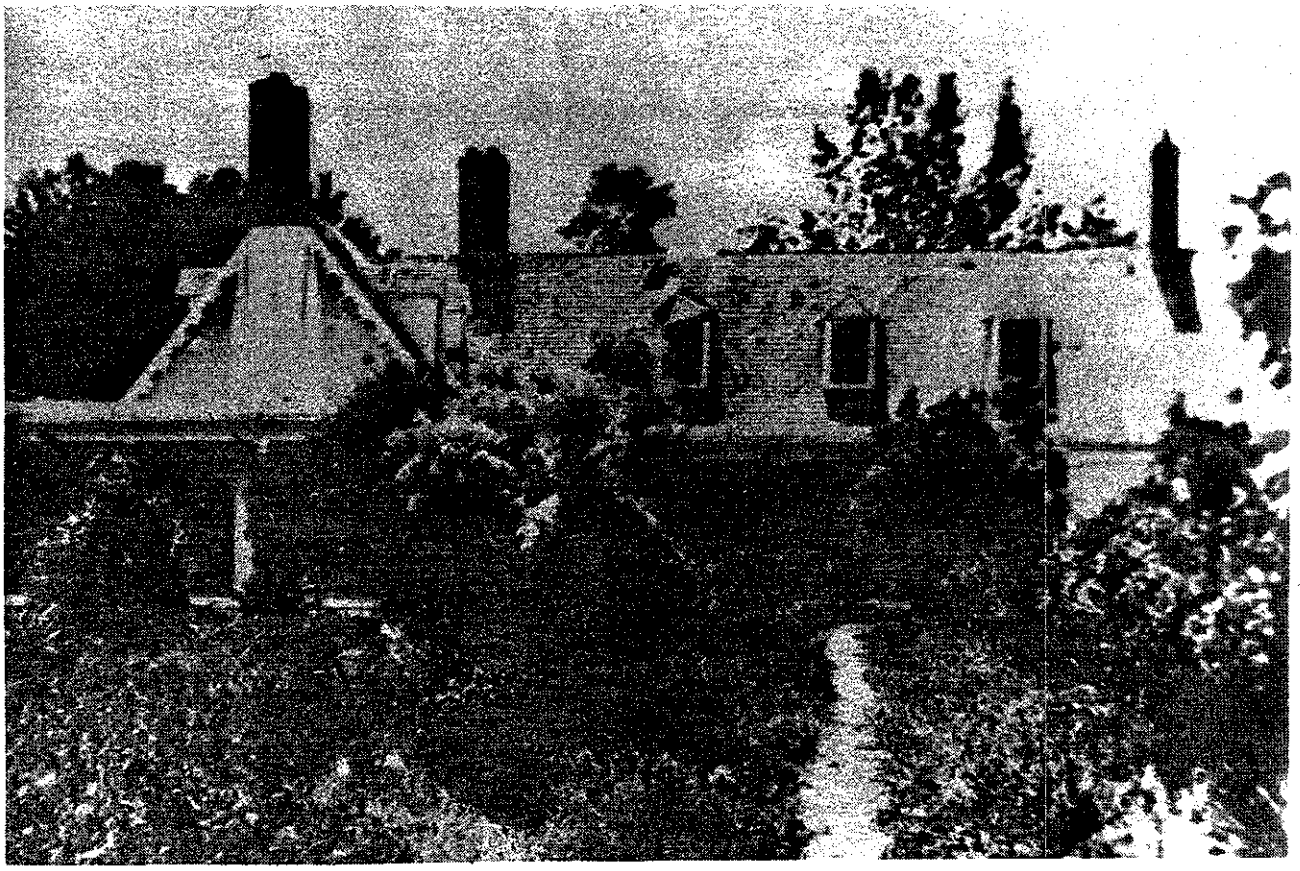
Illustration 10. Manor House from northeast, Matthew Brady photograph, c. 1865. Petersburg National Battlefield.

1865

Illustration 11. Manor House from southeast, c. 1865. National Archives, 111-B-5197.

1865

1865 Illustration 12. Manor House from northeast, c. 1865. National Archives 111-B-5211.



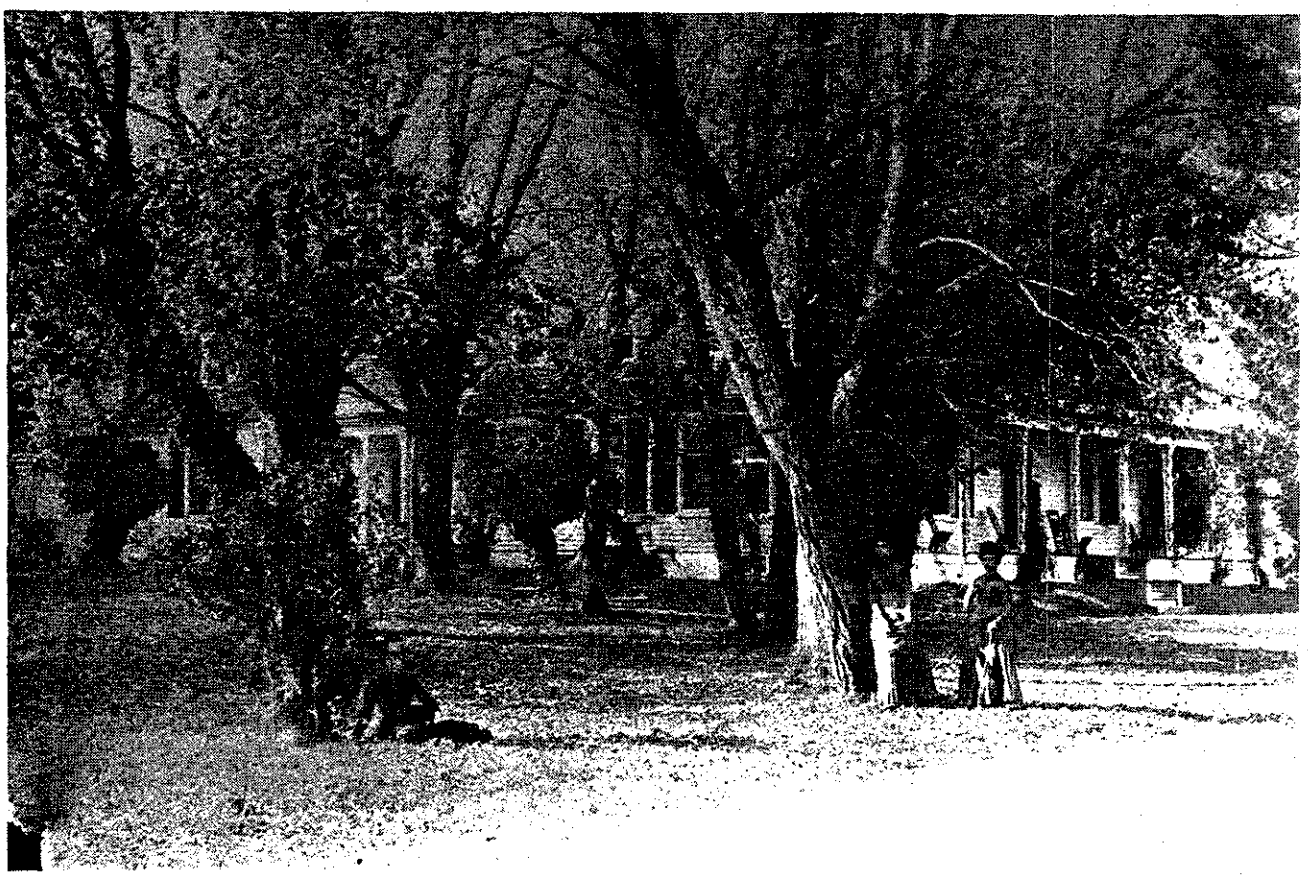
1865 Illustration 13. Manor House from north, c. 1865. National Archives 111-B-5197.

Illustration 14. General Rufus Ingalls and unidentified party, c. 1865. Library of Congress, No. 57340.

1865

Illustration 15. Manor House from southeast, early 1890s. Virginia Historical Society.

1890



1890 Illustration 16. Manor House from southeast, 1890s. Petersburg National Battlefield.

1890 Illustration 17. Manor House from northeast, 1890s. Virginia Historical Society.

Illustration 18. Manor House from southeast, 1890s. Virginia Historical Society.

1890

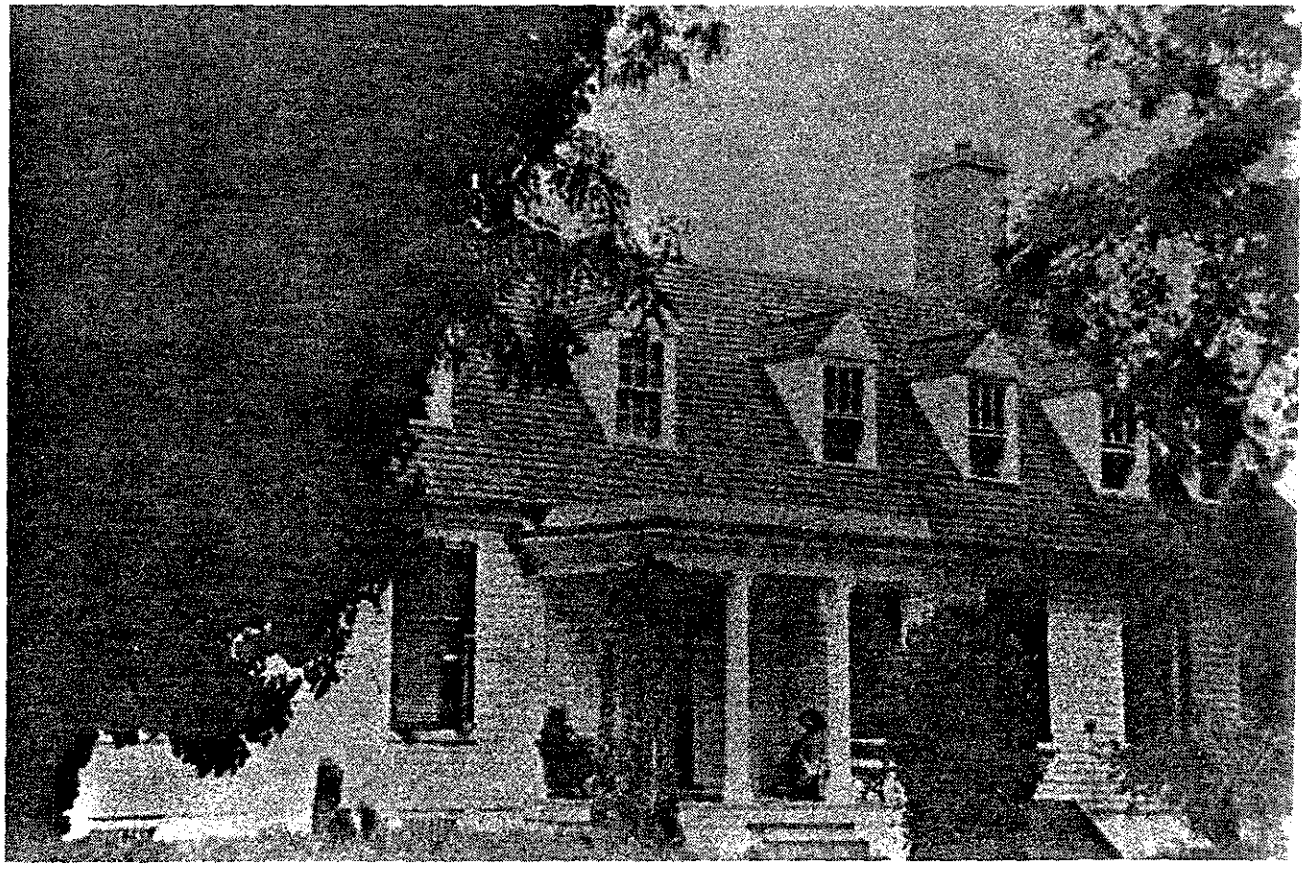
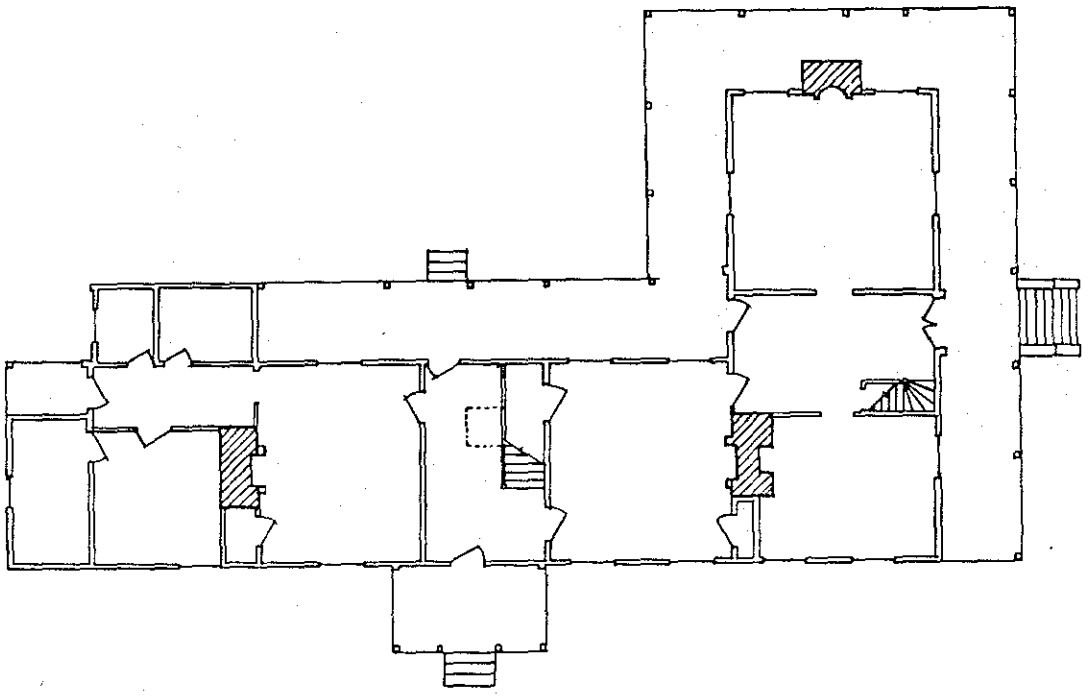
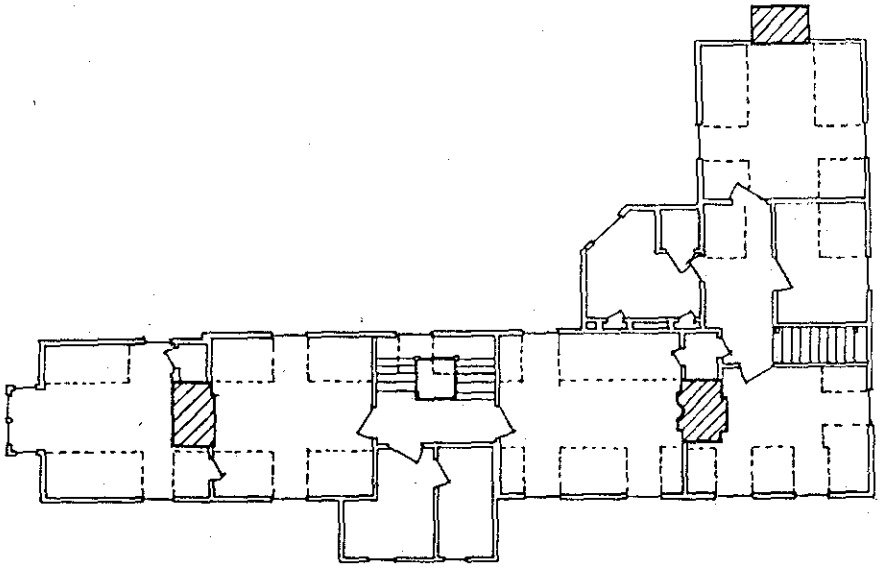


Illustration 19. Manor House from south, late 19th century. Virginia Historical Society.

1890



1905 Illustration 20. 1905 First Floor Plan (Conjectural Sketch)
NPS Drawing. 1981



1905 Illustration 21. 1905 Second Floor Plan (Conjectural Sketch)
NPS Drawing. 1981

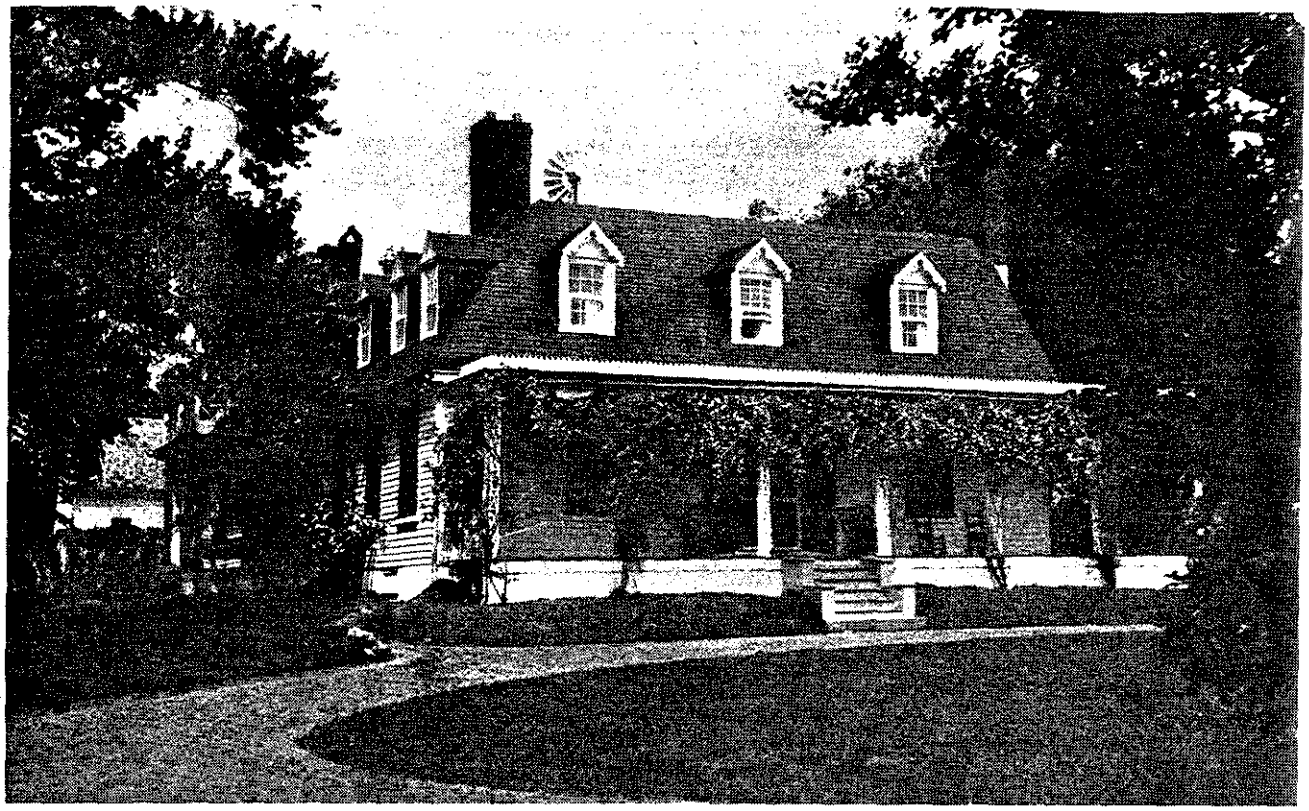


Illustration 22. Manor House from east, 1905-16. Petersburg National Battlefield. **1905**

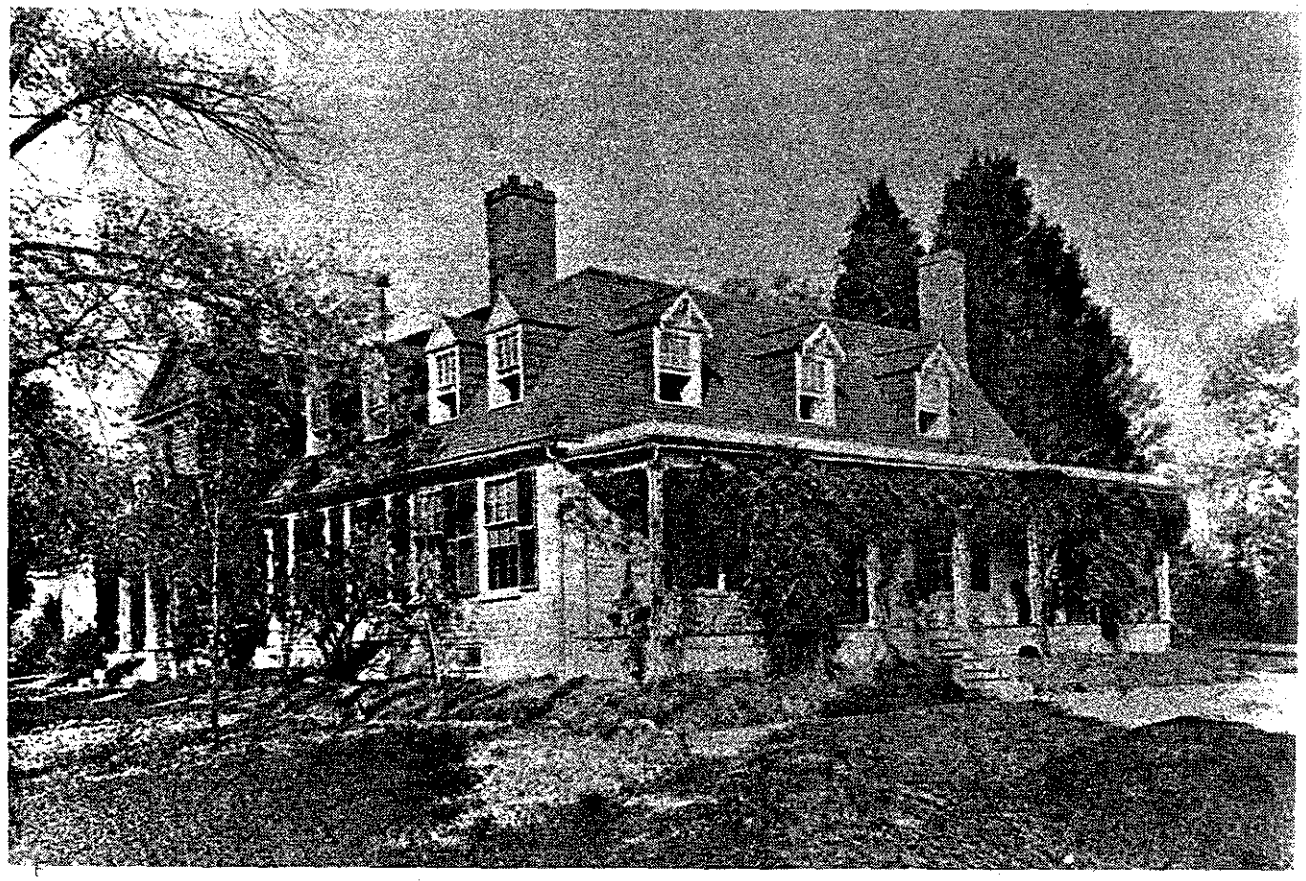
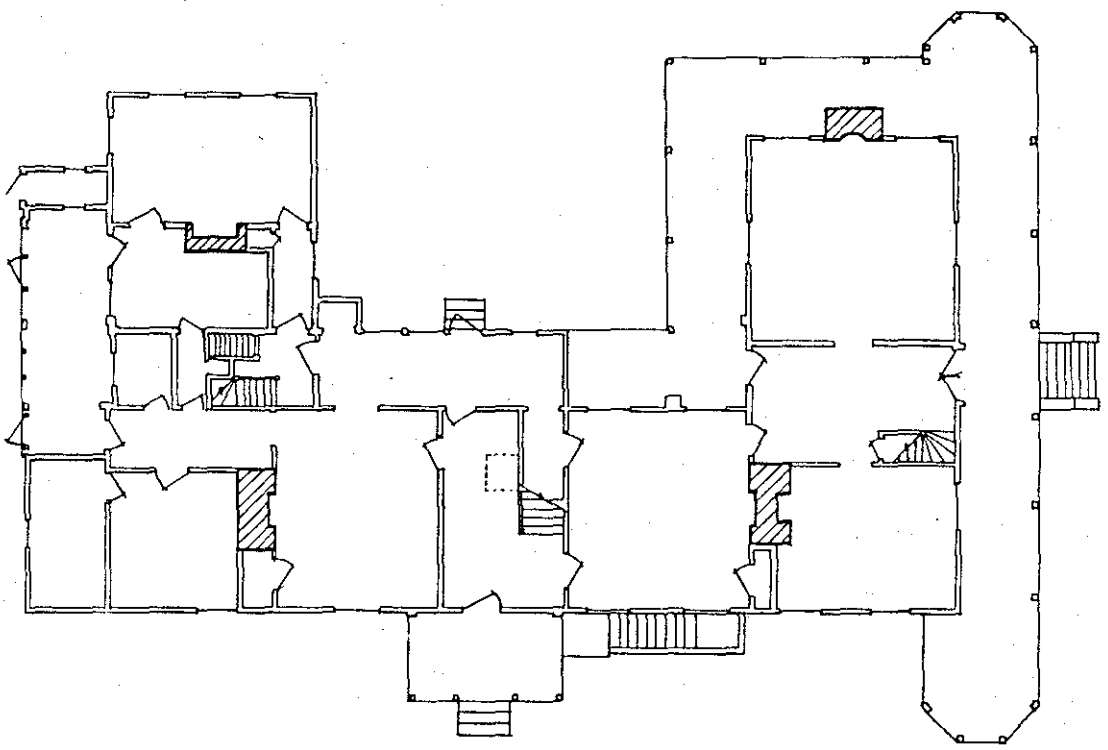
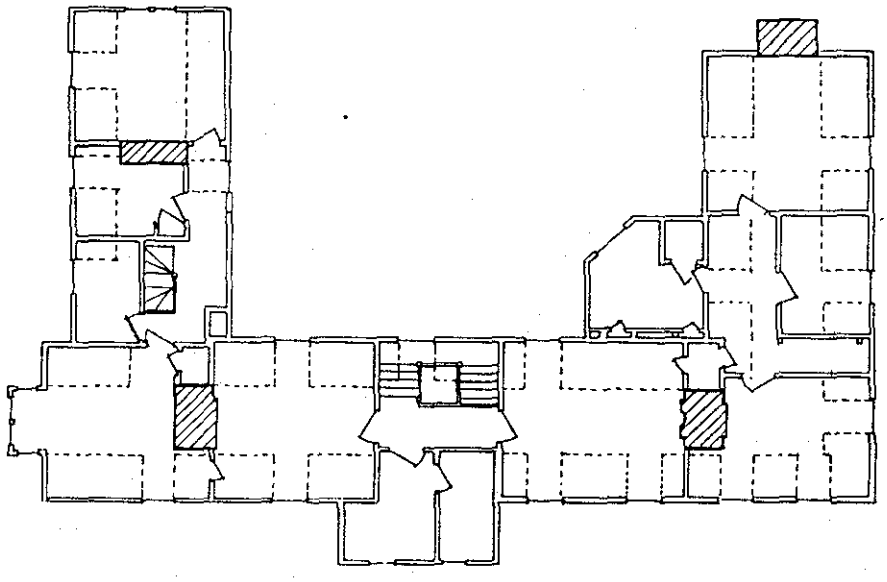


Illustration 23. Manor House from southeast, 1905-16. Petersburg National Battlefield. **1905**



1916 Illustration 24. 1916 First Floor Plan (Conjectural Sketch)
NPS Drawing. 1981



1916 Illustration 25. 1916 Second Floor Plan (Conjectural Sketch)
NPS Drawing. 1981

Illustration 26. Manor House from windmill (west), 1916-51. Petersburg National Battlefield. **1916**

Illustration 27. Manor House from east after 1916. Petersburg National Battlefield. **1916**

1916 Illustration 28. Manor House from northeast after 1916. Petersburg National Battlefield.

1916 Illustration 29. Manor House from north, 1916-51. Petersburg National Battlefield.

Illustration 30. Manor House from northeast, 1916-51. Petersburg National Battlefield. **1916**

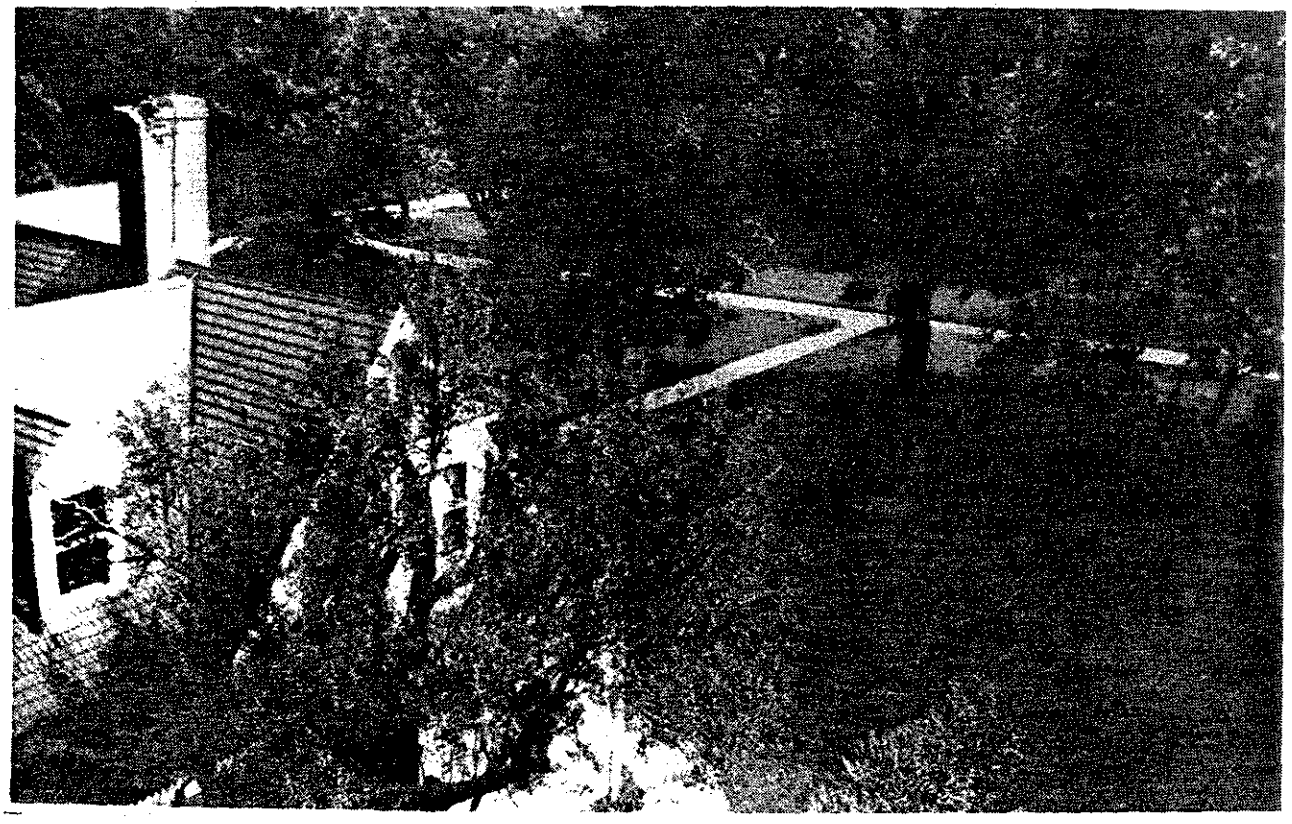
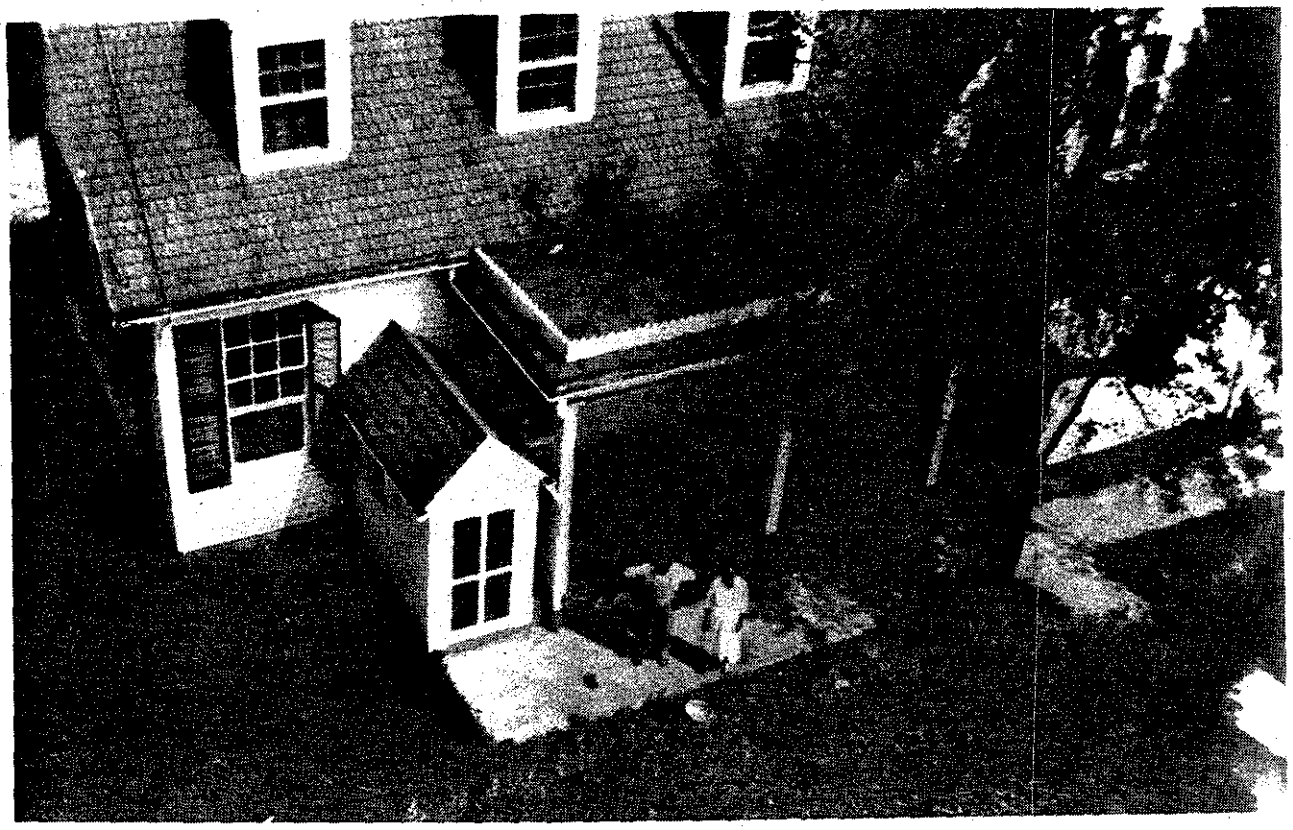
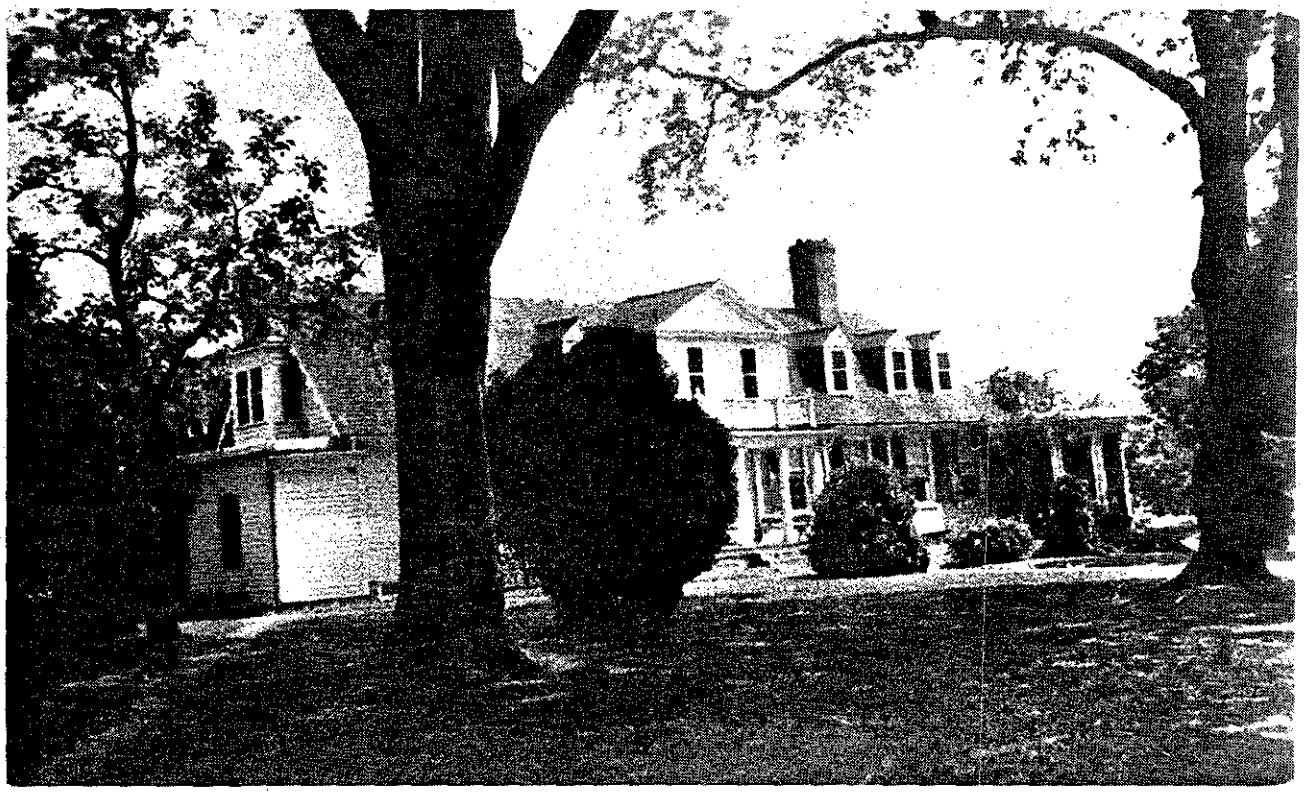


Illustration 31. Southwest bedroom from windmill (west), 1929. Petersburg National Battlefield. **1929**



1929

Illustration 32. Manor House from windmill (west), 1929. Petersburg National Battlefield.



1940

Illustration 33. Manor House from southwest, 1940. Petersburg National Battlefield.

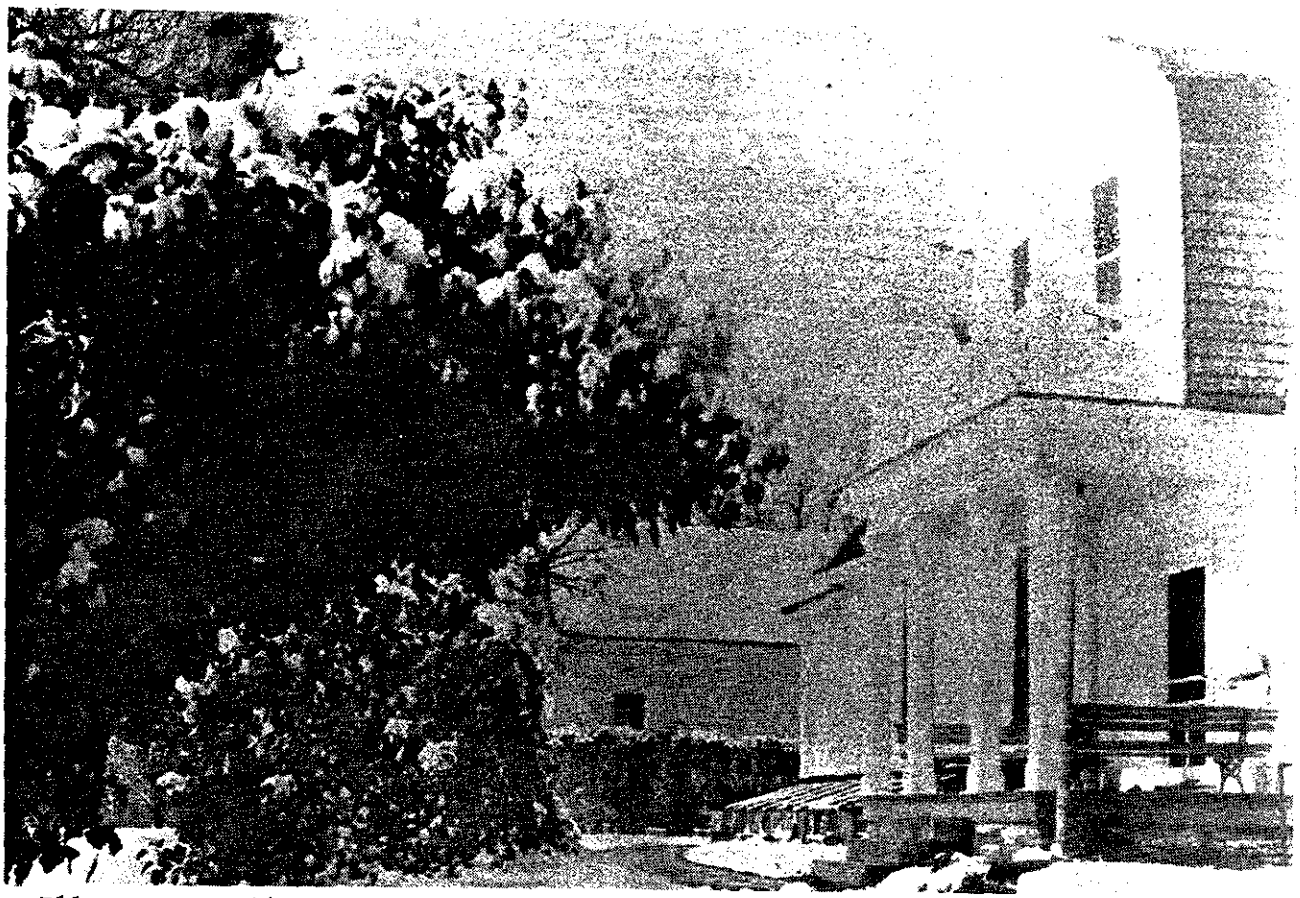
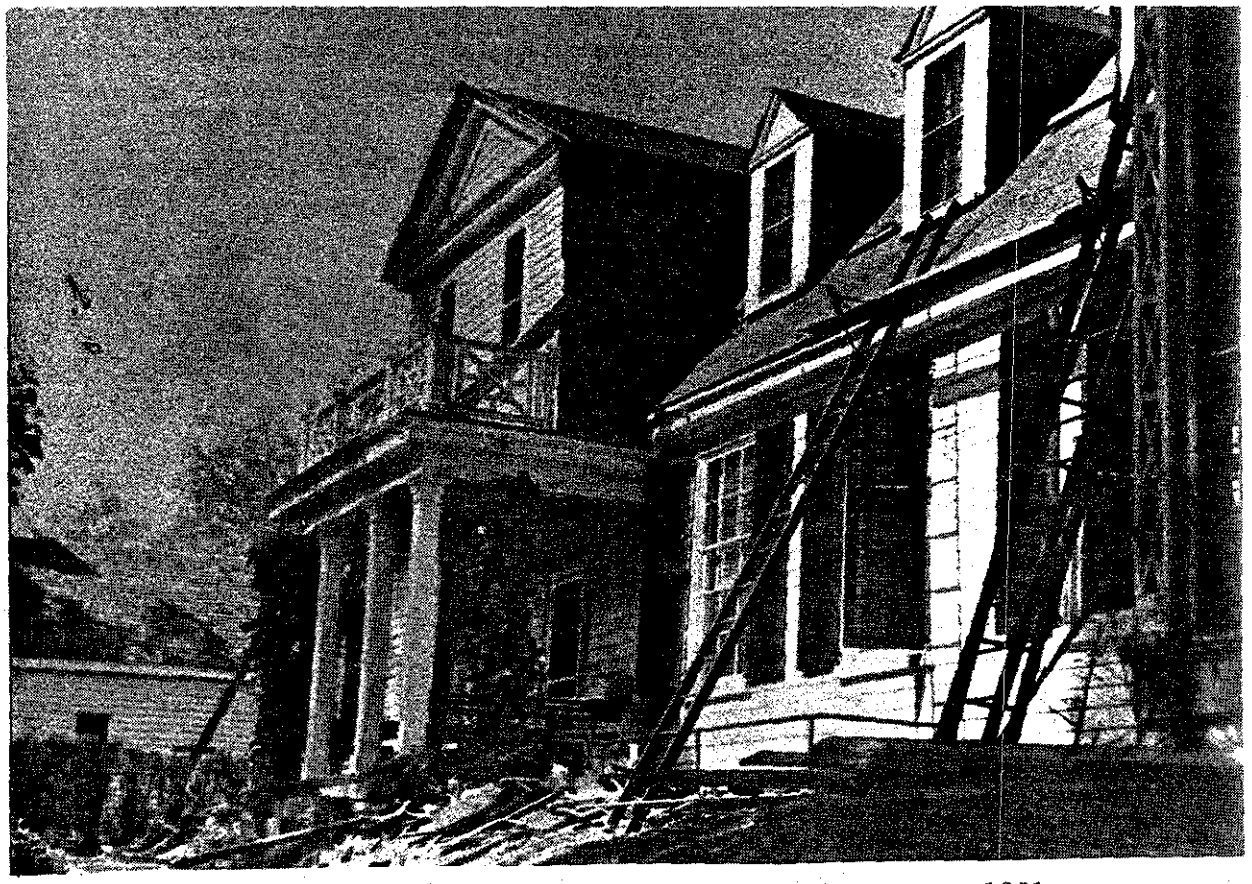


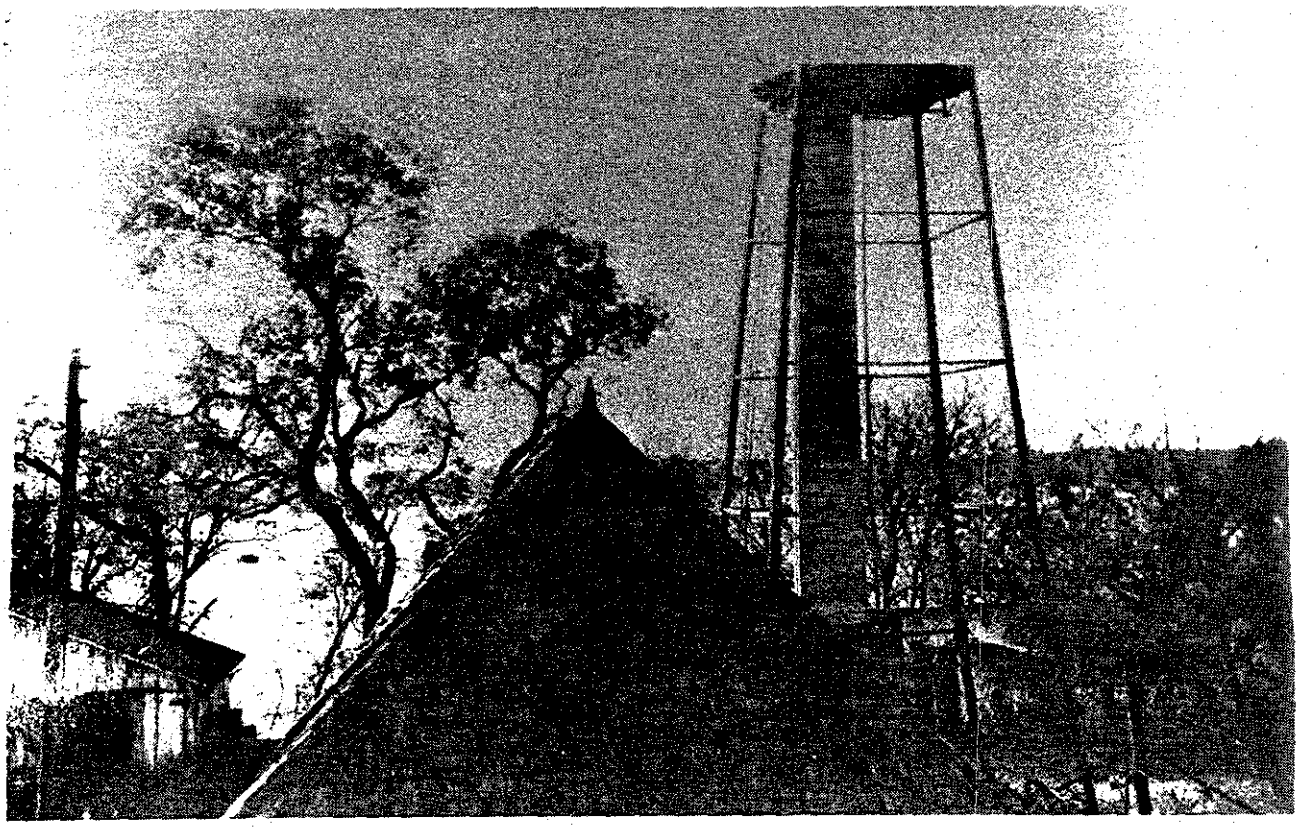
Illustration 34. Manor House and kitchen from east, c. 1935-51. Petersburg National Battlefield. **1935**

Illustration 35. Kitchen, dairy, and Manor House from the south, c. 1935-54. Photograph from Mrs. R. C. Potts. **1935**



1951

Illustration 36. Manor House from southeast, c. 1951. Petersburg National Battlefield.



N.D.

Illustration 37. Dairy and windmill structure from Manor House, no date. Photograph from Mrs. R. C. Potts.

Illustration 38 **1981**
Manor House
South elevation (partial)
West end

NPS photograph, 1981

Illustration 39 **1981**
Manor House
South elevation (partial)
East end

NPS photograph, 1981

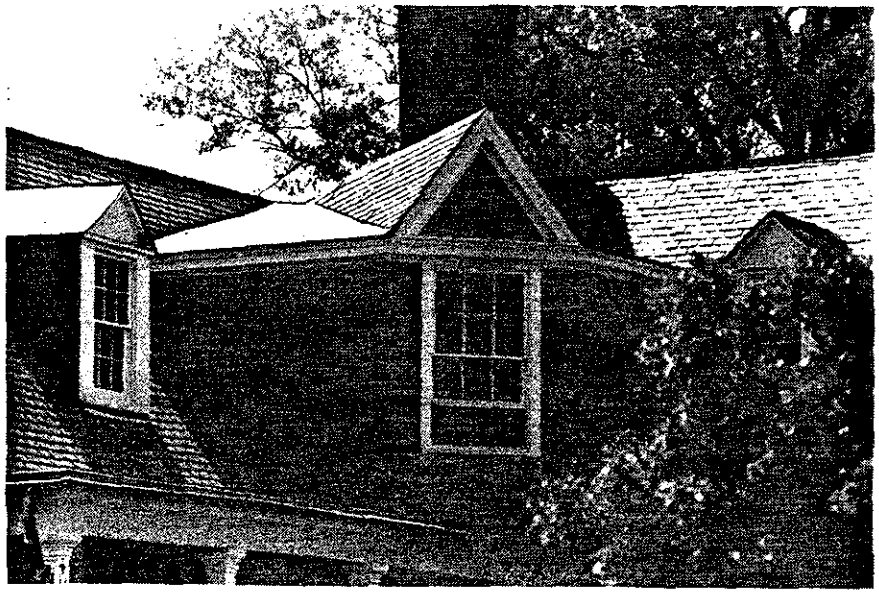


Illustration 40 **1981**
Manor House
Detail east wing bathroom.

NPS photograph, 1981

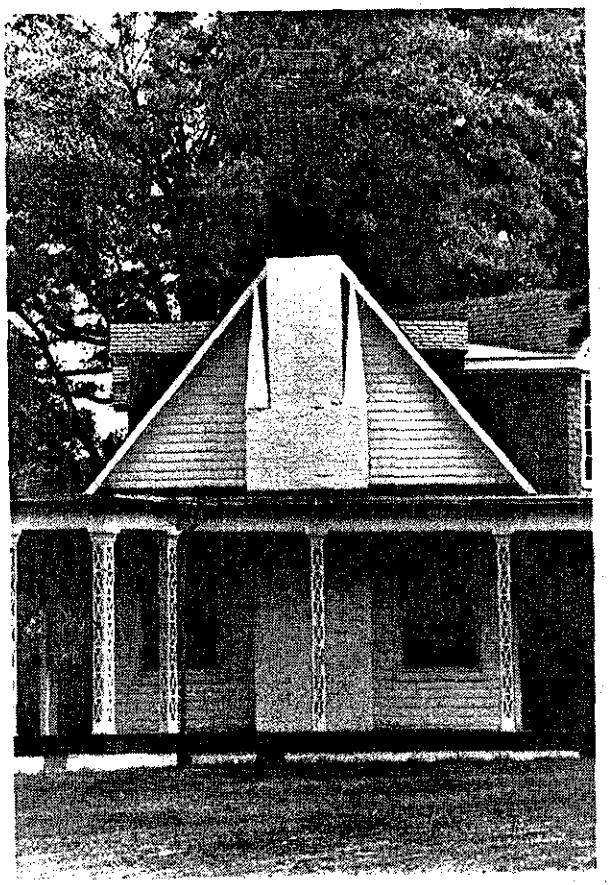


Illustration 41 **1981**
Manor House
East wing
North elevation

NPS photograph, 1981

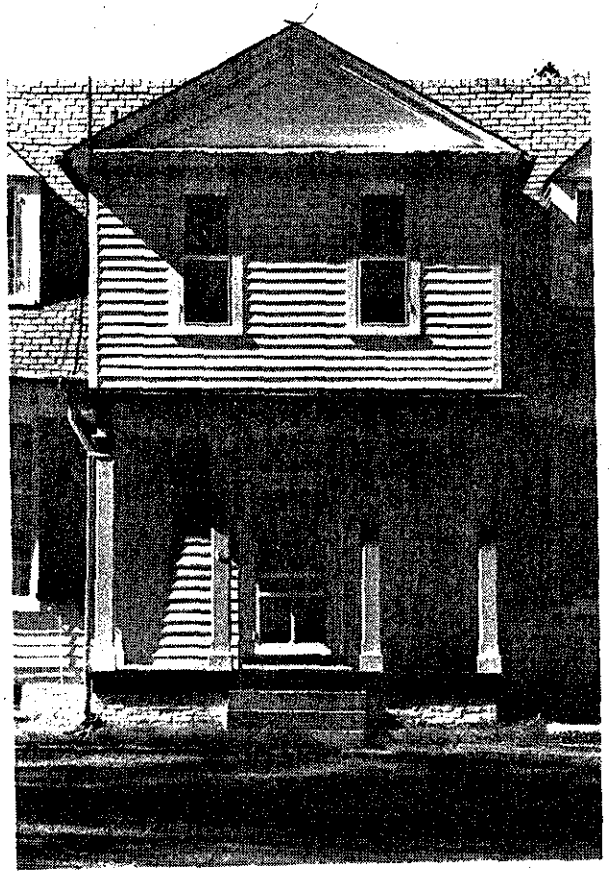


Illustration 42 **1981**
Manor House
South portico elevation

NPS photograph, 1981

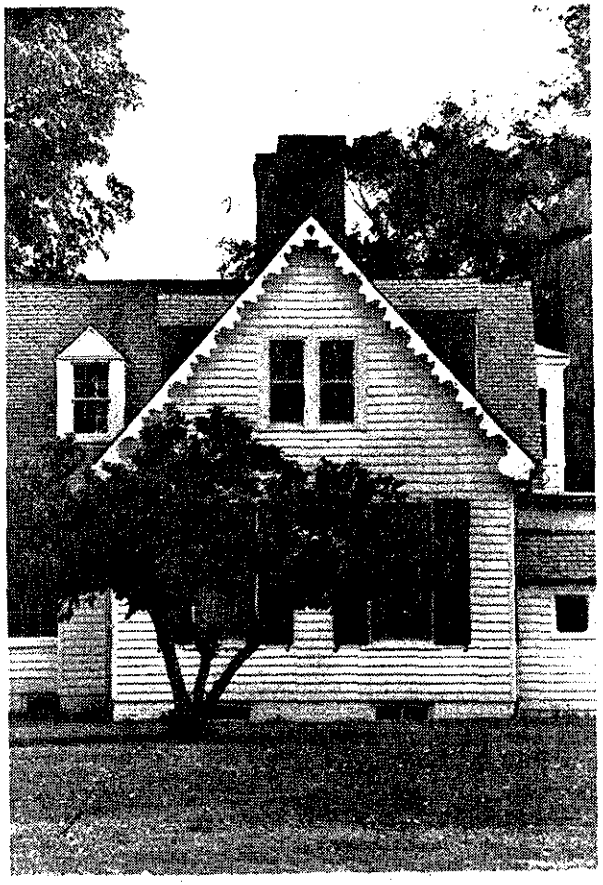


Illustration 43 **1981**
Manor House
West wing
North elevation

NPS photograph 1981

Illustration 44 **1981**
Manor House
West elevation (partial)

NPS photograph, 1981

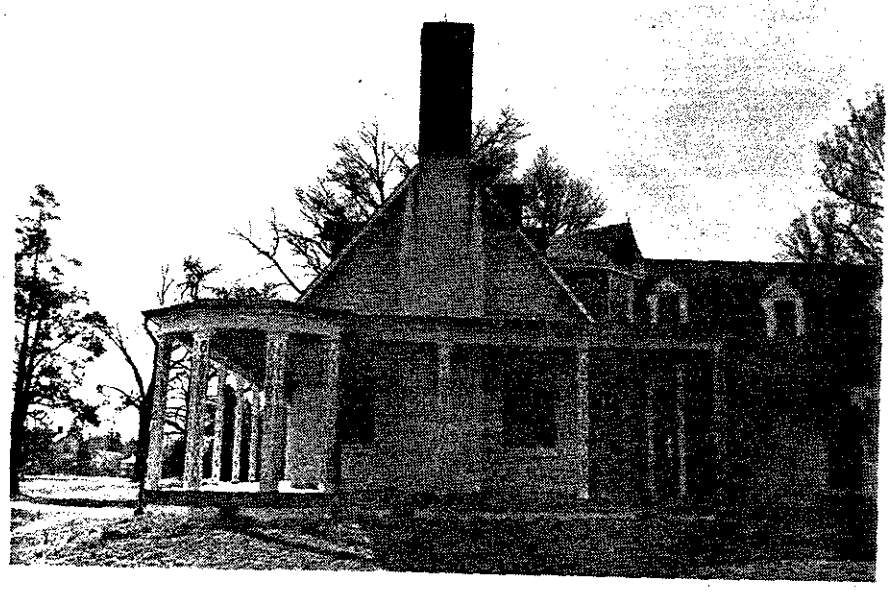


Illustration 45 **1981**
Manor House
North elevation, east wing

NPS photograph, 1981

Illustration 46 **1981**
Manor House
West wing from northeast

NPS photograph, 1981

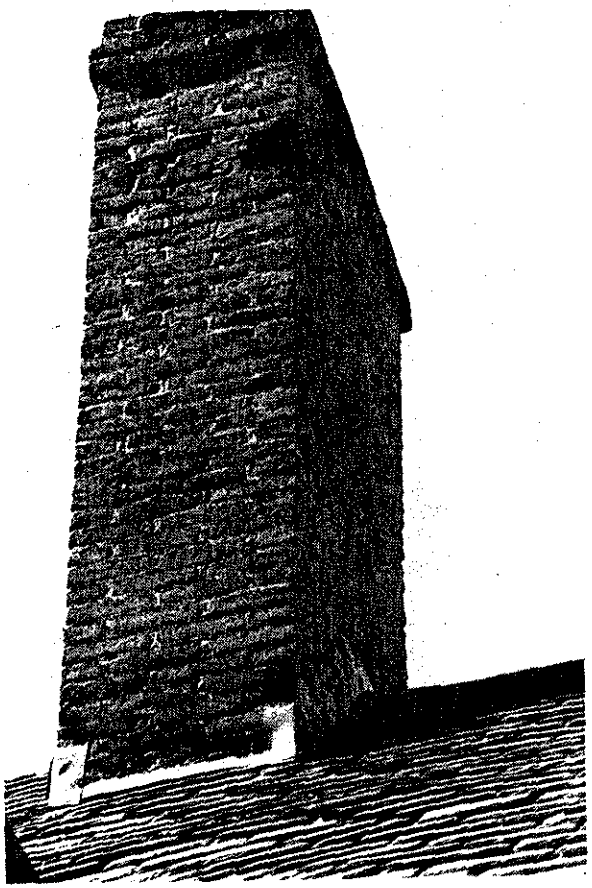


Illustration 47 **1981**
Manor House
Southwest chimney
from southeast.

Note: Large nick is reputed to be
from 1781 bombardment.

NPS photograph, 1981

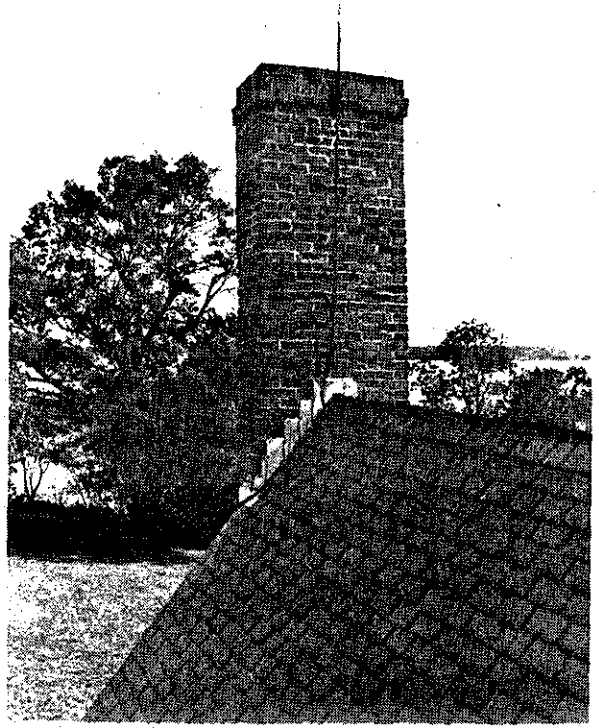


Illustration 48 **1981**
Manor House
Northeast chimney
from southwest.

NPS photograph, 1981

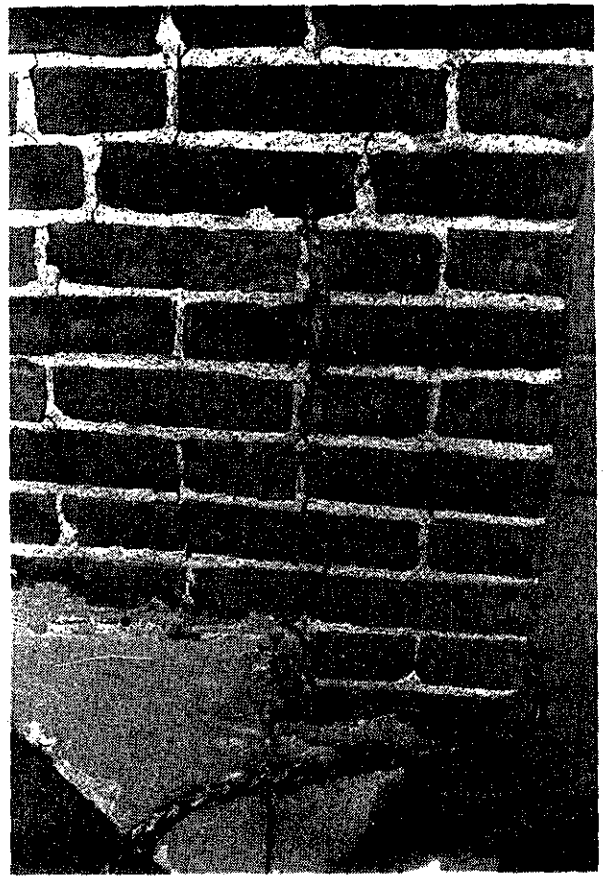


Illustration 49 **1981**
Manor House
Southeast chimney
West elevation.

NPS photograph, 1981

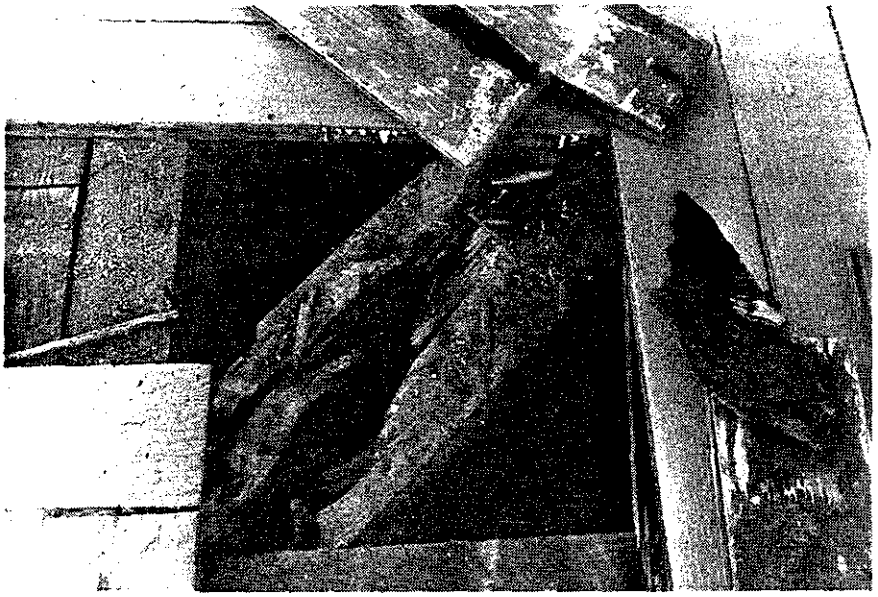


Illustration 50 **1981**
Manor House
Detail, east wing porch floor
Northwest corner

Note: Damage repaired, 1981.

NPS photograph, 1981

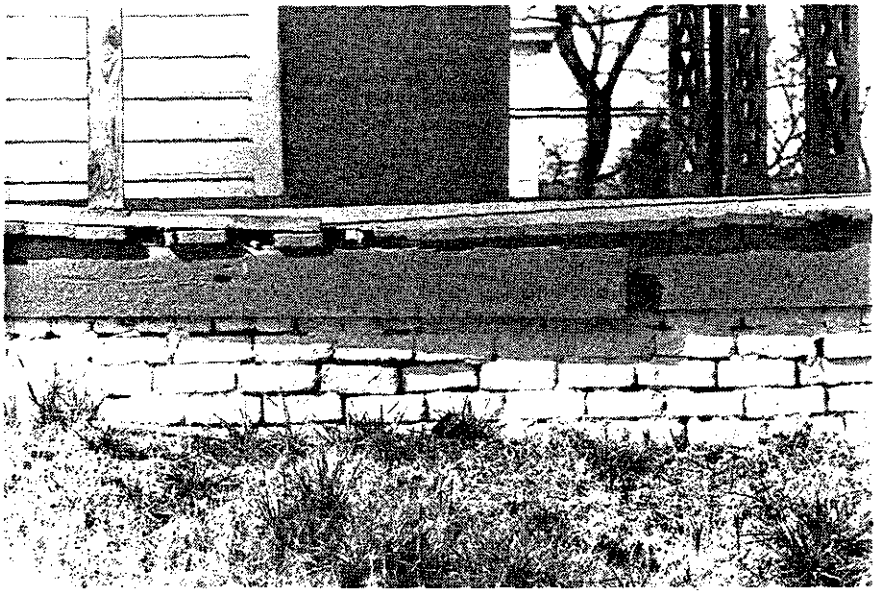


Illustration 51 **1981**
Manor House
Detail, east wing porch floor
Northeast corner

Note: damage repaired, 1981

NPS photograph, 1981

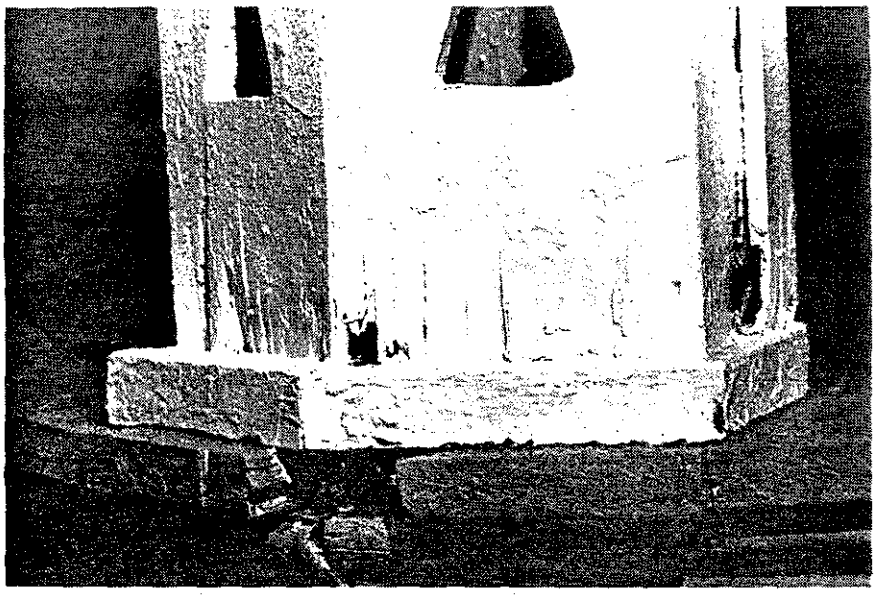


Illustration 52 **1981**
Manor House
Detail, east wing porch column
South end

NPS photograph, 1981

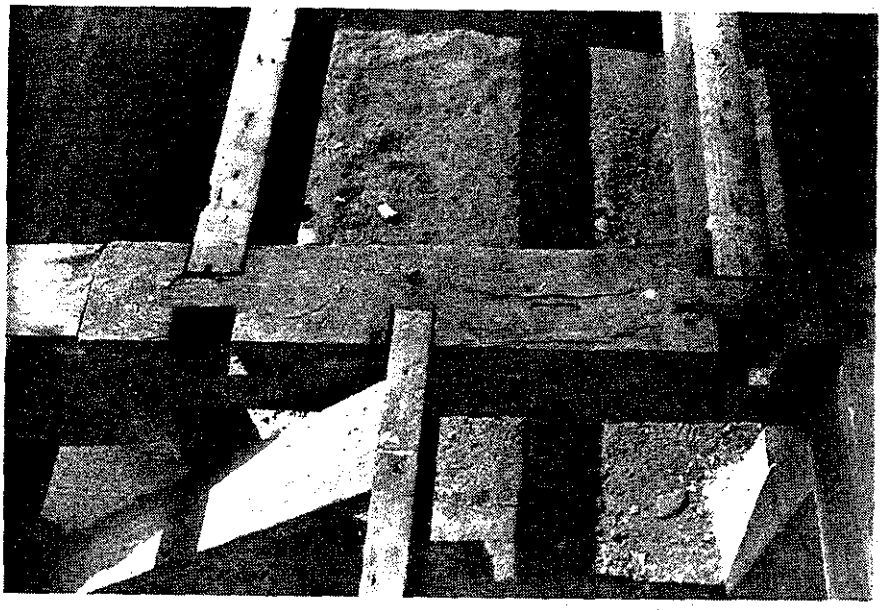


Illustration 53 **1981**
Manor House
Detail, east wing porch framing
North end

NPS photograph, 1981

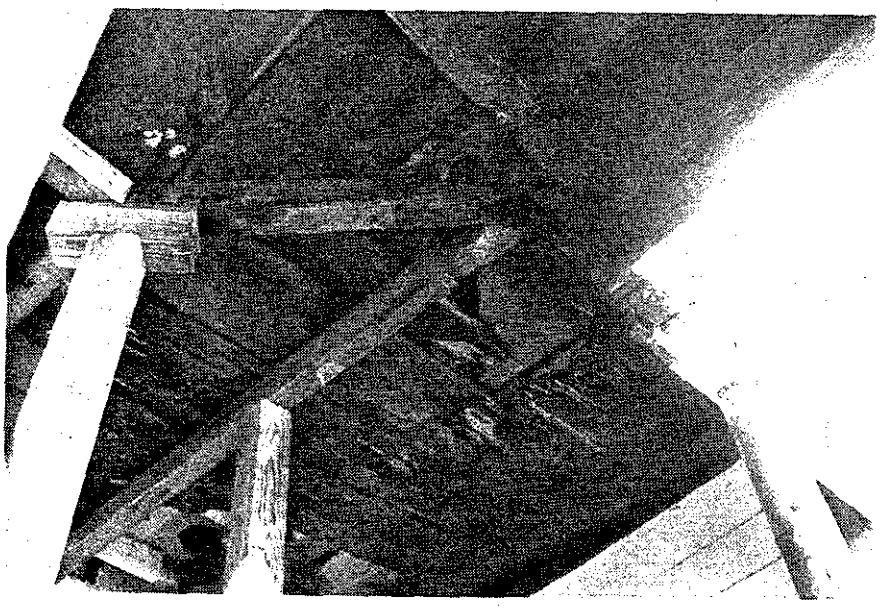


Illustration 54 **1981**
Manor House
Detail, framing of east wing
Bathroom

Note: Water damage repaired
1981

NPS photograph, 1981

Illustration 55 **1981**
Manor House
Detail, concealed cornice
at east wing
West side

NPS photograph, 1981

Illustration 56 **1981**
Manor House, first floor
Interior, dining room
Southeast photograph

NPS photograph, 1981

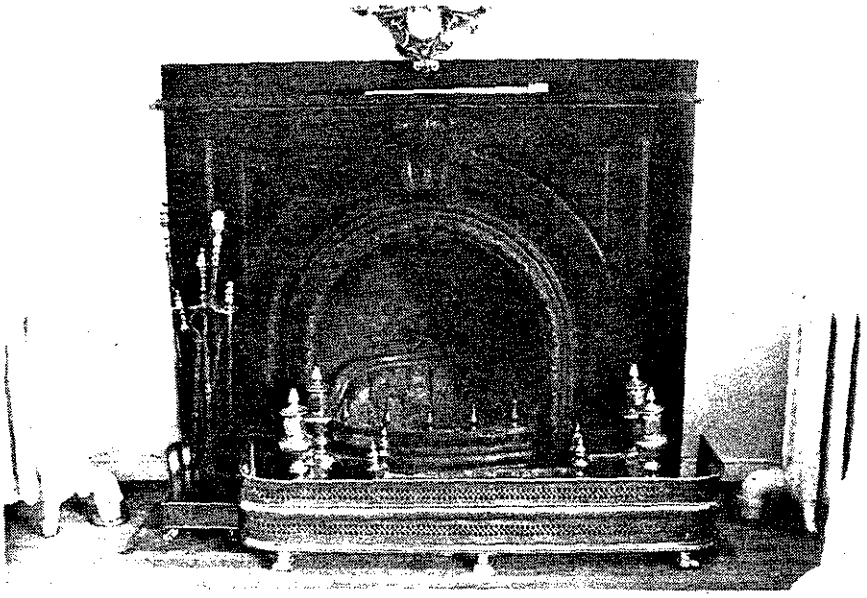


Illustration 57 **1981**
Manor House, first floor
Interior, north parlor, Room 101
Fireplace

NPS photograph, 1981

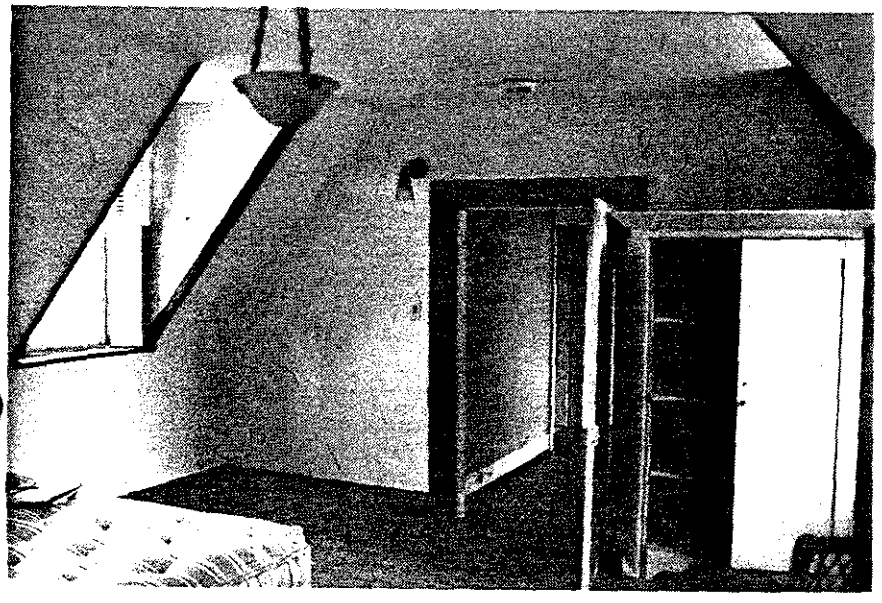


Illustration 58 **1981**
Manor House, attic
Interior, bedroom, Room 201

NPS photograph, 1981

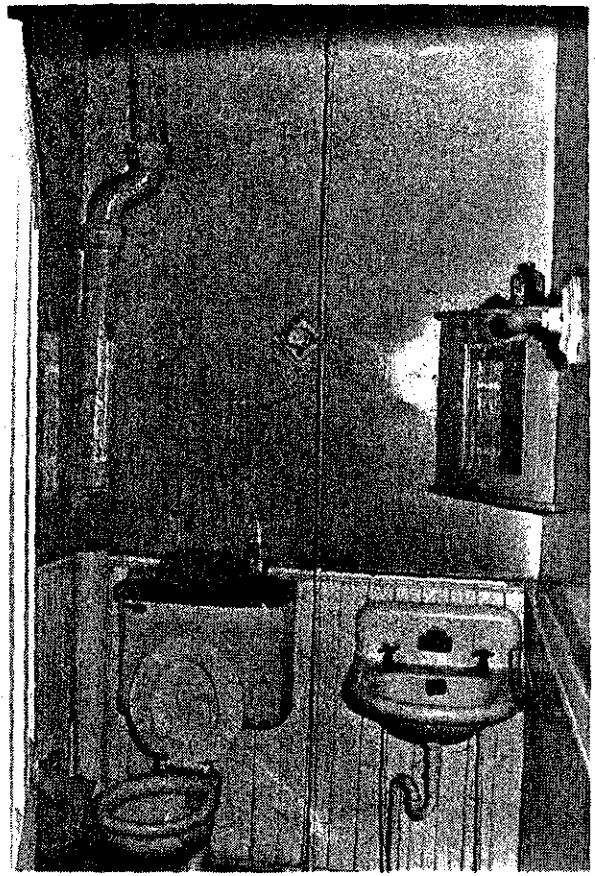


Illustration 59 **1981**
Manor House, first floor
Interior, bathroom, Room 110

NPS photograph, 1981

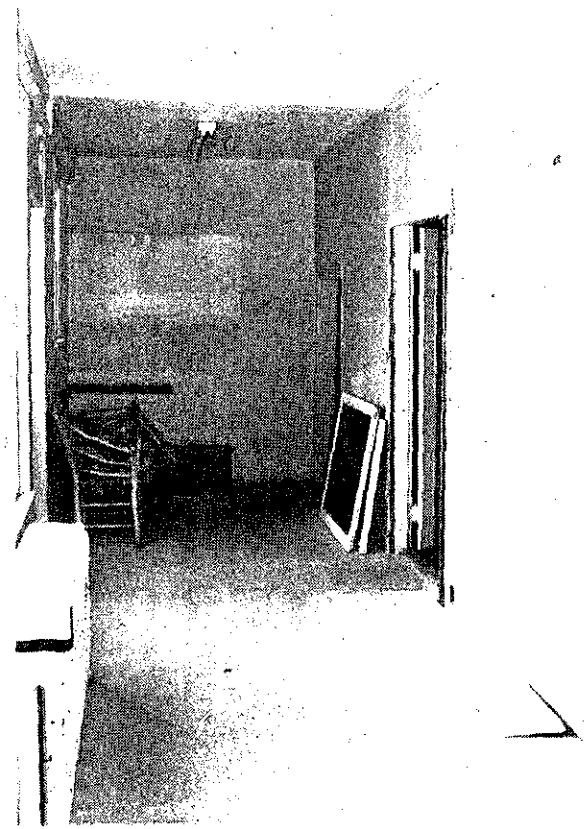


Illustration 60 **1981**
Manor House, first floor
Interior, kitchen, Room 118

NPS photograph, 1981

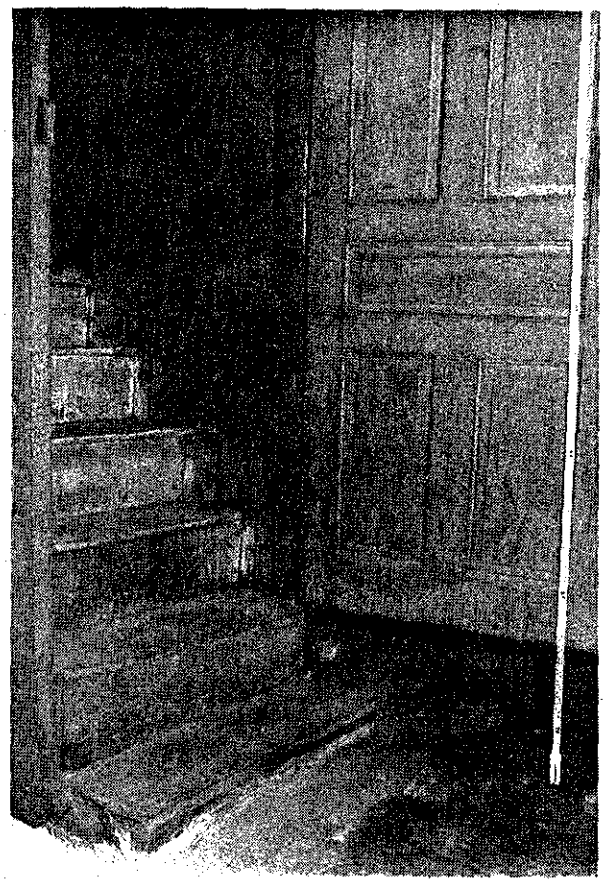


Illustration 61 **1981**
Manor House, basement
Interior Room, Room B03
Stair

NPS photograph, 1981

Illustration 62 **1981**
Manor House, first floor
Interior, Room 107
Brick in southwest fireplace
"RE 1763"

NPS photograph, 1981

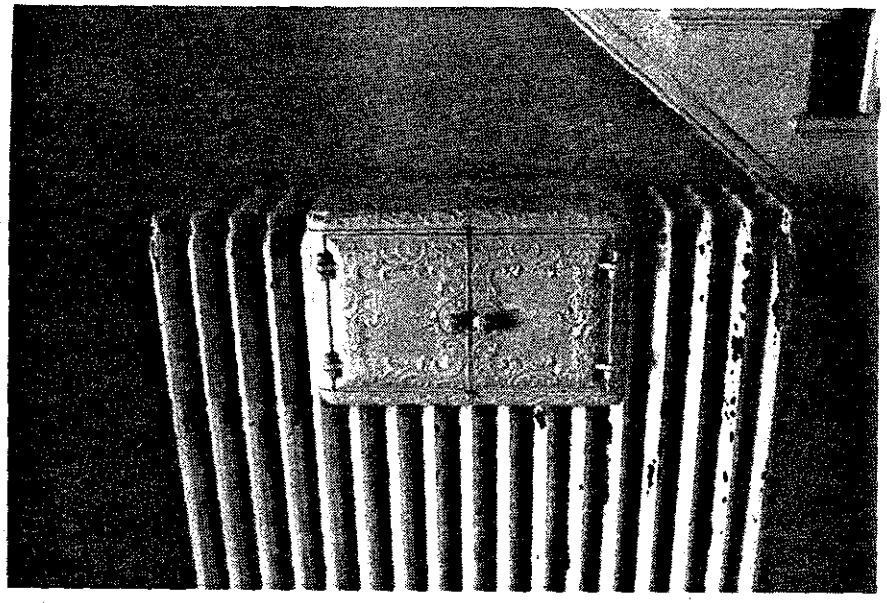


Illustration 63 **1981**
Manor House, first floor
Interior, hall, Room 105
Detail plate warmer

NPS photograph, 1981

Illustration 64 **1981**
Manor House, basement
Interior, Room B-05
Detail first floor framing

Note: Insect damaged members

NPS photograph, 1981

Illustration 65 **1981**
Manor House basement
Interior, Room B-05
Detail hot water heater

NPS photograph, 1981

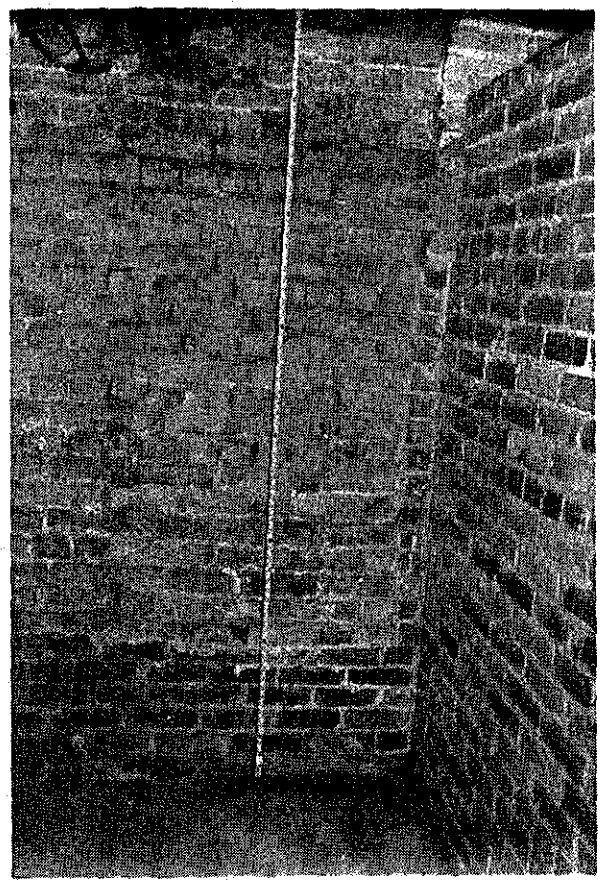


Illustration 66 **1981**
Manor House, basement
Interior, Room B-12
Detail south wall

Note: Brick change at base of wall.

NPS photograph, 1981

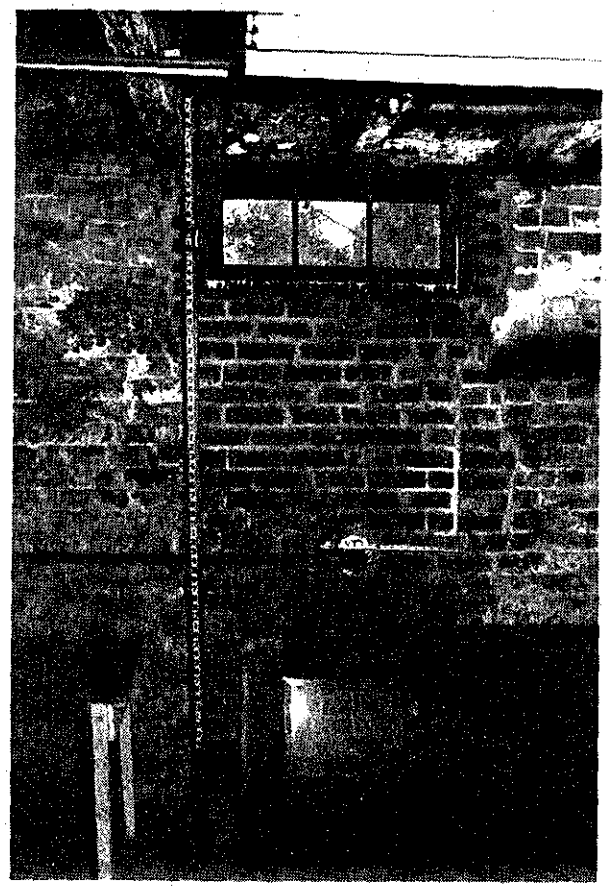


Illustration 67 **1981**
Manor House, basement
Interior, Room B-05
Detail south wall

Note: Patch closed access to 1935-54 greenhouse

NPS photograph, 1981

Illustration 68 **1981**
Manor House
Interior, above Room 211
Roof framing from north

NPS photograph, 1981

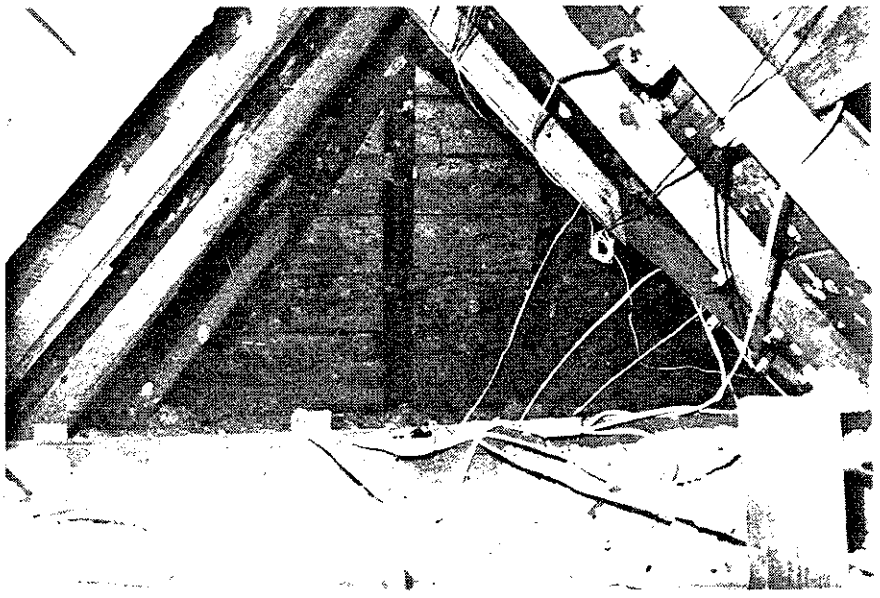


Illustration 69 **1981**
Manor House
Interior, above Room 205
from north

NPS photograph, 1981

Illustration 70 **1981**
Manor House
Interior, above Room 213
from south

NPS photograph, 1981

Illustration 71 **1981**
Manor House
Interior, above east wing
bathroom from the east

Note: Top of bathroom is to
the right.

NPS photograph, 1981

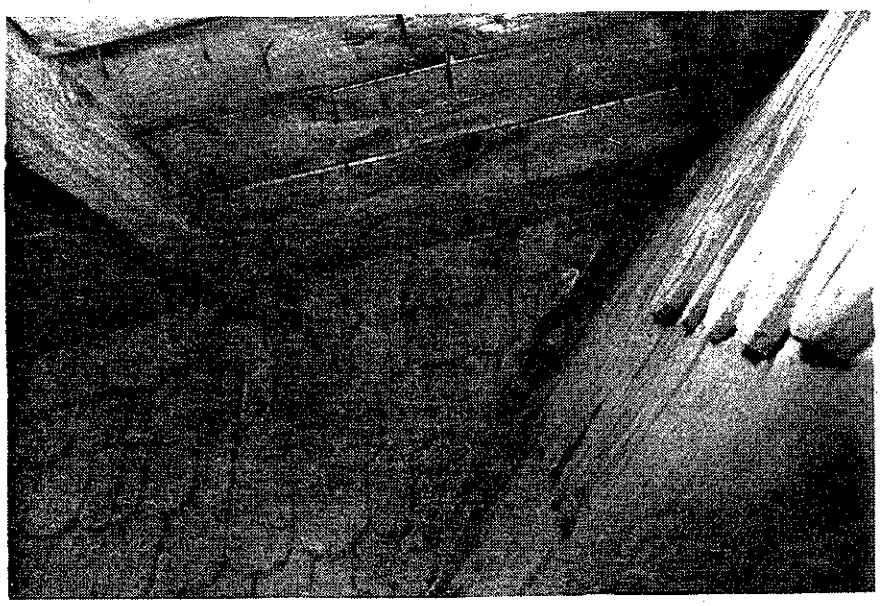


Illustration 72 **1981**
Manor House
Interior, above east wing
bathroom roof framing from
northwest

NPS photograph, 1981

Illustration 73 **1981**
Manor House
Interior, above east wing
bathroom roof framing from
west

NPS photograph, 1981

C. Kitchen (Building No. 56)

1. Description

The outdoor kitchen is a 1-1/2-story wood frame structure with fireplaces at both the north and south gables. The exterior walls are of traditional Virginia beaded weatherboards. The roof is made of round butt, cedar shingles.

It is thought that the structure originally functioned as kitchen and laundry for the manor. The upstairs served as servants' quarters and possibly slave quarters, although no documentary evidence exists for the latter.

2. Evolution

The existing documents do not indicate a date of construction for the outdoor kitchen. The first reference to the structure is found on a 1837 map of the area.[61] However, it is believed that the building is at least contemporary with the manor house (1751 or 1763), and that the kitchen may have served an older structure referred to by Dr. Richard Eppes in his history of the Eppes family.

There is a difference in construction detailing and sizes of the north and south fireplaces which raises the possibility of the kitchen having been built in two sections. The 8-foot south chimney is detached from the gable which is of an earlier-type construction than the 10-foot north chimney, which is tight to the gable. There is a slight decrease in brick length from the south chimney to the north which could correspond to the shortening of brick which occurred as one entered the nineteenth century.

It was hoped that when the shingles were removed in 1980 that the roof framing would have been examined for any traces which

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61. Marcus Whiffen, The Eighteenth-Century Houses of Williamsburg (Williamsburg: Colonial Williamsburg Foundation, 1970), p. 7.

might confirm or deny the "built in two pieces" theory. Unfortunately, the sheathing was not removed and the architect was unable to investigate the framing.

Several items of building fabric relate to the earliest periods of the structure. The south door on the east elevation may be original. The wrought iron H-L hinges on the door appear to be of a very early period, quite possibly dating to the construction of the building.[62]

During Grant's occupancy of Appomattox Manor the connecting door between the two halves of the first floor was installed.[63]

A bathroom was added to the southwest side of the kitchen. No documentary evidence was found relating to the addition. The most logical time for the addition is the early 1900s, after the provision of water at the site in 1905. Bathrooms were built at the manor in 1905, so facilities for the servants might have come right after that.

In late 1967 or early 1968 the family expressed concern about deterioration of the outside kitchen. Several actions were taken to stabilize the fireplace openings with screw-jacks. Severe deterioration of the roof was also noted.[64]

During the summer of 1980 the National Park Service repointed and stabilized the kitchen brickwork and replaced the roof with new round butt cedar shingles. Later in 1981 the exteriors of the chimneys were whitewashed to prevent further erosion of the brick and to

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62. See Illustration 82.

63. Interview with Elise Eppes Cutchin.

64. Letter Elise Eppes Cutchin to Senator Alan Bible, undated, post-December 9, 1967, Appomattox Manor, 1962-74. File at Petersburg National Battlefield.

slow any damage caused by the repointing of the chimneys in 1980 with a Portland cement mortar, due to the contractor's failure to comply with contract specifications.

3. Existing Conditions

The stabilization efforts by the park and regional offices in 1980 took care of the major stabilization problems of the outside kitchen by repointing and stabilizing the fireplaces and installing the new wood shingle roof. Any further work would depend upon the interpretive goals for the structure and the site as a whole.

a. Interior Plaster

The attic ceiling exhibits severe damage from the period of severe leakage through the roof. Restoration of the plaster would require replacement of severely damaged segments, and patching of cracks. Repainting or whitewashing would be required.

b. Windows

The windows are basically weathertight. The north window on the west elevation is in the worst condition exhibiting deterioration at the head, meeting rail, and sill (see Illustration 79). The frames exhibit erosion of the surface, with a raised grain. All kitchen sash could be reconditioned replacing any damaged parts.

c. Bathroom Addition

While obviously a poor quality addition, the bathroom addition appears to have been stabilized. The existing asphalt shingles were most likely wood shingles originally.

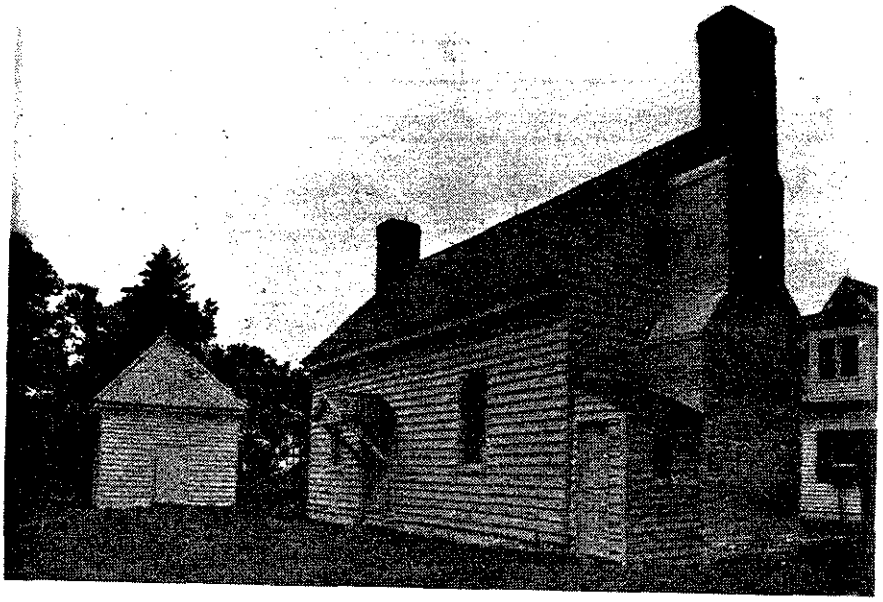

Illustration 74
Outside kitchen
from southwest

1981

NPS photograph, 1981

Illustration 75
Outside kitchen
from southeast

1981

NPS photograph, 1981

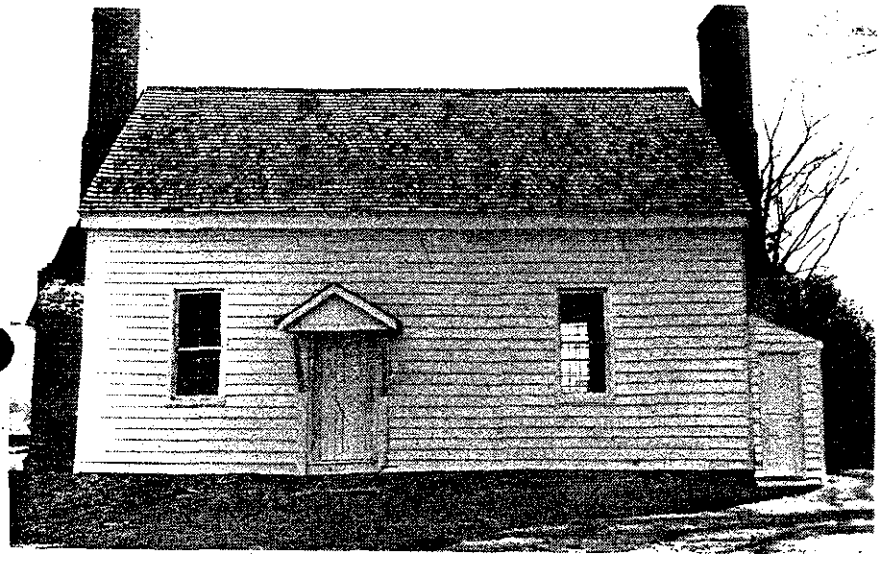

Illustration 76
Outside kitchen
West elevation

1981

NPS photograph, 1981

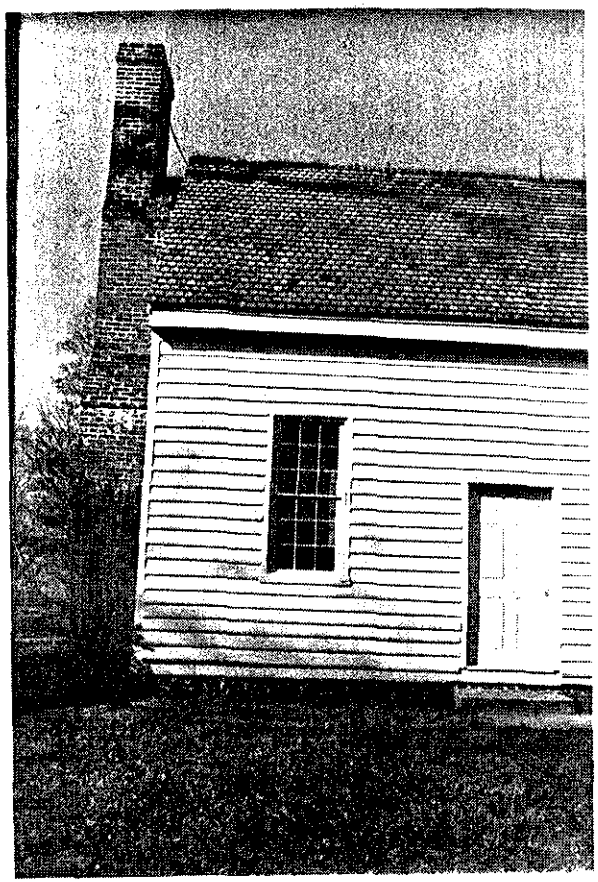

Illustration 77 **1981**
Outside kitchen
East elevation, south end

NPS photograph, 1981

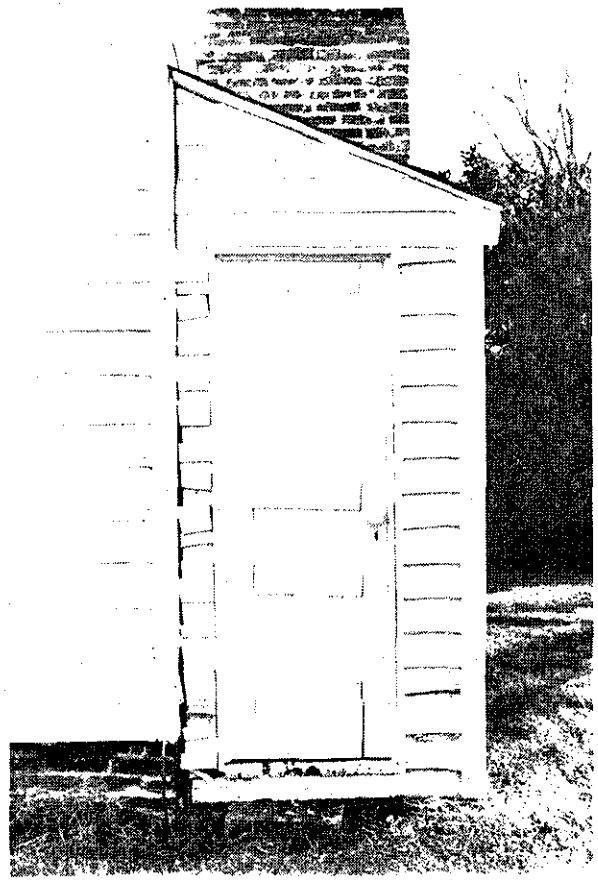

Illustration 78 **1981**
Outside kitchen
West elevation, bathroom
addition

NPS photograph, 1981

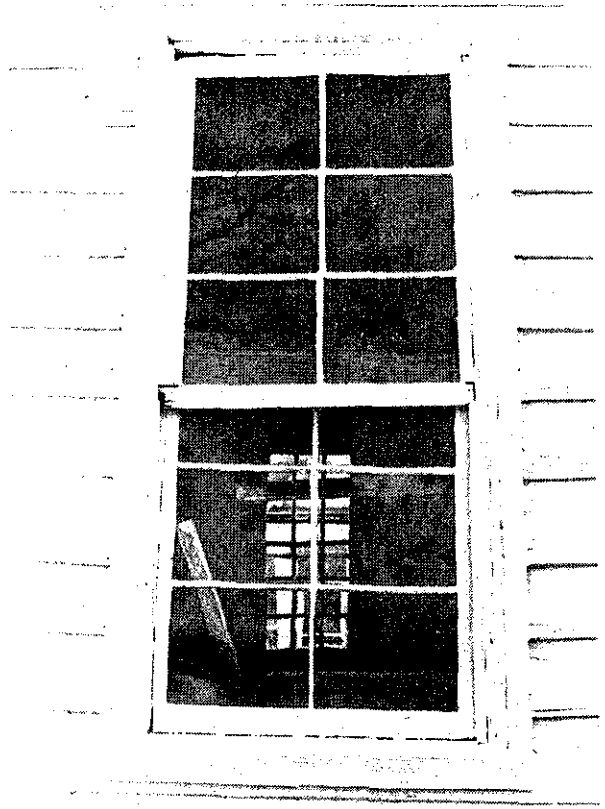

Illustration 79 **1981**
Outside west elevation,
north window

NPS photograph, 1981

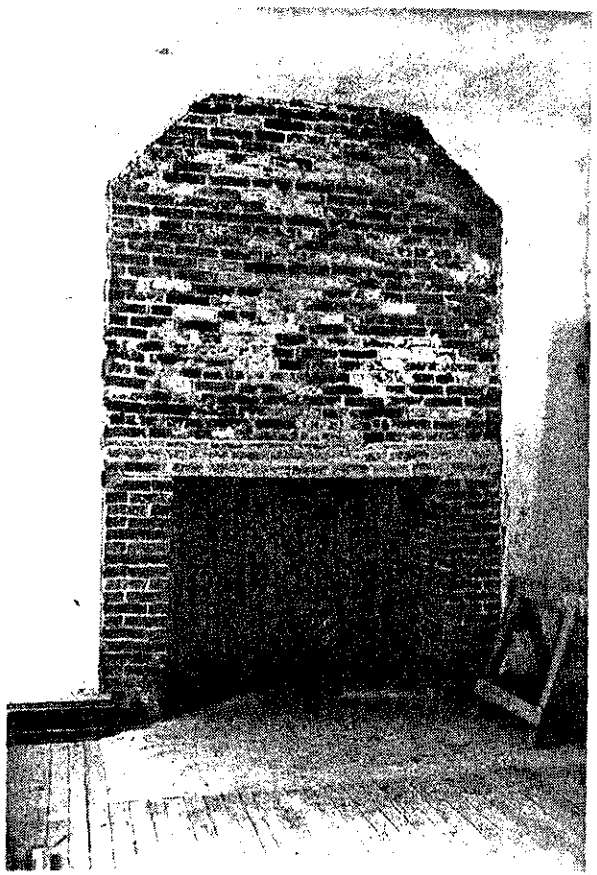

Illustration 80 **1981**
Outside kitchen
Interior, first floor
South fireplace

NPS photograph, 1981

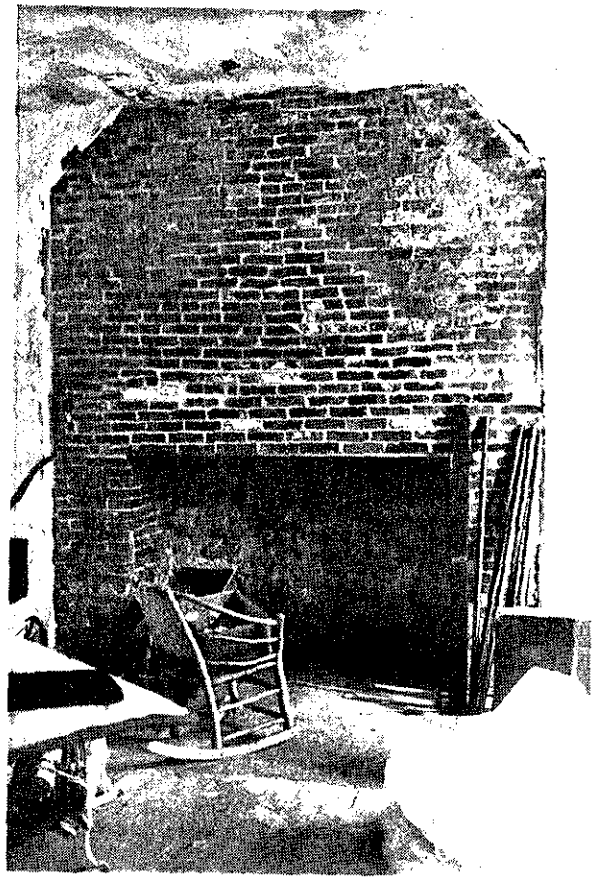

Illustration 81 **1981**
Outside kitchen
Interior, first floor
North fireplace

NPS photograph, 1981

Illustration 82 **1981**
Outside kitchen
Interior, first floor
West wall, south door

NPS photograph, 1981

Illustration 83 **1981**
Outside kitchen
Interior, second floor
North fireplace

NPS photograph, 1981

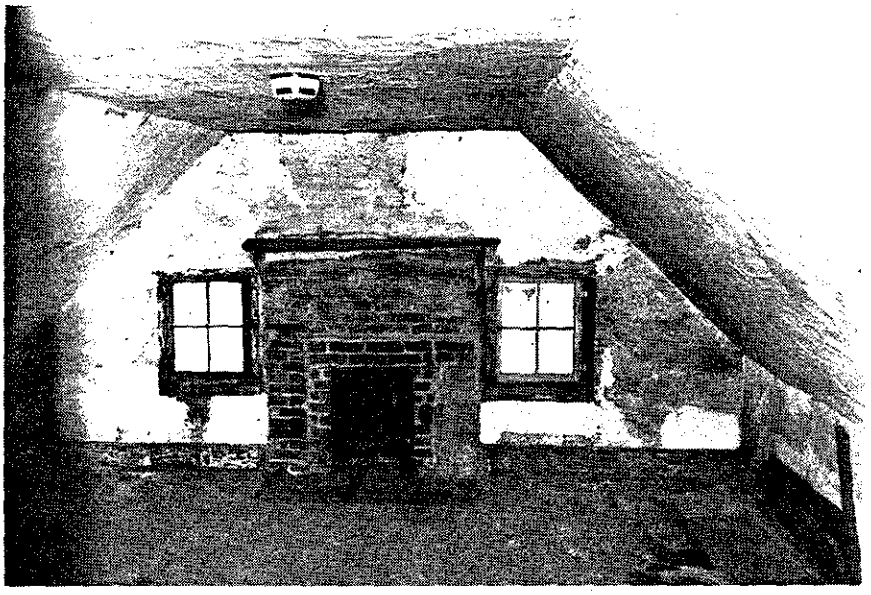

Illustration 84 **1981**
Outside kitchen
Interior, second floor
South fireplace

NPS photograph, 1981

D. Carriage House (Building No. 60)[65]

1. Description

The house is a wood frame structure built to house the family automobiles. The central portion has a jerkin-head gable with asphalt shingle roofing. Two flanking shed additions have roll-asphalt roofing. Two dormers are placed in the central section. Weatherboards enclose the exterior wall.

The interior is clad with pressed metal sheeting for the purpose of fireproofing the walls. Access can be gained from the interior to the ice house below the central portion of the structure.

2. Building Evolution

Reference to an ice house on the manor site is made in 1887 documents.[66] The original ice house roof was described as being steeply pitched with the eaves extending to the ground to shade the ice house.[67]

It is over this ice house that the central portion of the existing carriage house was built in 1916.[68] The original structure's east and west windows and weatherboards can still be seen inside the additions. The east and west additions were made soon after construction as more space was needed to house additional cars. The additional roof framing was brought through the central roof, just above the cornice trim and attached to the roof framing of the center section in the attic space (Illustration 95).

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65. Interview with Elise Eppes Cutchins and Eppes, May 1981. According to Mrs. Cutchins the family used "garage." The term "carriage house" originated with guides who felt "garage" was not elegant enough.

66. Eppes Journal, 1883-87, entry for January 5, 1887.

67. Interview Elise Eppes Cutchins and Eppes, May 1981.

68. Ibid. See Illustration 85.

During the life of the building concern grew over the condition of the west foundation wall, and three 1-inch tie rods were installed to control the slippage down to the river. Numerous shims and adjustments have been made to accommodate the movement of the west addition.

3. Existing Conditions

A general assessment of the condition of the carriage house is that the building is in poor repair, with serious damage as a result of water leakage and the foundation failure of the west addition. The problems with the foundation and the west additions condition have been well documented in the Gianopolos report of May 6, 1981, and the Askins' recommendations of March 6, 1981 (see Appendices III and V).

a. West Addition

Further investigations by the author generated no reasons to disagree with Messr. Gianopolos and Askin's basic conclusions, that the existing west addition cannot be restored. Complicating a decision on how to deal with the west addition are questions concerning whether the addition should be reconstructed, how best to protect the ice house beneath the carriage house, and how to provide the maintenance and storage space required by the park. Most of these questions will ultimately be resolved in the planning process, but some action should be taken now to stablize the situation. Several options are open to management. Any of the options will require completion of cultural resources compliance procedures.

The first option is to remove the west addition and not rebuild it, restore the exposed west wall of the original carriage house, and stabilize the slope down to the river to protect the ice house. This then raises the question of having a structure in a configuration which never existed historically.

The second option is to remove the west addition and reconstruct the addition with a new foundation which stabilizes the slope.

This option commits the park and region to the continued use of the structure.

The third option is to remove both the east and west additions, restore the original configuration of the carriage house, and stabilize the slope. This would reduce the space available for maintenance, and the ice house would remain protected by a structure above.

The fourth option would be to remove the entire structure, if it is determined that it is insignificant to the historic character, the interpretation, and the management of the site. Stabilization of the ice house would still be required, unless management determines that it need not be preserved.

A fifth option might buy time to allow the park and region to determine their maintenance needs and priorities. The first step would be to install devices which would allow monitoring of the foundation to determine if the foundation is currently moving. If monitoring indicates collapse of the foundation and structure is not imminent, the park and region may slow the decision making process and more completely consider their options. Exploratory soil borings could also be made and test holes monitored to determine existing soil and water conditions. In any case storage of garden equipment and heavy items in the west addition should be stopped.

b. Weatherboards and Trim

Approximately 25 percent of the weatherboards on the east elevation are in need of replacement, with the bulk of the work concentrated around the electrical service panel. The fascia board is also in need of replacement.

On the west facade, should it remain, approximately 60 percent of the weatherboard requires replacement. The cornice and facia need repair and replacement particularly at the southeast corner.

The remaining facades are in good condition, perhaps 10 percent of the boarding would require replacement.

c. Windows

On the west dormer the sash is incomplete and requires complete rebuilding or possibly a new replacement sash. The windows on the west facade are missing both sash on the south window and the bottom sash to the north. Replacement sash could be fabricated based on the remaining sash.

d. Metal Fireproofing and Drywall

The interior metal cladding is badly rusted due to continuing roof leakage. No current leaking was noted. The drywall in the addition is deteriorated due to the water and should be removed.

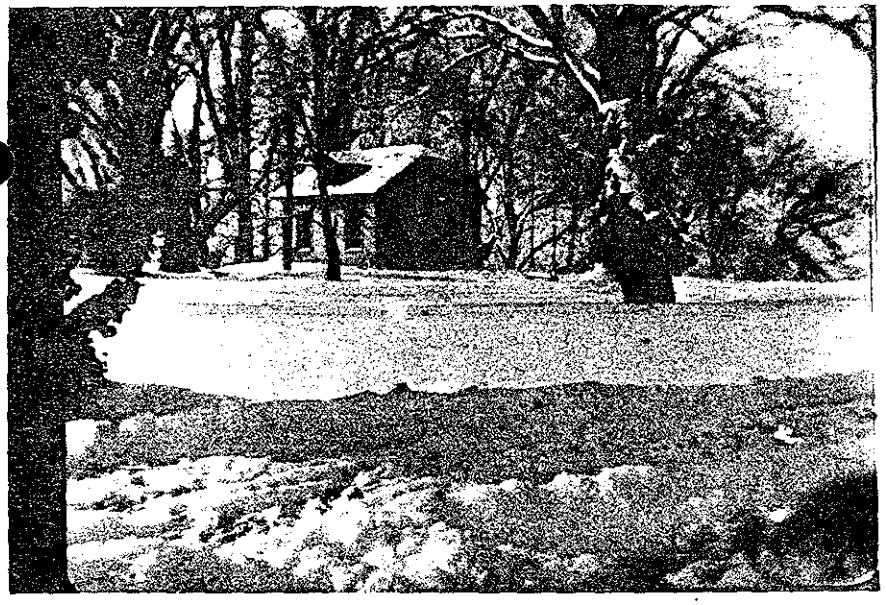

Illustration 85 **1916**
Carriage House
from northeast

Petersburg National Battlefield,
NPS photograph, c. 1916

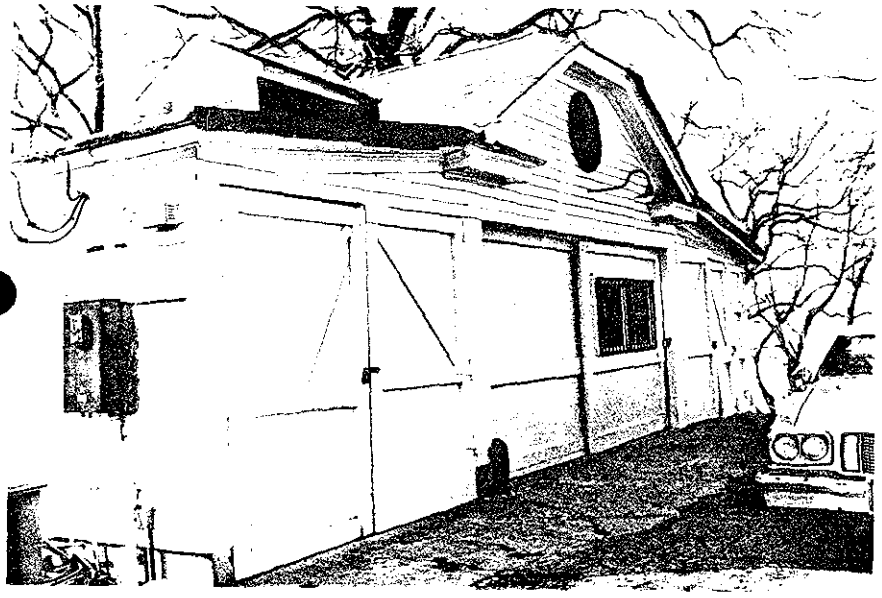

Illustration 86 **1981**
Carriage House
from northeast

NPS photograph, 1981

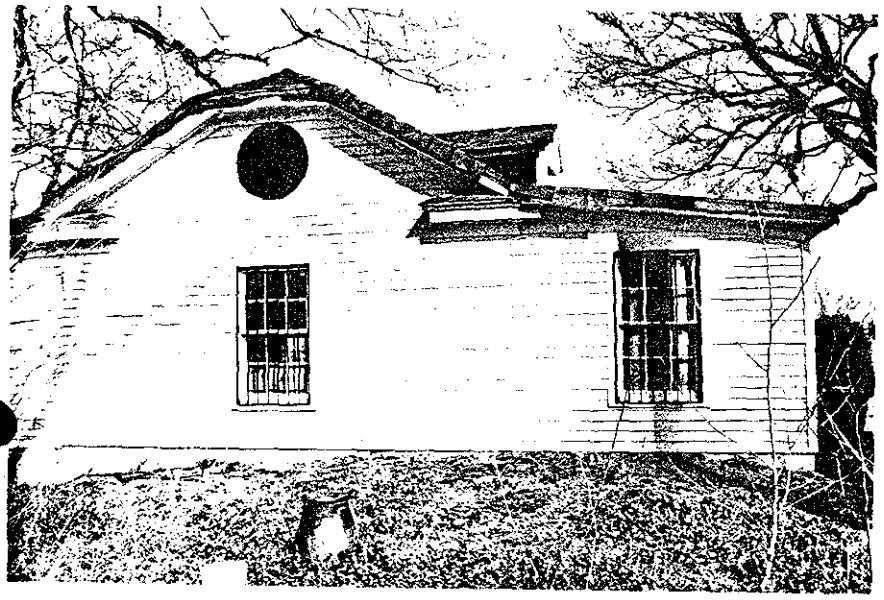

Illustration 87 **1981**
Carriage House
South elevation (partial)

NPS photograph, 1981

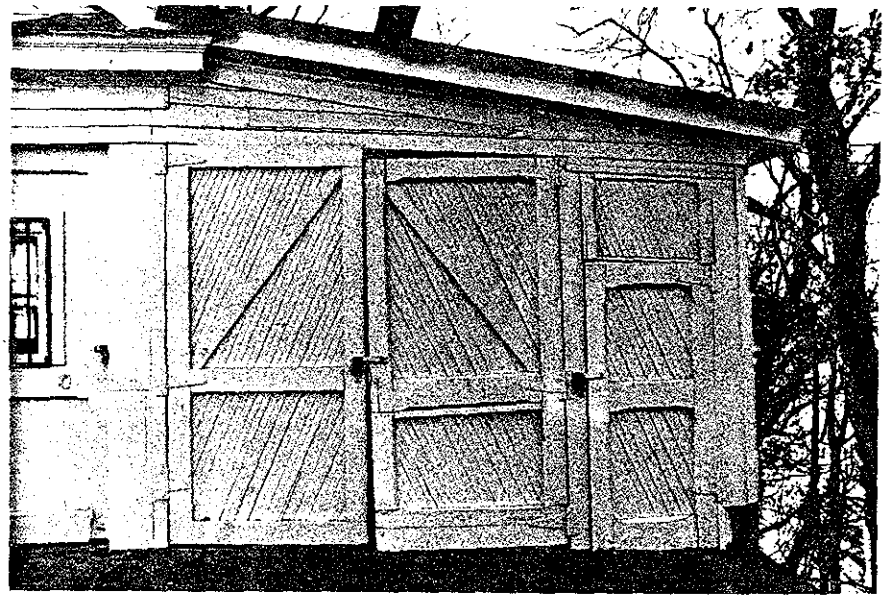

Illustration 88
Carriage House
North elevation (partial)
West end

1981

NPS photograph, 1981

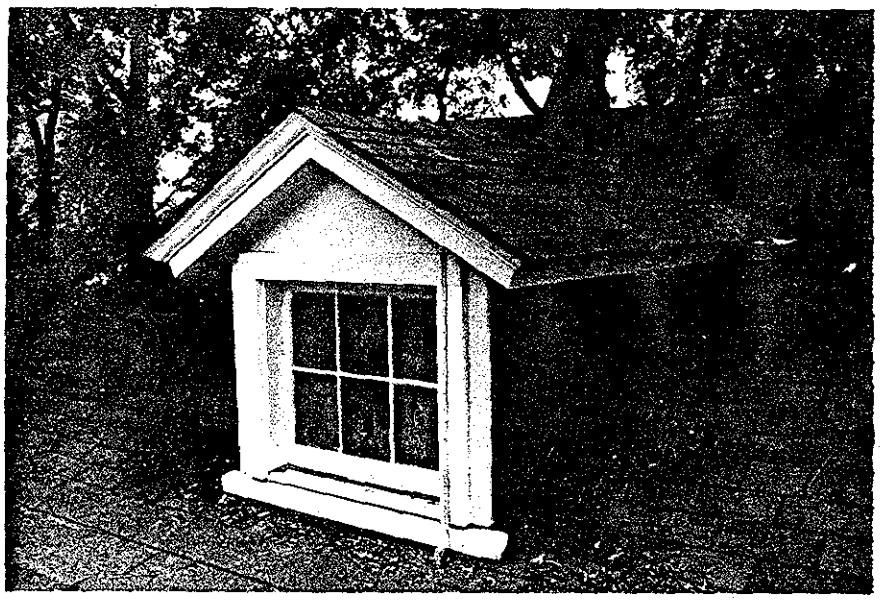

Illustration 89
Carriage House
East dormer
from northeast

1981

NPS photograph, 1981

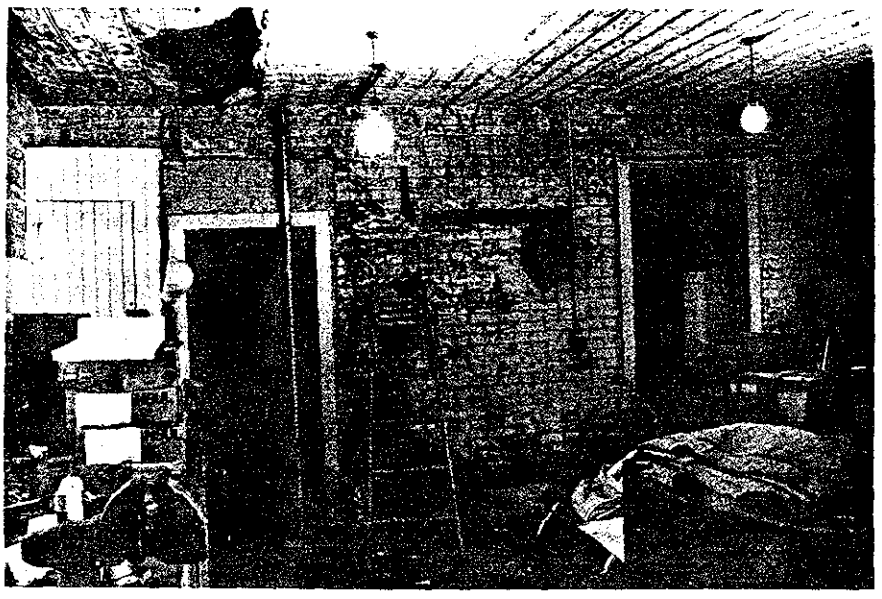

Illustration 90
Carriage House
Interior, central section
West wall

1981

Note: Trace of original window above door

NPS photograph, 1981

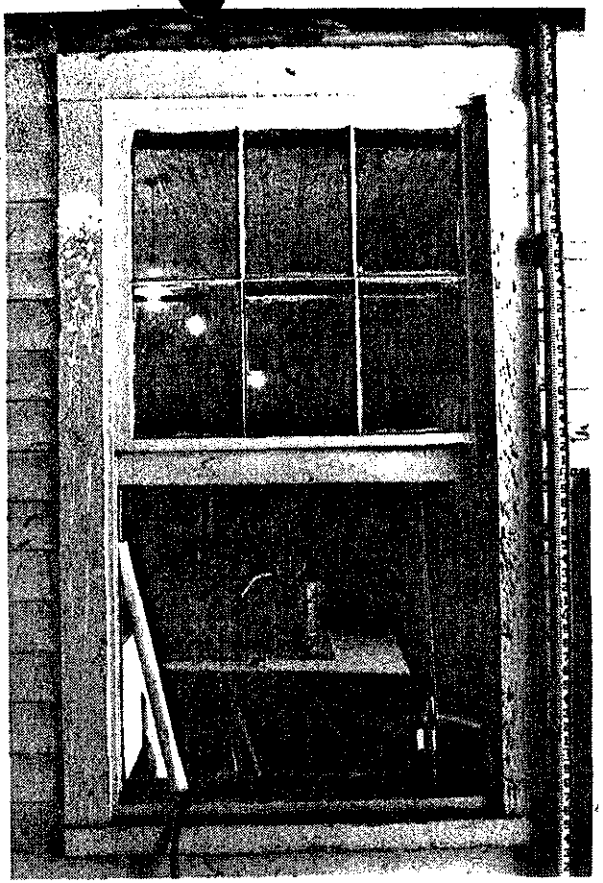

Illustration 91 **1981**
Carriage House
Interior, east addition
Detail 1916 window

Note: Original weatherboards

NPS photograph, 1981

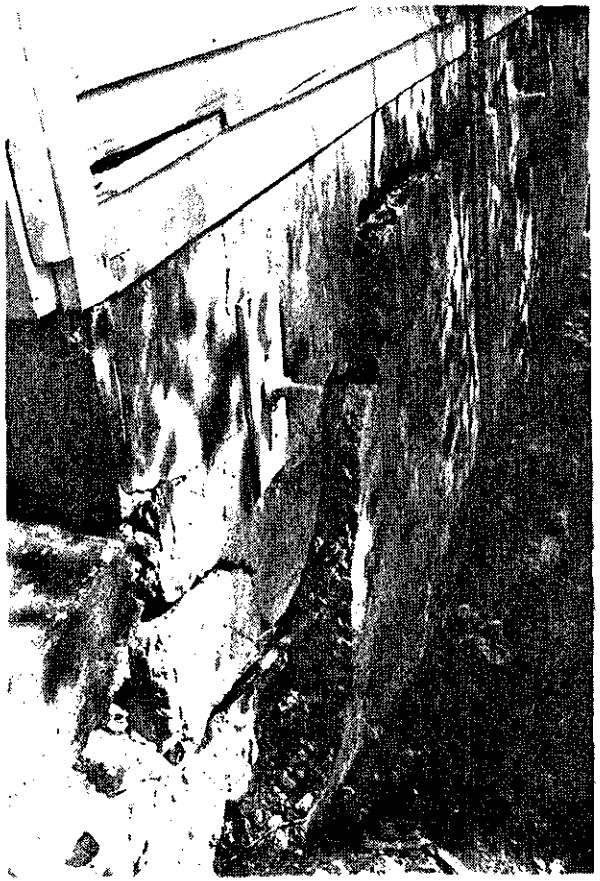

Illustration 92 **1981**
Carriage House
West elevation
Foundation failure

NPS photograph, 1981

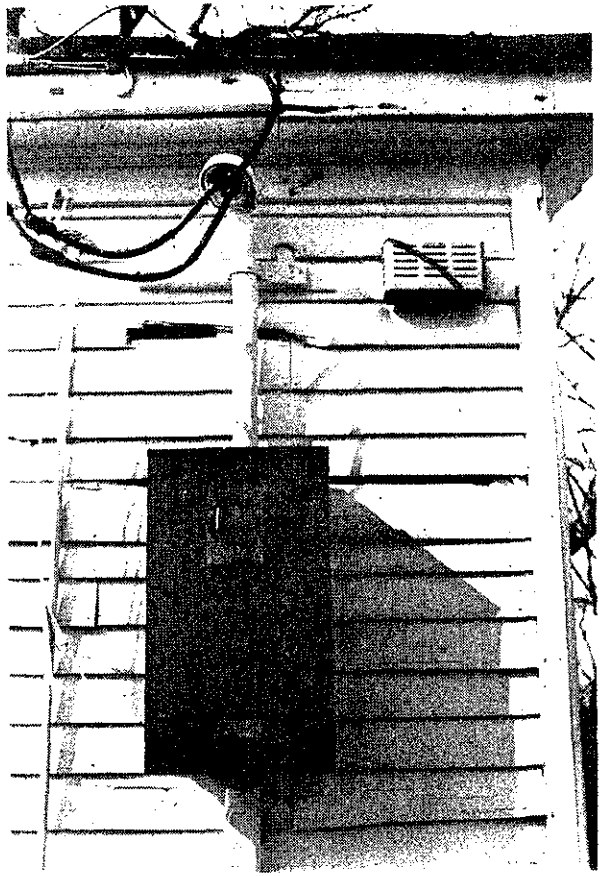

Illustration 93 **1981**
Carriage House
East elevation
Damaged weatherboarding

NPS photograph, 1981

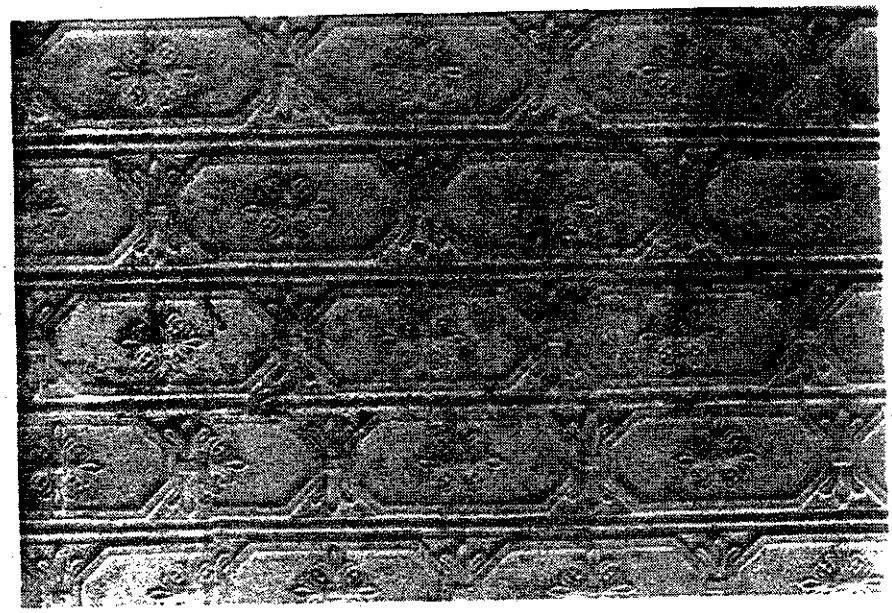

Illustration 94 **1981**
Carriage House
Interior, central section
Tin ceiling (fireproofing)

NPS photograph, 1981

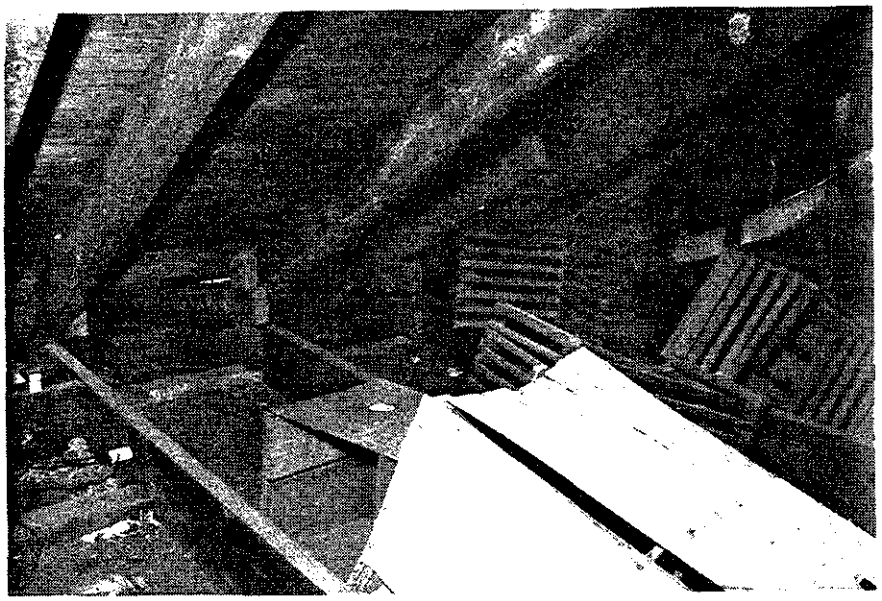

Illustration 95 **1981**
Carriage House
Interior, attic
framing from northwest

Note: Framing for east addition attached to other framing

NPS photograph, 1981

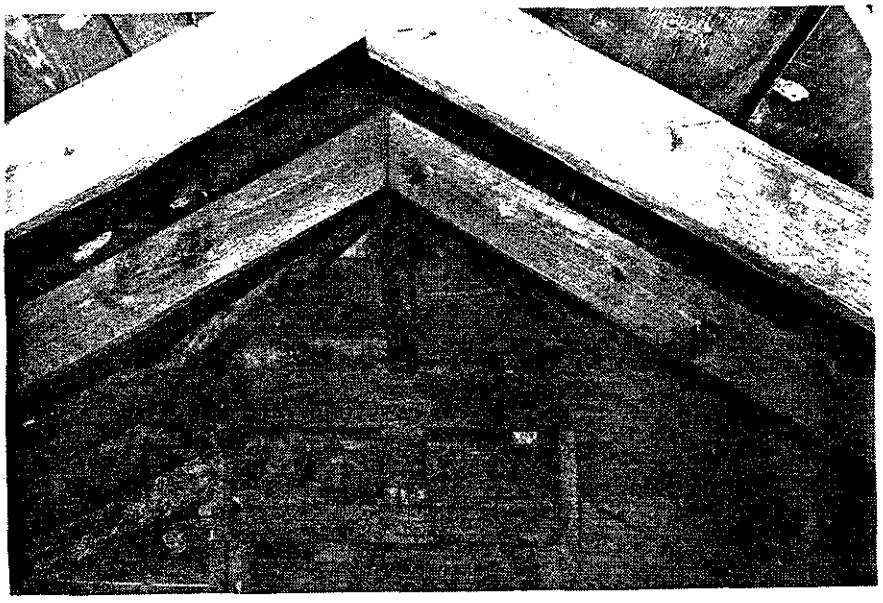

Illustration 96 **1981**
Carriage House
Interior, attic
framing from north at jerkin head

NPS photograph, 1981

E. Old Smokehouse (Bulding No. 59)

1. Description

The "Old Smokehouse" is the most westerly of the outbuildings immediately adjacent to the manor. It is of wood frame construction, with a gabled roof, presently of asphalt shingles. The inside is lined with 2-inch siding approximately 3/4 inches thick.

2. Building Evolution

There is no documentary reference to the date of construction. The first reference to any smokehouse is a January 16, 1825 reference in Benjamin Cocke's Account Book: "Making 1 pr. Hinges for Smokehouse."[69] Later, the 1837 map of City Point shows two outbuildings associated with the manor house: one believed to be the kitchen, the second thought to be the smokehouse.[70]

The existing structure has no obvious smoke vent, however, the east-west cross members at the top of the walls show erosion and discoloration similar to that seen in the new smokehouse and other smokehouses.

The interior walls have been completely relined and possibly floored with approximately 2-inch boarding, probably before 1907.[71] The new interior finishes prevented inspection of the wall framing. The roof framing and sheathing was replaced in approximately the mid-1900s, probably as a result of insect damage.

3. Existing Conditions

The exterior is in the worst condition of the small outbuildings and is also the oldest. The roof framing is in good condition

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69. Eppes Family Papers, Richmond, Virginia.

70. "City Point Railroad, 1837." Map in Special Collections, Virginia State Library.

71. Interview with Elise Eppes Cutchin and James Van Deusan Eppes.

since its recent replacement. Yet, its problems are still basically of a maintenance nature.

a. Weatherboards and Trim

Approximately 60 percent of the weatherboards on the building as a whole would require repair/replacement. The north elevation exhibits the worst deterioration with perhaps 80 percent of the weatherboarding requiring repair and replacement.

The corner moldings are severely deteriorated in three out of four corners with only the southeast molding in fair condition. Replacement is recommended in the three severe cases.

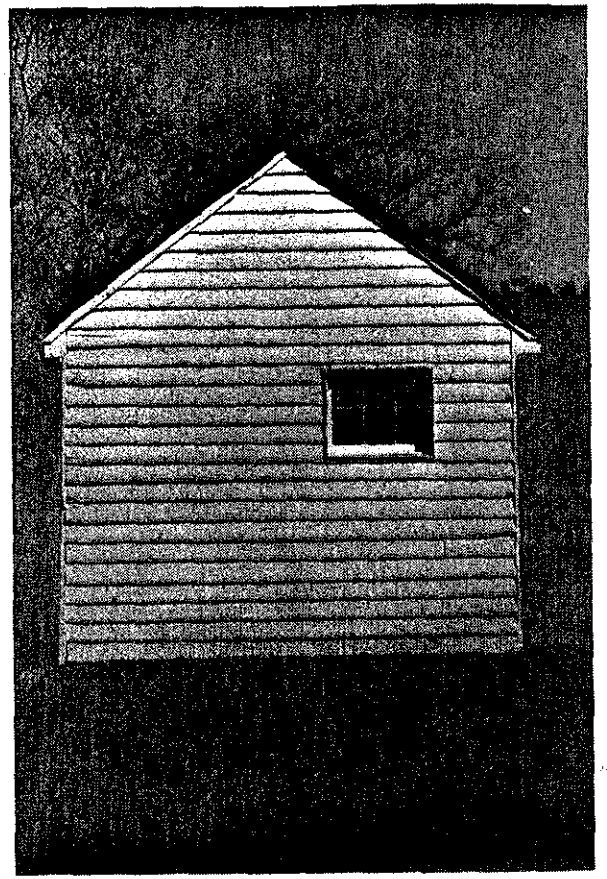

Illustration 97
Old Smokehouse
South elevation

1981

NPS photograph, 1981

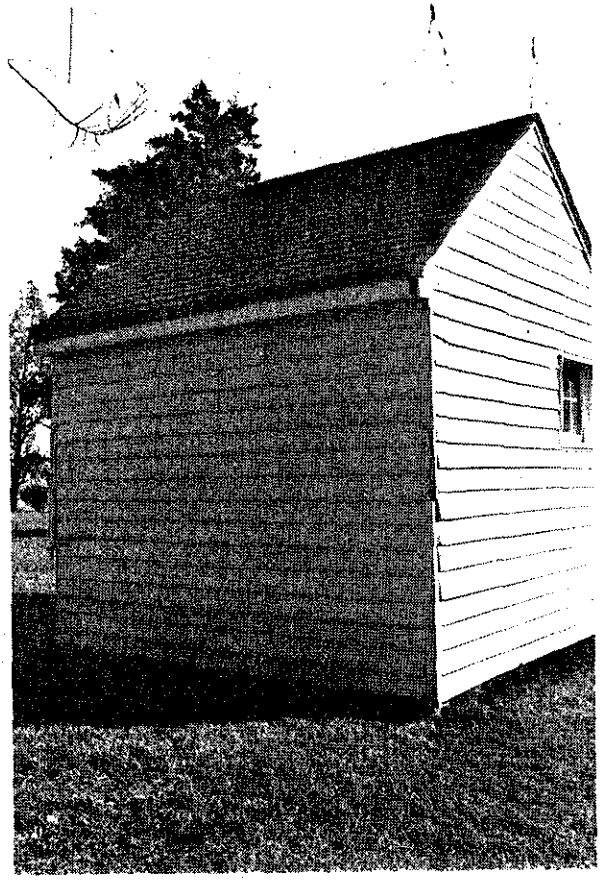

Illustration 98
Old Smokehouse
from southwest

1981

NPS photograph, 1981

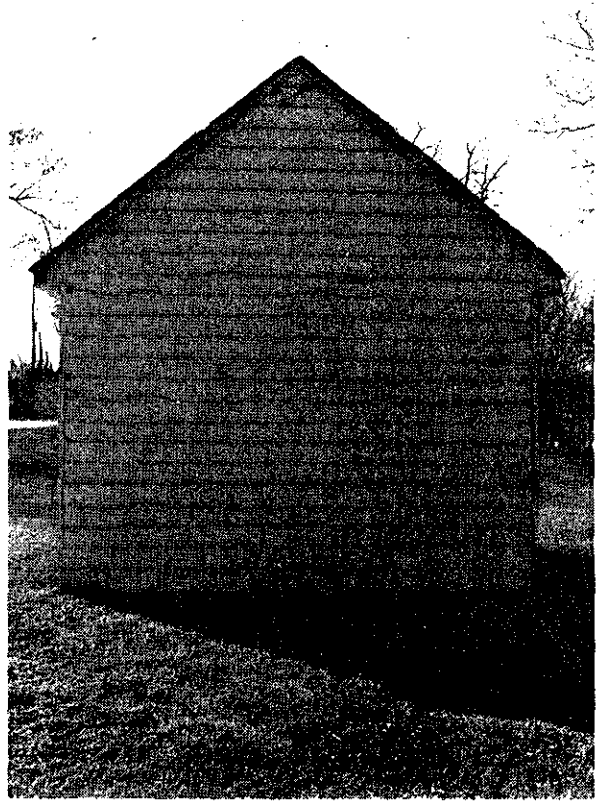

Illustration 99
Old Smokehouse
North elevation

1981

NPS photograph, 1981

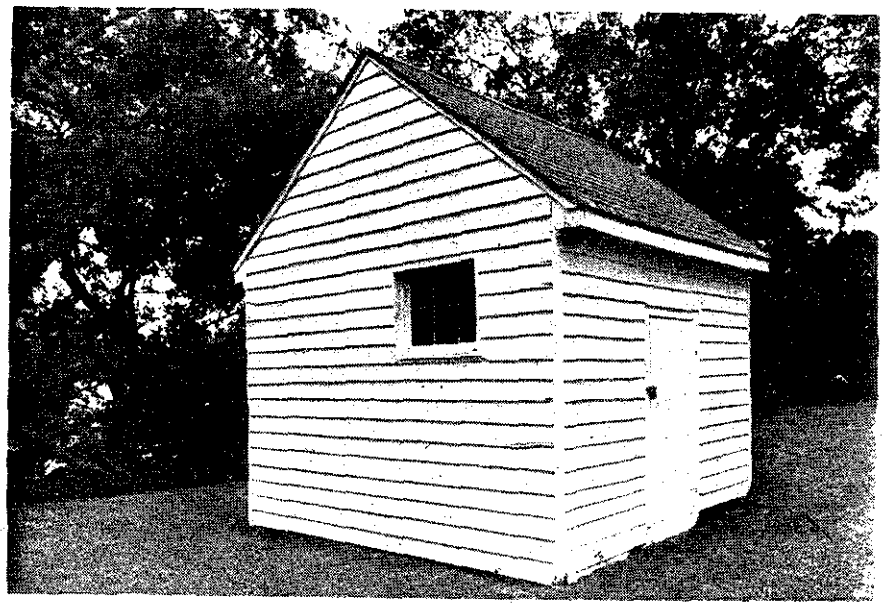

Illustration 100 **1981**
Old Smokehouse
from southeast

NPS photograph, 1981

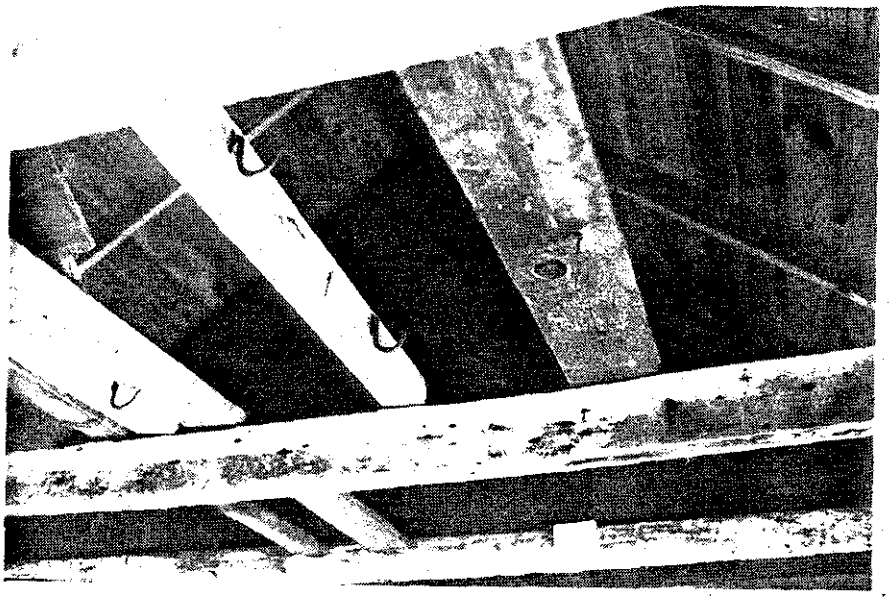

Illustration 101 **1981**
Old Smokehouse
Interior, framing
North gable

NPS photograph, 1981

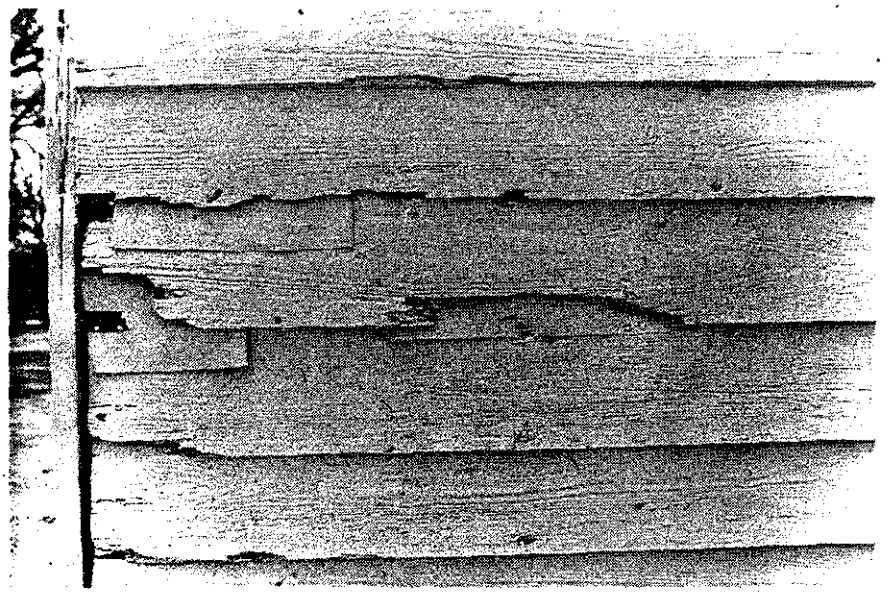

Illustration 102 **1981**
Old Smokehouse
North elevation
Detail of damaged weatherboards

NPS photograph, 1981

Illustration 103
Old Smokehouse
Northwest corner

1981

NPS photograph, 1981

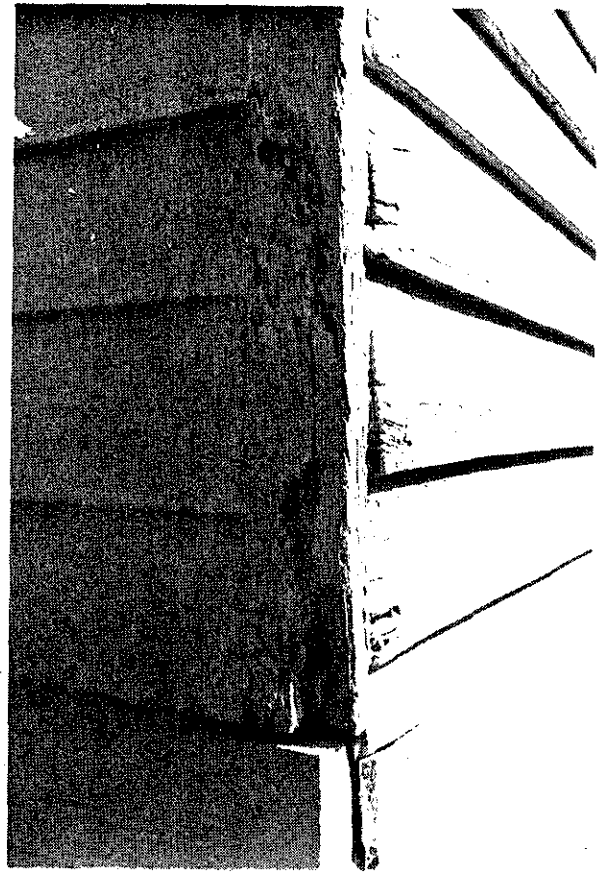

Illustration 104
Old Smokehouse
Southwest corner

1981

NPS photograph, 1981

Illustration 105
Old Smokehouse
North elevation
Detail of weatherboards

1981

NPS photograph, 1981

F. Smokehouse (Building No. 58)

1. Description

The new smokehouse is a wood frame structure with beaded weatherboard and a pyramidal asphalt shingled roof. A smoke vent is located at the top of the pyramid and is sealed with a 2-foot 2-inch long, 6-inch diameter plug.

2. Building Evolution

The actual date of construction is not known, but analysis of maps indicates that it was built between 1837 and 1865.[72] The lack of reference to the construction of the smokehouse in the Eppes Journal suggests that construction was before 1850.

The wood framing is all nominal 4-inch framing members with 4 x 15-inch corner posts and 4 x 8-inch diagonal bracing. Joints are mortise and tenon, pegged with 3/4-inch dowels. The 4 x 8-inch north-south framing members at the top of the walls show deterioration due to the smoking process which occurred in the structure. Metal hooks for suspending meats are attached to the ceiling members.

The window appears to be a later addition, inserted between existing framing. The door is double boarded with diagonal boarding on the inside and vertical boarding on the exterior. Original roofing material was wood shingles.

3. Existing Conditions

The basic problems facing the smokehouse are, again, of a maintenance character, except the east sill beam which was settled and tilted to the east. No obvious distortion of the building structure has occurred and no immediate remedial action appears necessary.

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72. Maps, "City Point Railroad, 1837" and Military "Railroad Map of City Point, Virginia, 1865," survey drawn at Office of Chief Engineer and General Superintendent, Military Railroads of Virginia, RG 77, Records of the Office of the Chief of Engineers, National Archives, Washington, D.C.

a. Weatherboards and Trim

Approximately 30 percent of the weatherboards are in need of replacement. The southwest and northwest corner trims show signs of significant deterioration and should be replaced.

b. Cornice and Roof

The soffit and fascia boards show signs of deterioration particularly at the corners, probably resulting from previous roof leakage. Deterioration could be totally replaced or patched with a Dutchman, dependent upon the skill of the craftsman and the level of deterioration discovered upon opening the roof. Repair can be deferred until reroofing is required or the roof is restored to wood shingles. No pictures indicating more than the presence of wood shingles has been located.

c. Door

The double-layered door has suffered moderate termite damage in the past, but no current activity was noted. The existing door will be satisfactory for many years. If a tighter fitting door is required to control pests, Dutchmen could be used to close the opening from the front or back layer of boarding.

d. Vent Holes

Vent holes should be screened to prevent nesting and access by pests.

e. Roof

The existing roof appears watertight and immediate replacement is not required. The wood shingle roof could be restored using existing wood shingles for the kitchen and manor house as templates.

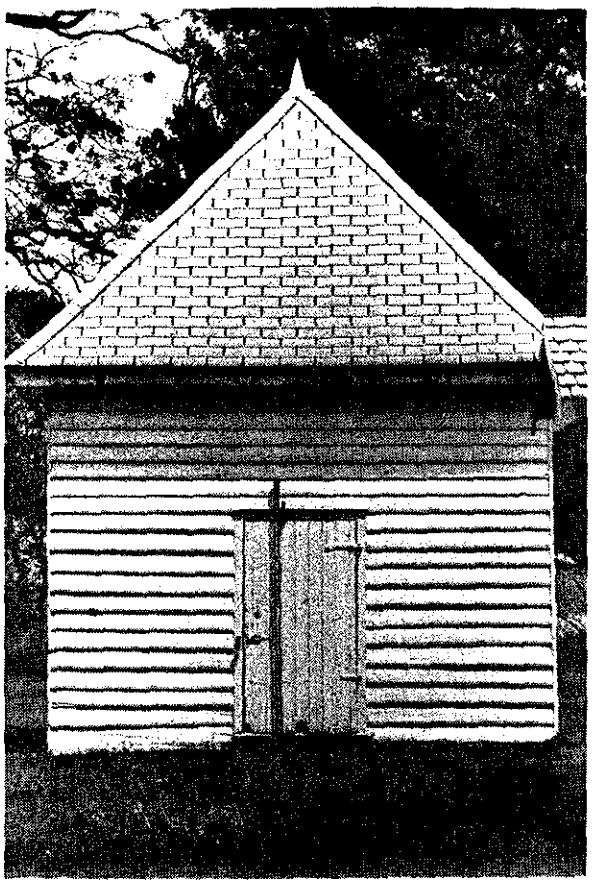

Illustration 106 **1981**
Smokehouse
South elevation

NPS photograph, 1981

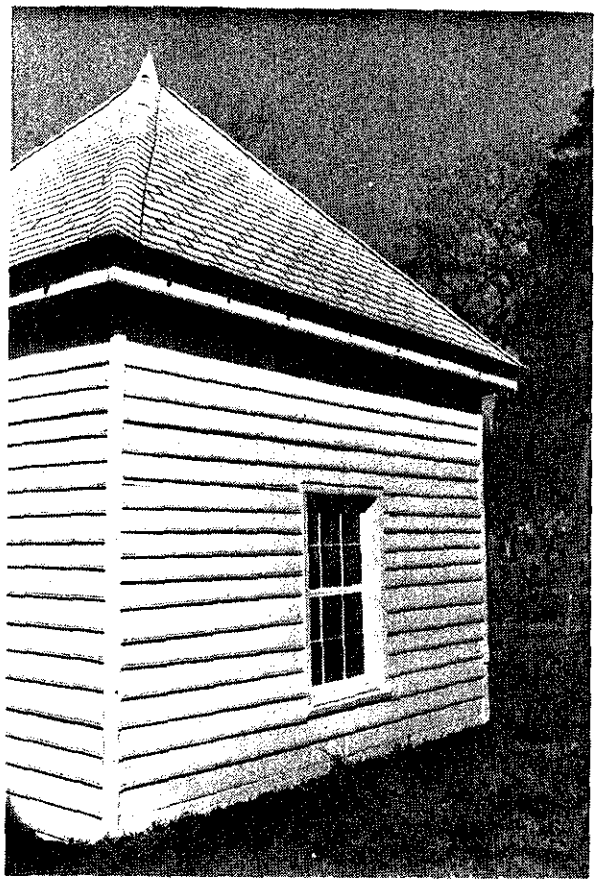

Illustration 107 **1981**
Smokehouse
East elevation

NPS photograph, 1981

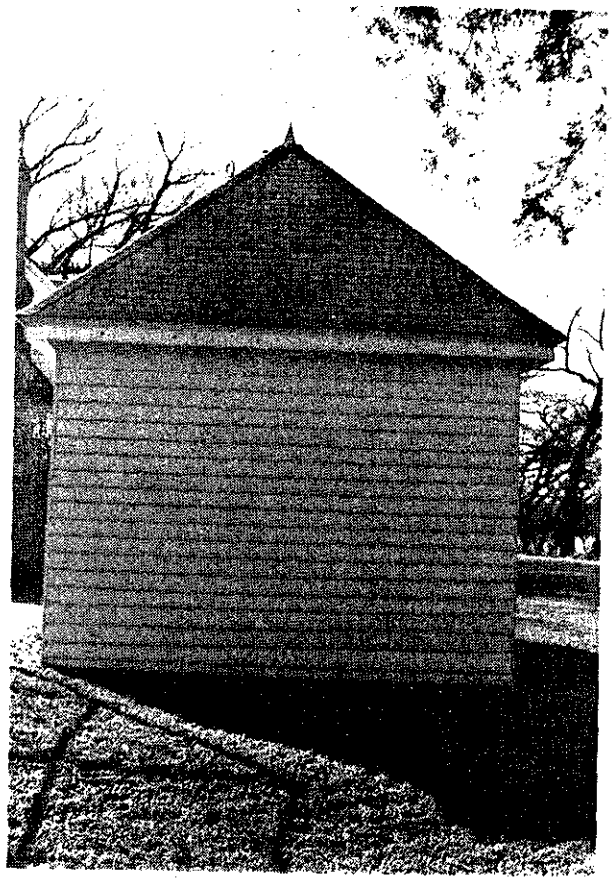

Illustration 108 **1981**
Smokehouse
North elevation

NPS photograph, 1981

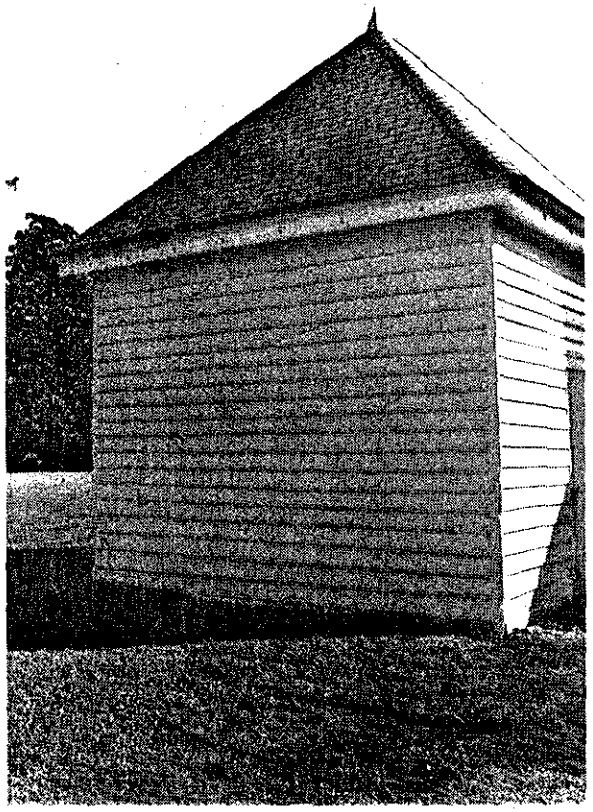

Illustration 109 **1981**
Smokehouse
West elevation

NPS photograph, 1981

Illustration 110 **1981**
Smokehouse
Roof vent plug

NPS photograph, 1981

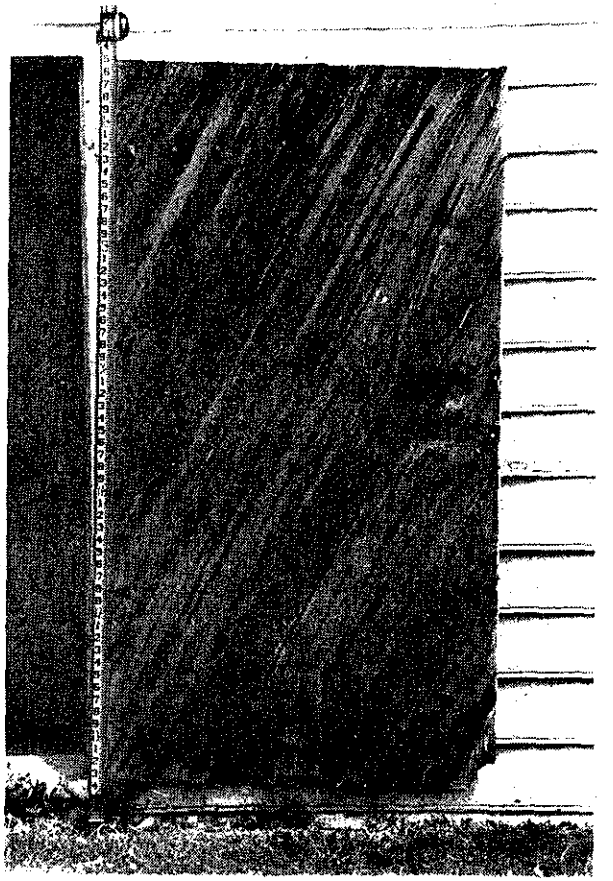

Illustration 111 **1981**
Smokehouse
Interior, south door

NPS photograph, 1981

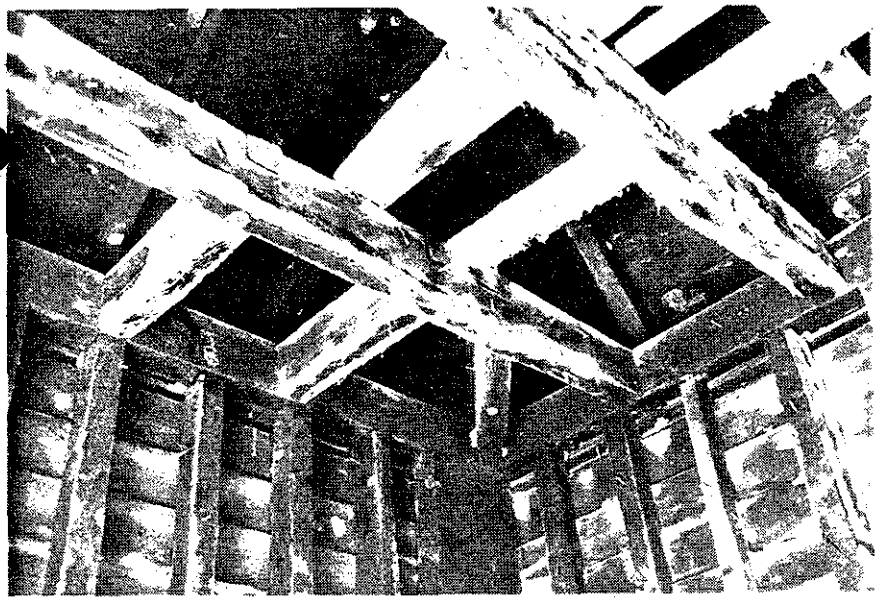

Illustration 112 **1981**
Smokehouse
Interior, framing
Northwest corner

NPS photograph, 1981

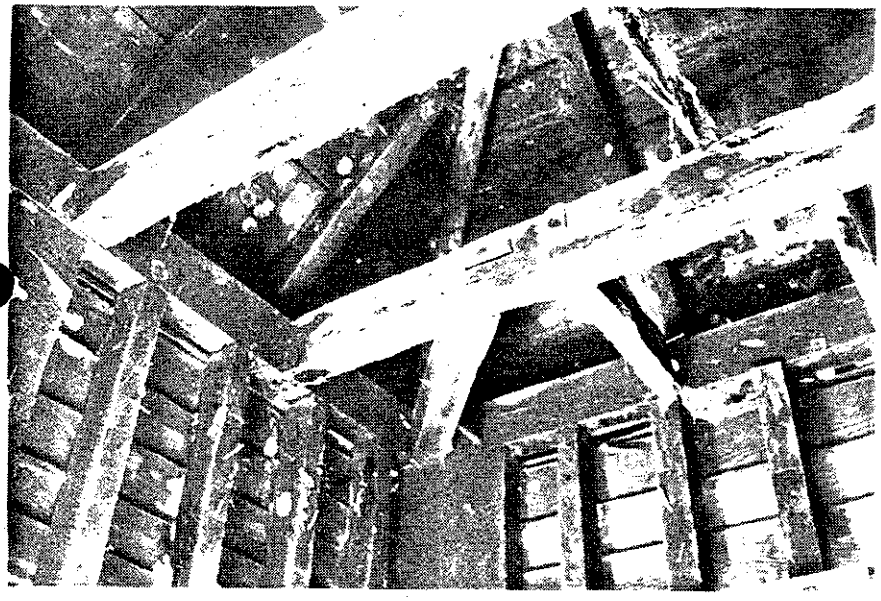

Illustration 113 **1981**
Smokehouse
Interior, framing
Southwest corner

NPS photograph, 1981

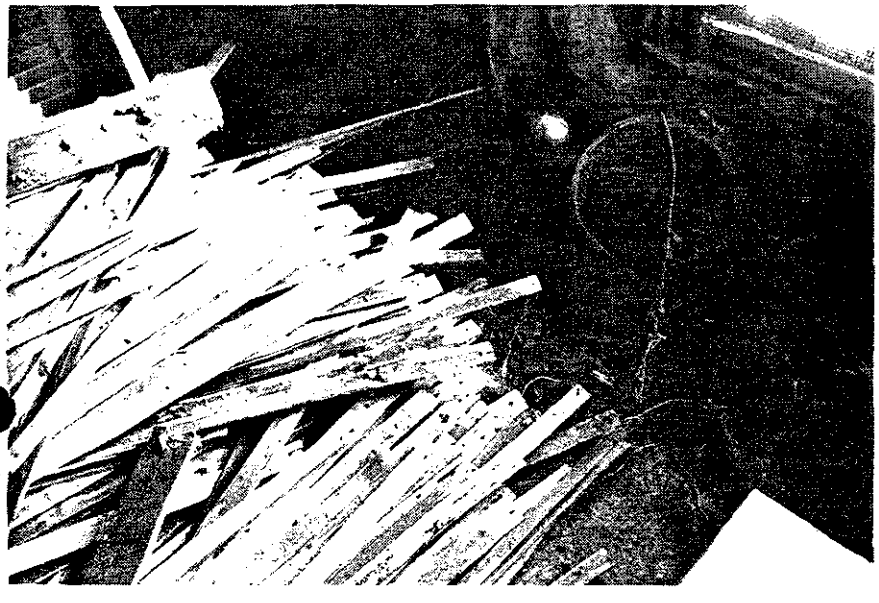

Illustration 114 **1981**
Smokehouse
Interior, east sill member

Note: Sill has tilted

NPS photograph, 1981

G. Dairy (Building No. 57)

1. Description

The dairy is similar in construction to the new smokehouse with a pyramidal asphalt shingle roof and wood frame structure with beaded weatherboards. Louvers circle the structure to provide cooling and ventilation for storing dairy products. The peak of the roof is detailed similar to the new smokehouse, but there would appear to be no need for a vent. The interior is finished with 3 to 4-inch random width boarding.

2. Building Evolution

The dairy appears to have been built contemporary with the new smoke-house, between 1837 and 1865.[73] No extensive modifications have been made except for reroofing the structure with asphalt shingles, instead of wood, possibly in 1951 when a bill indicates two outbuildings were reroofed.[74] The family indicates the buildings were reroofed again in the 1970s.[75] Illustration 37 indicates that the dairy was at one time wood shingled, unfortunately the other outbuildings are not shown in the earlier photographs.

3. Existing Conditions and Recommendations

The dairy is in generally good condition, with only minor maintenance items requiring work.

a. Weatherboards and Trim

Only approximately 10 percent of the weatherboards are in need of replacement. Two out of the four corner trim pieces require replacement or partial replacement.

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73. "City Point Railroad, 1837,"; "Railroad Map of City Point, Virginia, 1865,"

74. Bill, N. W. Martin and Brothers, Inc., January 16, 1951. Eppes Family Papers, Peterburg National Battlefield.

75. Interview with Elise Eppes Cutchins and James Van Deusan Eppes.

b. Roof Edge Trim

The most obvious maintenance need is repair/replacement for missing sections of roof edge molding on the north, west, and south elevations (Illustrations 121 and 122). The missing sections exhibit traces of rot and decay, indicating that some further damage may be found when the cornice is opened. Replacement will be the preferred method if damage is extensive.

c. Louver

An occasional louver should be replaced. To prevent entrance of insects to the structure, screen should be placed on the inside of the east and west louvers.

d. Roof

The existing roof appears watertight and immediate replacement is not required. The wood shingle roof could be restored using existing kitchen and Manor house shingles as a template.

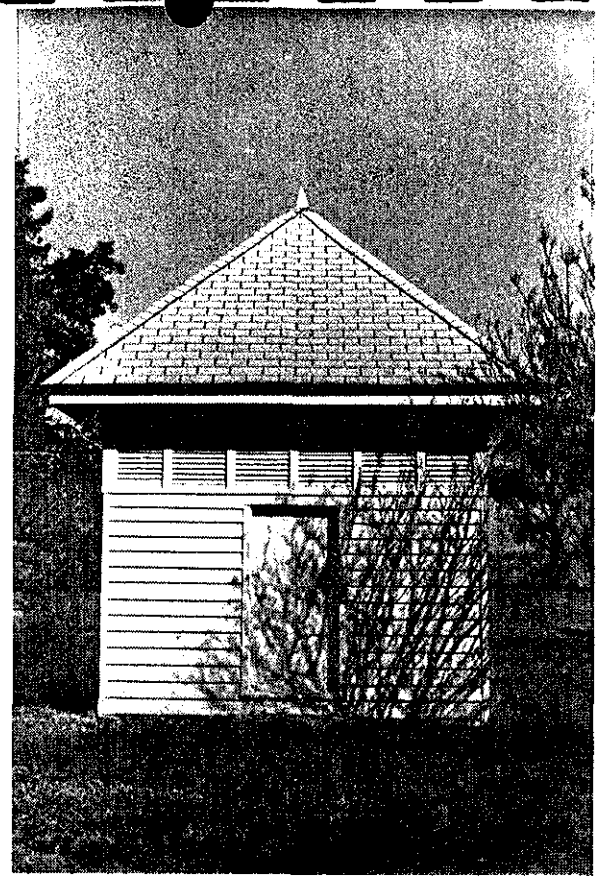

Illustration 115 **1981**
Dairy
South elevation

NPS photograph, 1981

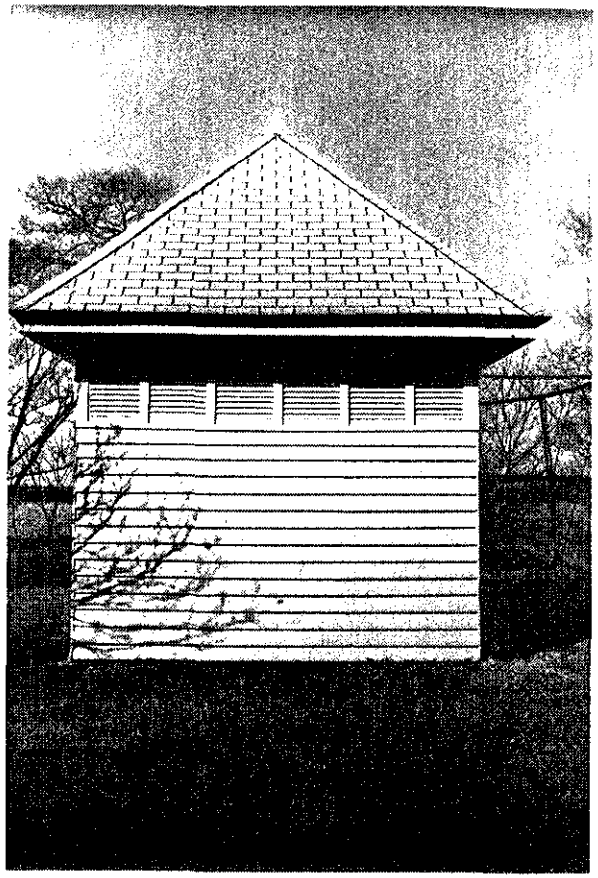

Illustration 116 **1981**
Dairy
East elevation

NPS photograph, 1981

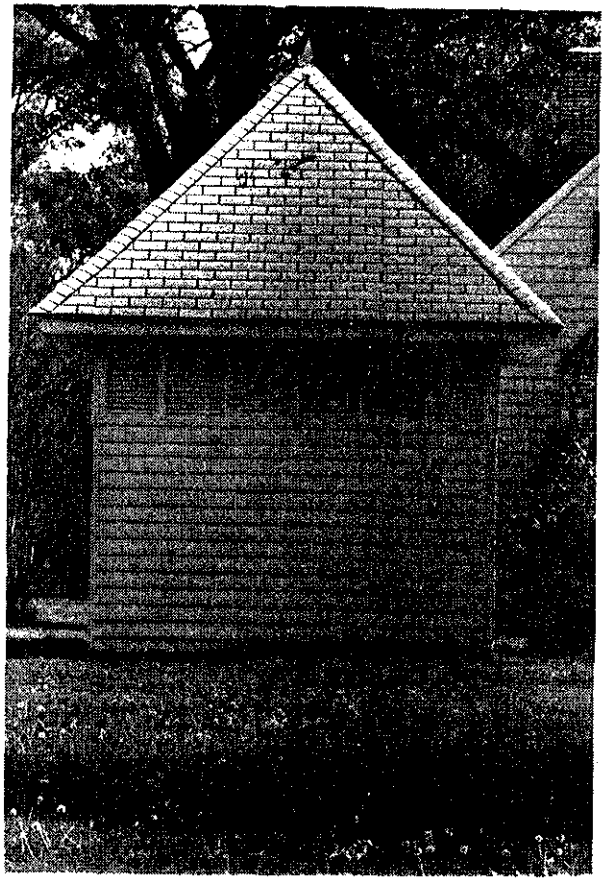

Illustration 117 **1981**
Dairy
North elevation

NPS photograph, 1981

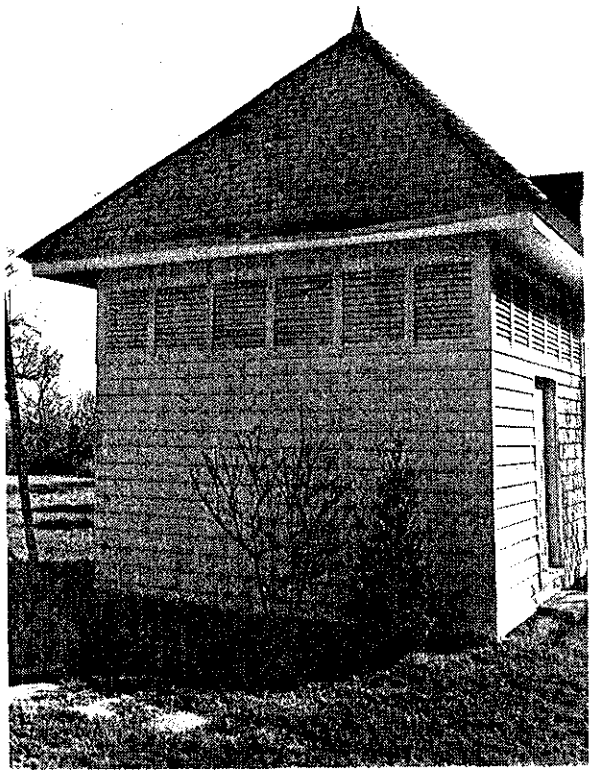

Illustration 118 **1981**
Dairy
West elevation

NPS photograph, 1981

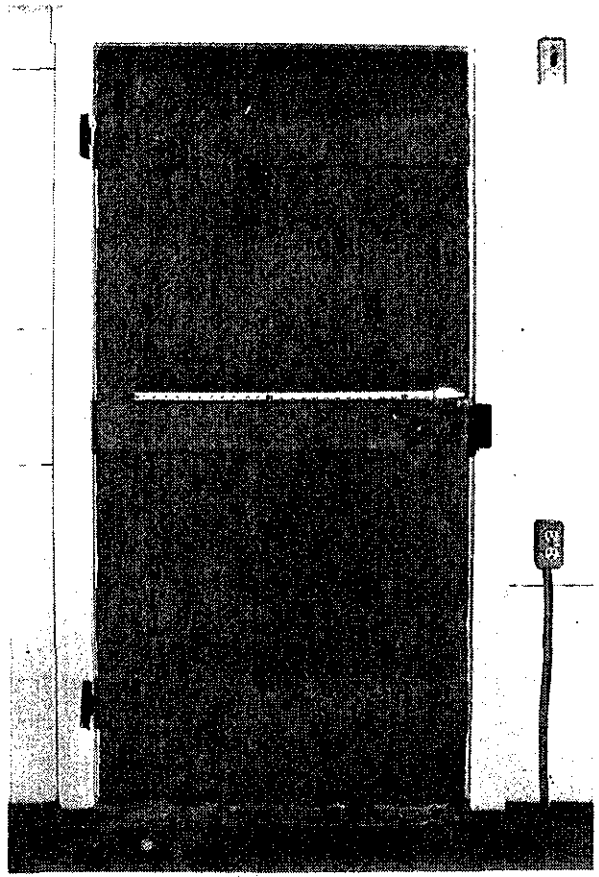

Illustration 119 **1981**
Dairy
Interior, south door

NPS photograph, 1981

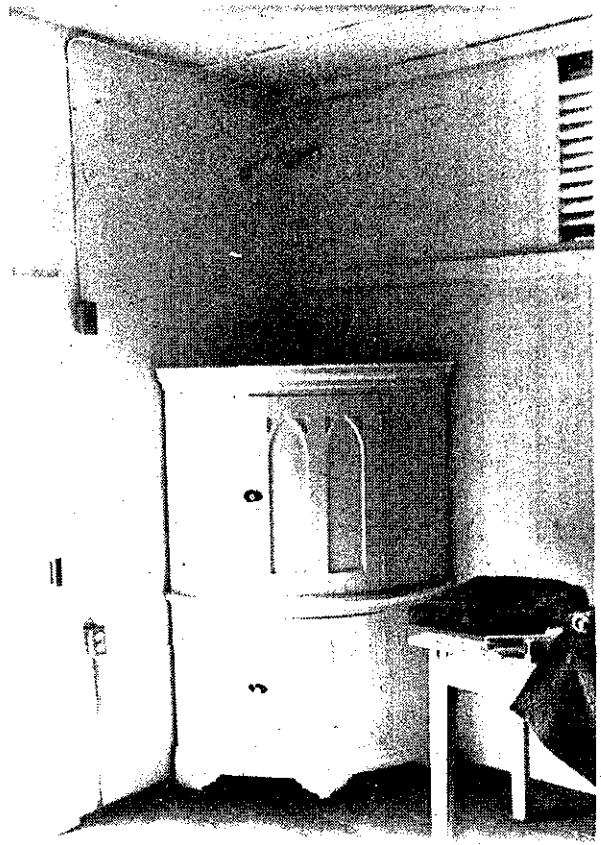

Illustration 120 **1981**
Dairy
Interior, southwest corner
Dairy storage cabinet

NPS photograph, 1981

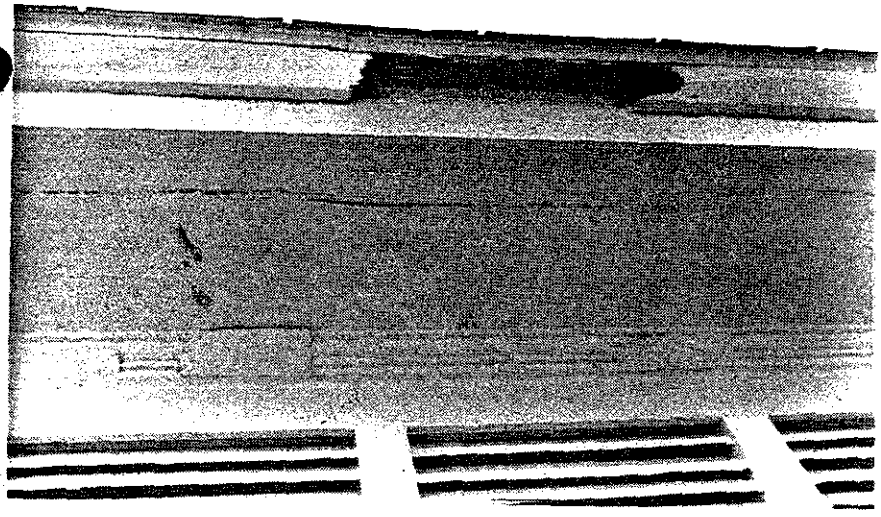

Illustration 121 **1981**
Dairy
North elevation
Damaged cornice moulding

NPS photograph, 1981

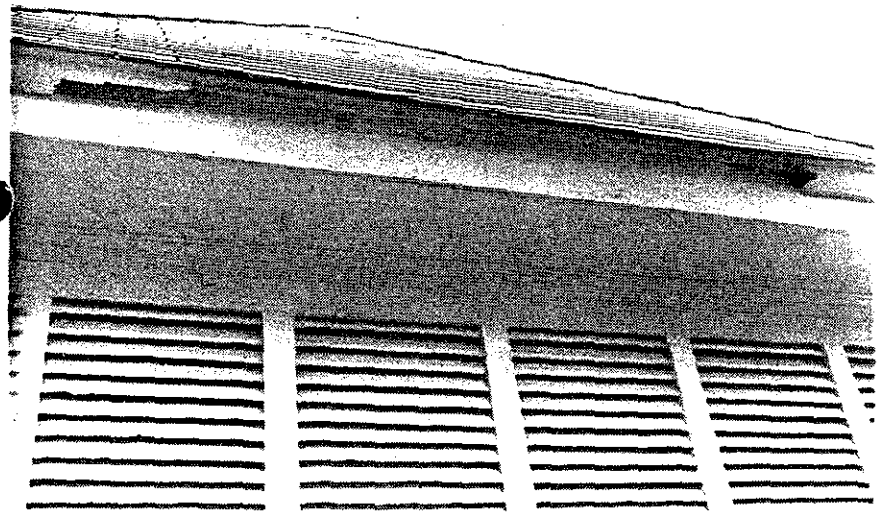

Illustration 122 **1981**
Dairy
East elevation
Damaged cornice moulding

NPS photograph, 1981

IV. ENERGY CONSERVATION

Energy conservation in historic structures is typically a difficult task, and Appomattox Manor is no exception. At the time of this writing the building uses have not been determined, and building use strongly influences the nature of conservation methods which can be considered. Adaptive use will permit certain actions which would be unacceptable in an interior restoration.

The manor house is the only structure surveyed which is a significant energy consumer. The outbuildings are unheated and have only infrequent lighting loads.

Wayne P. Veach, mechanical engineer, Mid-Atlantic Regional Office, surveyed the house in 1977 (see Appendix VI). As a result of his recommendations, a new boiler, new basement wiring, and potable water system have been installed. The new systems, it must be assumed, were designed with energy considerations in mind. Therefore, this survey will not address the utility systems in any detail, but several items discussed by Mr. Veach will be elaborated on.

A. Insulation

The building sidewalls are uninsulated and the attic spaces are insulated with an average of 3 inches of mineral wool. With living spaces in the attic level, insulation can only be easily placed over approximately one third of the plan area at the roof. For the remaining area, insulation must be inserted between rafters, the roof sheathing, and the interior ceiling finish. This means that the addition of insulation where it can be added, will only increase the R-value for a small portion of the roof. However, insulation should be added where possible in the attic space to increase the depth of insulation to 6 inches.

Insulating within the walls, without wholesale removal of plaster or weather-boards seems an impossibility and should not be attempted. Until further development and testing on historic structures is completed, injectable insulations should not be considered.

B. Thermal Glazing

Mr. Veach estimated only 10-15 percent of the fuel costs (approximately $100.00) would be saved by the installation of storm windows and raised the question of only partial storm window coverage since total coverage does not appear cost effective (see Appendix VI). Final decisions cannot be made until decisions on how much of the house will be occupied during the winter. If only a small portion of the house requires maintenance of temperatures near the human comfort levels, double glazing of that area should be considered after further life-cycle cost analysis.

C. Mechanical System Zoning

The new system installed has three independently controlled zones, the west wing, the east wing, and the central portion of the house. The park staff indicated that during the last heating season only the west zone was operating, and that only the first floor was occupied. Consideration should be given to splitting the west zone horizontally, allowing only the occupied space to be heated to human comfort levels.

At a more general level, as exact building use is determined in the future, it will be important to tailor the mechanical system zones so only spaces requiring conditioning will receive it. This would hold for air conditioning systems should environmental controls be required for exhibitry or artifact storage.

D. Internal Shading Devices

Control of solar gains through windows could help moderate temperature extremes in both winter and summer. Should interiors be restored, period drapes would have to be considered, with the possible use of roller blinds. If the house is adaptively reused more contemporary methods of sun control could be considered, such as narrow dimension blinds, insulated blinds, or more permanent insulating window covers. Consideration would have to be given to the visual appearance of such devices from the exterior and weigh the cultural impacts versus energy savings.

A more historically accurate means of controlling solar gains would be to repair the existing shutters and use them, particularly during the summer, and they would also reduce the impact of the wind on winter infiltration rates. This in combination with screened openings during the summer would maintain moderate temperature levels during the summer.

The site is heavily planted with large deciduous trees which provide external shading on some portions of the manor house. Historically, planting may have provided solar control, but it is impossible to determine if that was the purpose for the planting.

Again it is important to note that final building use will strongly affect what methods to use.

E. Weatherstripping

All existing weatherstripping should be checked to ensure its effectiveness. In general, the first floor windows seem adequately weatherstripped except at the meeting rail and where the sash meets the sill or head. Where no visitation is expected to occur, a sealant which is easily removed, perhaps simple caulk, could be used to seal the gaps between sash and frame.

V. BARRIER-FREE DESIGN

Many decisions concerning handicapped access will require direction concerning site and building use, derived from the interpretive prospectus and the general management plan. The Manor house and the kitchen, with their potential for interior interpretation and adaptive use present the most issues concerning access with few problems associated with the other outbuildings. All these structures are historical and the final handicapped access solution will be a compromise between the historical preservation and barrier-free design goals.

A. Carriage House, Dairy, Smokehouse, and Old Smokehouse

These dependencies are very small in scale with the major problem being the provision of adequate walkways to the building. The high door sills present an access problem, but with the small buildings you can adequately see the interior when looking through the door. A portable ramp could be used when full access was desired by an employee or visitor. How the dependencies are finally interpreted will determine the level of access required.

B. Kitchen

If it is assumed that some interpretation of the interior is to occur then the first barriers encountered are the high entrance sills, approximately 16 inches. Only two options would appear possible: a permanent 16-foot ramp or a steeper ramp (permanent or portable) which would require staff assistance.

Inside only the first floor would be accessible for interpretation to the handicapped visitor, and quite possibly to all visitors. The ladder-stair to the attic level is exceedingly steep with danger of tripping for any visitor. It is anticipated that visitation to the second floor would also accelerate damage to the historic stairs.

C. Manor House

A final accessibility design for the manor will depend on which entrance to the house is designated the visitor entrance. When that decision is made accessible parking spaces can be located near the entrance and suitable walkways provided.

Three entrances to the house would appear suitable with respect to possible interpretive programs and adaptive use of the house. Each possible entrance will be discussed only with regard to questions of barrier-free design. Sketches of the various options can be found in Appendix IX.

1. Entry

a. East Entrance (Options 1 and 2)

The central hall would be suitable for an initial visitor contact point and gathering area. The first step is to gain access to the porch level which varies from approximately 1 to 4 feet above grade. Access to the porch on the west side of the east wing would appear most feasible since only a 12-foot ramp (1:12) would be required, but a suitable walkway would be required from the parking area, presumably the east drive.

Once on the porch a choice exists between the west door into the hall (36 inches wide) and the east door (29 inches wide). Either door will require a ramp of approximately 9 feet to get from porch level to the interior floor level. Use of the west door (Option 1) would require only the ramp, since the door opening is acceptable in width.

The east door (Option 2) width is marginally accessible, but not in compliance with code. An alternative would be to restore the pre-1961 stairs and the double door entrance (58 inches wide). The door should remain open even in this case. The 9-foot ramp would be visible from the area of Grant's encampment to the east, creating an intrusion into the historic scene.

b. West Entrance (Option 3)

Should the visitors enter from the west, the accessible parking area would presumably be the south drive or near the carriage house. The lengths of ramp required would be similar to the east entrance, approximately one section 12 feet long from grade to porch floor and another section (9 feet) from the porch to finish floor level of the house.

This solution would visually impact the area between the kitchen and house, and possibly conflict with access ramps for the kitchen.

c. South Entrance (Option 4)

The central hall would be suitable for an initial visitor contact point and gathering area. One single ramp, approximately 30 feet long would be required for access to the portico floor level. A smaller ramp 6 to 8 feet long would be required to get up to the interior finish floor level. The south portico is very visible when approaching the house and 38 feet of ramp would be a large intrusion.

Comparison of these alternatives favors use of the east wing for access to the building. Either door option could be used, dependent upon park and regional goals for the house.

2. Attic and Basement

The attic floor and basement of the house could be made accessible only through using lifts or inclined lifts. The attic floor appears to offer little critical to the interpretation of the house. The basement most clearly shows the changes to the structure but access would require a lift and movement would be difficult with the existing first floor shoring. Restricting all visitor access to the first floor would appear most efficient with regard to barrier-free design. Should any part of the upper floor be opened to the public, an administration solution could be considered to comply with access requirements. For example, an interpretive photograph album of the rooms could be made available to visitors with restricted mobility.

3. Doors

In general, the doors on the manor house first floor are wider than the ideal dimension of 34 inches, causing no problems for accessibility. The narrowest door on the first floor is the east entrance door (29 inches) discussed previously, and for which acceptable alternatives are available. The west wing has three doors which have a clear opening less than 32 inches. Only the toilet room (Room 110) does not have an alternate route which is accessible.

Throughout the house thresholds might obstruct easy movement. The addition of bevels or mini-ramps on both sides would eliminate the obstruction with negligible impact to the house.

Floors are oak and can be slippery. Nonslip runners appear the only solution if the historic interiors are to be maintained. If adaptive use is considered carpeting might be a feasible solution for office or exhibit areas.

4. Toilet Room

Only one toilet room exists on the first floor, it has a 31-inch door opening, which is slightly below standard. However, with the addition of grab bars, installation of drain and hot water pipes, and adjustment of mirror levels, the toilet room would be accessible to the majority of the disabled population.

A more extensive redesign of the existing space would improve its accessibility. Such a renovation would impact the historic fabric, but only the one room which has been previously altered during the twentieth century. Redesign would include a new sink and water closet, grab bars, mirrors, and reversing the swing of the door.

Final decisions on all of these barrier-free design issues will hinge upon the level of visitation, the interpretive route and program, and the building use. Fortunately the manor house offers no major physical problems to providing a barrier-free environment.

VI. CODE COMPLIANCE/SAFETY

The manor house exhibits the normal code compliance problems experienced with historic structures relating to handrails, guardrails, and exit doors.

A. Guardrails

Only the east and west sides of the east porch present questions concerning the need for guardrails. The Life Safety Code states:

> Means of egress such as . . . porches, or mezzanines that are more than 30 in. (76.2 cm) above the floor or grade below shall be provided with guards to prevent falls over the open side.[1]

The design of the guard is further defined requiring that the guard be a minimum of 42 inches high and that a 6-inch diameter sphere cannot pass through any opening in the guard.[2] Structural requirements are also defined.

The condition at the east porch is that the porch is approximately 18 inches above the grade within 1 foot of the porch, but the grade then drops another 3 feet immediately after that. This means that the porch does not technically require a guardrail. The width of the porch (7 feet 7 inches), the relative low visitation rate anticipated at the site would indicate that a guardrail would not be required. A guardrail would also constitute a major impact on the historic scene.

However, it must be noted that the potential does exist for injury and that management must determine what level of risk and what level of impact on the cultural resource is acceptable. The interpretive

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1. Life Safety Code Handbook, National Fire Protection Association, Inc., 1981, p. 64.

2. Ibid., p. 67.

program could also be structured to encourage use of other entrances to the house.

Several actions would reduce the risks at the east porch. First the slope could be regraded to provide a wider surface, approximately 2 feet, at the level 18 inches below the porch level, reducing the danger of a misstep resulting in a fall to the lower level. Such regrading could be done with minimal impact on the historic scene.

Second, a wheelchair curb, approximately 2 inches high, could be installed at the porch edge to prevent someone from accidently rolling off the porch. The curb should be designed to ensure proper drainage of the porch. If a simple wood curb was selected it should be elevated approximately a half inch above the porch floor. The visual impact on the historic scene would be very slight, certainly less than guardrails, and the action would be reversible with little lasting impact on the historic fabric.

B. Handrails

Handrails are lacking on the south and east stairs. New handrails are required since they will be a means of egress from the house in the event of a fire. Handrails shall be 30 to 34 inches above the upper surface of the tread.[3]

C. Occupancy Load and Egress

In general, the six exits from the first floor of the manor house provide acceptable egress from the building in the case of fire, given the expected low level of visitation. However, the door swings typically are against the egress flow and for this reason it is recommended that total building occupancy be kept below fifty people at one time.

If interpretation is concentrated in the east wing one ramped exit should be adequate to ensure the safety of disabled visitors. If the

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3. Ibid.

entire first floor is used for interpretation, the exit paths to the east wing ramp becomes circuitous and a ramp at the west wing should be considered.

VII. SECURITY/FIRE DETECTION SYSTEM

As mentioned previously a new security system has been installed in the manor and some of the outbuildings. The current system is not presently functioning as designed, but the park continues to press for the system to be fully operational. The park indicated they were basically satisfied with the scope of the system and wished to continue to pursue their existing security contract.

Should the park opt to install their own security system in future years, use of the building could affect the nature of the system required. It is recommended that any new system design be deferred until the planning process has progressed further and that the current system be made totally operable in the interim.

Mr. Veach's conclusion that a fire suppression system would be difficult to install and perhaps ineffective even if installed, appear sound and could comfortably be extended to include later systems as well as halon.

The existing fire detection system along with careful control of ignition sources in the manor and outbuildings, offers the best line of defense. Smoking should not be permitted in any of the structures. Any affairs such as candle light dinners or banquets should be strongly discouraged.

VIII. GENERAL OBSERVATIONS

A. Preservation Procedures

It is important to note the general character of the preservation problems encountered at Appomattox Manor. Almost all the problems can be related to poor maintenance procedures over the last quarter of the structure's existence. Except for the few major structural problems, the scope of the work is very minor, and does not lend itself well to bid contracts. The extent of work required is difficult to define precisely until work begins and areas previously hidden can be examined.

The park has begun work on the manor house using preservation craftsmen from the Denver Service Center, Williamsport Training Center Office. The scope of work was general and the crews are doing as much work as the allocated funds will allow. It is recommended that this mode of working on the structures be continued as much as funding will permit, since it offers the ability to be flexible in dealing with varying site conditions and to deal carefully with the historic fabric.

A long-term goal for the park should be to develop an historical preservation maintenance team which can work on the structures over a longer period of time doing small elements of the preservation treatment. The general condition of the structures is such that, other than the problems identified as immediate/short term, the preservation work can be done slowly over several years without threatening the structures. In fact, the establishment of a continuing maintenance program at the park level will best ensure the long term preservation of the structures.

B. Removal of Additions

General discussions with park and regional staffs have repeatedly raised the issue of removing elements of the building which do not relate to the Civil War period. More specifically the removal of the bathroom added to the outside kitchen, the north bathroom at the east wing, and the enclosure of the north porch have been discussed.

A return to conditions in 1864-65 would entail removal of approximately one third of the manor, which is a significant impact on the

resource (see Illustrations 5 and 6). The exact conditions to which areas exposed by removal would be restored would be difficult to document, though a reasonable estimate could be made.

The north bathroom above the east wing, built in 1905, has been stabilized by the recent work at the manor. It no longer constitutes a threat to the structural condition of the house, and need not be removed for safety. Removal for esthetic or preservation reasons would imply a restoration period before 1905 and would imply removal of the south bathroom dormer and the 1916 additions. Reasonable, but scarce, documentary evidence indicates what existed before the bathrooms were added. Restoration would be possible, with some conjecture.

Removal of the existing north porch enclosure (Room 118), built in 1916, implies a restoration period prior to that. The west wing kitchen is contemporary with the porch enclosure. The porch corridor was remodeled in 1977 into a kitchen when the house was divided, but the kitchen has since been removed. Restoration to a pre-1977 date would involve basically restoring weatherboard on the north wall of the original house, removing the linoleum and exposing board flooring, and installing beaded boarding on the north wall where drywall was substituted.

The existing bathroom addition to the outside kitchen dates approximately 1905. It certainly could be removed without impacting the main kitchen structure. However, that should be done in the context of the interpretive prospectus and general management plan.

C. Interior Restoration

As the physical analysis indicated, the manor house interior has gone through major renovations throughout its two hundred year history and the existing interiors exhibit little historical integrity, except possibly for some of the existing wood floors. Restoration of interior finishes to the Civil War period would represent, to a great extent, complete conjecture. The existing interiors appear to be stripped of the detailing one would have expected from 1840, 1866, or even 1751. The mantelpieces are the only significant indications of ornaments in the interior.

The park has acquired some furniture from the Eppes family, which had been in the manor when the property was transferred to the Park Service. The exact relationship of this furniture to the Civil War period in not known, and further research would be required.

D. Slate Roof and Asphalt Roofs

Wood shingles covered the manor house until 1951. Restoration of wood shingles would certainly more closely reflect conditions during the Civil War. Enough pre-1905 wood shingles exist to permit a reasonable restoration of the manor house roof and the three northerly outbuildings.

The existing roofs are presently sound and appear weathertight; removal at this time would not make economic sense. A long-range maintenance program could set procedures for restoring the wood shingles as the existing roofs deteriorate.

IX. RECOMMENDATIONS FOR FUTURE RESEARCH

It is believed that the documentary sources relevant to the architectural history of Appomattox Manor have been exhausted. Any further physical analysis or research should be deferred until directions are set for the park unit through the planning process.

Should interior restoration be the selected direction, consideration should be given to paint studies to determine what colors to use in the restoration. It should be noted that analysis would most likely yield only post-1866 data.

The analysis of existing mortars would perhaps shed some light on dates of construction and would provide data for any preservation work.

Archeological investigation might provide information concerning the c. 1635 house and its relation to the outside kitchen and the new house. However, since the location of the early house is not known, such research would be difficult. Investigations might provide data concerning the 1935 greenhouse addition.

Finally, a detailed analysis of Dr. Richard Eppes' diary will yield information which could be valuable for interpretive purposes.

APPENDICES

APPENDIX I

From Eppes Mss. 282-88, Section 38

Virginia Historical Society

An Inventory of the articles found in the house October 17th 1845

Item	Quantity
Sick room chair	1
Piano	1
Willow cloths Basket	1
White oak cloths basket	1
Wash hand Stands	8
Basons	7
Comforts	4
Wers	5
Carpets	7
Rugs	3
Old cloth Brush	1
Stackhouses Bible	1
Trunk tray	1
Champaign Basket	1
Carpet Bag	1
Old Table & ends	1
Sofas 3 & Pillows 2	-
Mahogany chairs	2 dozen
Cain do	1
Leather Bottom do	14
Card Tables	2
Lamps	2
Mirror	1
Parlour Curtains	2
[ ]	2
Pin Cushion	1
Shoes	1 pair
Shells	12
Stone ink Stand	1
Petrified Stones (on the mantle piece)	8
Fancy Basket	1
Packs Cards	2

APPENDIX I

An Inventory of the things found found [sic] in the house May 19 1845

Item	Quantity
Sea grass from Naples	1 piece
Segar Plate	1
Chestmen	1 set
Prints	2
Sky Glass	1
Velvet easy chair	1
Backgammon Box	1
Fenders	2
Brass Andirons	1 pair
Brass Spittoons	4
Conk shells	2
Imported foot mats	2
Shuck Do	2
Small carpet mats	2
Pine Table	1
Toilett Do	1
Scrubing Brushes	2
Footman	1
Paperhead	1
Water Pitcher	1
Clock	1
Side Boards 1 old	2
Dining Table with 4 slabs	1
New [ ]	2
Dining Room Pitchers	2
Tea Caddy	1
Set Castors	1
Small Belts	2
1 floor mat & 3 small pieces	-
Table Brush	1
Copper tea kettle	1
Coal Scuttle	1
Lantern	1
Bread Basket	1
Table Mats	11
Knife Base	1
Egg Stand	1
Watering Pot	1
Brass candle sticks	3
Plated Do	1
Tongs	7 pairs
Pokers	2
Shovels	7
Passage lamps	2
Tin Wash Bucket	1
Screens	8
Bed Steads	8
Looking glasses 2 Broken	2
Domestic Carpet	1

APPENDIX II

From Eppes Journal, September 1851 - March 1852

Virginia Historical Society

Inventory of the house and kitchen furniture of my establishment at City Point, taken March 6th 1852.

DINING ROOM

Item	Quantity
Sideboard (marble top)	1
Chairs	8
Extension table (5 leaves)	1
Dinner wagon	1
Sofa (two pillows)	1
Mirror	1
Clock	1
Tongs shovel & poker (each)	1
Grate & fender (each)	1
Plate warmer	1
Spitoons	2
Coal shuttle	1
Painting (Friar Tuck)	1
Blower	1
Blower stand	1
Set of white china (pieces including tops to tureens)	48
Set of breakfast china white with blue spots pieces	28
Large gilded coffee cup	1
Finger bowls	4
Desert chin wooden plates	10

Note: (The above articles are kept in the dining room which accounts for the sets not being complete, the others are in the storeroom.)

Set of glasses including tumblers wine	(pieces)	21 (Aug. 18 tumbler broken 2)
Decanters	(pieces)	8
Stand gilded silver with 4 decanters		1
Castors silver gilt each		2
Coffee pot, tea pot, sugar bowl 12 Tea spoons		15
Silver Butter knives		6
Salt cellars		10
Salt spoons		10
Labels for		8
Bread baskets		2
Sugar bowls (1 glass with silver top)		3
Cream pots		2
Fish knife		1

APPENDIX II

Item		Quantity
Oyster spoon		1
Ladle		1
Sugar tongs		2
Waiters		2
Knives		24
Tablespoons (11 old 12 new)		23
Teaspoons (10 old 12 new)		22
Desert spoons		17
Table forks		18
Breakfast forks		18
Note: (4 pieces supposed to be lost.)		
Napkin ring		1
Pickle forks		2
Coffee pot, tea pots & [slop] bowl	each	1
Candle sticks		8-10
Nut crackers		6
Oyster knives		5
Knives old (carving)		7
Knives carving Forks ditto	each	4
Table knives		30
Breakfast knives		12
Teacaddie		1
Tin jars for tea		2
Coffee pots		2
Egg boiler		1
Breadbox		1
Mats worked large for dishes		8
Mats for decanters		12
Mats for wineglasses all worked		12
Mats oilcloth		12
Knifebox		1
Molasses kitchen silver top or [ ]		1
Cut glass jelly bowl		1
Corkscrew		1
Stands or slides for decanters		2
Table cloths		6
Baskets for silver & knives		3
Napkins 11 fringed & not		20
Oyster cloths		6
Towels glass 4, plate 5, cup 2, cluster, bread 3		15
Mop for washing pitchers		1
Chafing dish		1
Teakettle		1
Pipkin		1
Lantern tin		1
Salt box		1
Candle box		1
Wash pan		1
Dusting pan		

APPENDIX II

Item	Quantity
Oil can	1
Footman	1
Scrubbing brushes	3
lamps chamber	4
Flower jars or [ ]	2
Mustard pots	2
Waiters 7 old 5 new	12
Table brushes	2
Brooms	4
Fly [ ]	1
Saucers & cups	6
Pitchers	1
Dish to keep little [ ]	1
Muller	1
Nutmeg grater	1
Grate brush	1
Bell	1

United States Department of the Interior
DENVER SERVICE CENTER - NATIONAL CAPITAL TEAM
NATIONAL PARK SERVICE
WASHINGTON, D.C. 20240
March 6, 1981

IN REPLY REFER TO:

H3015-DSC-TNC

Memorandum

To: Historic Architect, Mid-Atlantic Regional Office

From: Architect in Charge, Williamsport Training Center, DSC-TNC

Subject: Recommendations, Carriage/Ice House, Eppes Manor, City Point, Petersburg National Battlefield

An on-site inspection of the subject structure was conducted on February 26 and 27, 1981.

The structure is a late 19th century one story frame of light construction, set on a concrete foundation with late single bay frame additions constructed on either side. Currently it is used as a maintenance shop and is found to be in a poor state of repairs.

The west addition, circa 1920, is in an advanced stage of deterioration and is in a very dangerous condition and should be obliterated and reconstructed.

The concrete footings and foundation walls are without reinforcement and have failed completely. Separations in the concrete walls indicated the building has slipped 6 to 10 inches vertically and moved 4 inches outwardly. Tied together with three 1" tie rods with plates has caused eccentric loading on the foundation walls resulting in the walls rupturing. The roof has leaked over a long period of time causing the framing to rot and the interior wall finished of pressed metal to rust completely and the ceiling of dry wall has deteriorated. Little of value is left!.

This addition cannot be saved.

It should be removed and replaced for the three following reasons:

1. By reconstructing the addition, it will provide much needed protection to the ice house foundation from the erosion of the steep river bank adjacent.
2. Until such time as a General Development Plan is completed it is not known what is important on site. The removal of just one addition would architecturally destroy the appearance of the building.
3. Space for a maintenance operational is very limited and this could provide the space necessary for the park to get by for some time, at least until the planning is completed.

It is not often that I make a recommendation to destroy historic fabric, but, this addition cannot be restored and should be dealt with quickly.

If you have any questions in regard to this matter, please advise.

James S. Askins

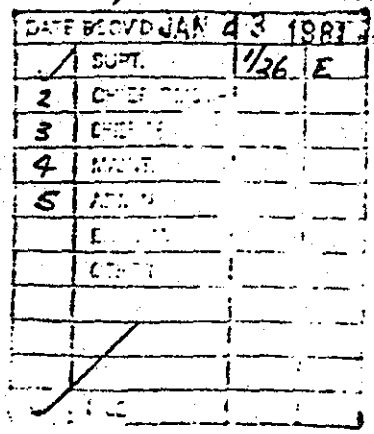
cc:
Supt., Petersburg Nat. Battlefield-W. Elms
File

KEAST & HOOD CO.
STRUCTURAL ENGINEERS
SUBURBAN STATION BUILDING
1617 JOHN F. KENNEDY BOULEVARD
PHILADELPHIA, PA 19103

215-LOCUST 4-2717

THOMAS J. LEIDIGH, P.E.
NICHOLAS L. GIANOPULOS, P.E.
CARL A. BAUMERT, JR., P.E.

RAYMOND A. KEAST
DANIEL D. BOYD
CONSULTING ENGINEER
J. A. KEAST
CONSULTING ENGINEER



January 21, 1981

Mr. Wallace B. Elms, Superintendent
Petersburg National Battlefield Park
P.O. Box 549 (Rt. 36)
Petersburg, Virginia 23803

RE: Eppes Manor
City Point, Hopewell, Virginia
Petersburg National Battlefield Park
Structural Survey
Order No. PX 477000217

Dear Superintendent Elms:

Pursuant to your issuance of the above purchase order, the writer visited Eppes Manor on November 6 and 7, 1980 to examine the general physical condition of the building from an overview manner and, following a somewhat tardy evaluation, submits, with apologies, the following items for your consideration and/or action (where appropriate).

1. The house was examined with the assistance and cooperation of Messrs. W.V. Martin and R. Holiman, who provided investigative access holes, reptile lookout, secured ladders and contributed to the collection of basic construction information for the overview evaluation of the building. Of parallel assistance during this initial survey were the survey plan drawings prepared by T. Solon, of MARO. While use of the plans was invaluable, the availability of building cross sections and elevations would have permitted a greater survey scope during the visit. As a matter of fact, your forthcoming programs for upgrading the house as an interpretative facility will be significantly aided by the existence of more complete drawings.

2. The cellar was examined from two points of view, i.e., the condition of the brick foundation wall and the observed nature of the first floor timber framing that has been structurally diminished by insect infestation and/or decay. The plumbness and alignment of the foundation walls, with a general absence of significant cracks in the full cellar portion, are

Extensive decay can be expected in many porch floor members. Removal of a few pieces of t.&g. flooring at the northwest corner columns of the north porch disclosed the completely decomposed end of main diagonal floor beams. Visual sighting along the edges of the porch leads one to suspect the presence of other decayed floor members. If program priorities delay a near future confrontation of the problem, some attempt should be made toward increasing the number of wall grills that provide ventilation for that part of the structure. Remedial measures or procedures can only be made once the nature and extent of the problem are defined.

5. A significant part of the visit and subsequent evaluation were involved with coming to grips with the second floor bathroom built over the back porch. In view of the frugality with which the porch was constructed, the bathroom builders were certainly optimistic in superimposing their work over the porch; the crowning gesture was the later covering of the bathroom with slate and the eventual decaying of the supporting structure, a consequence of roof leaks.

   Partial exposure of the supporting structure by Messrs. Martin and Holiman, during my visit, disclosed a level of deterioration from decay that required the installation of temporary shoring posts to insure the safety of that part of the house. On the basis of information gathered then, a porposed scheme for strengthening the supporting structure has been developed and is shown on the enclosed sketches, SK S1 & S2. The information and notes shown thereon are self explanatory; information notes of the unknown, necessary for determining final connections, are also on the sketches. When the sketches have been reviewed and the unknown information developed by further probing and exposure, you should review those particulars with me before proceeding with the structural work; another visit may or may not be necessary for the coordination of that work if "all the pieces come together."

6. The determination of the safe live load capacity of the two floors of the house is fraught with unknowns, particularly from deterioration relative to insect infestation and/or decay. The potential of the first floor is well in excess of 60 psf L.L. on the basis of undiminished cross-sections of joists and girders and that of the second floor less than 30 psf L.L. While the first floor can be repaired and strengthened from below to almost any level of reasonable live loading, the strengthening of the second floor

would be considerably more complex because of the shallowness of its floor depth (3½" x 8" @ 24"c. joists). The loading of the second floor is further complicated by the relationship of the side eave walls transferring roof rafter loads down onto the floor joists. The incidence of deterioration and/or decay to the second floor is presently unknown.

This report should be viewed as the beginning of the basic structural evaluation of Eppes Manor. Our experience has been that continuing familiarization with an older structure is necessary for the development of a realistic overview assessment of conditions and their potential for improvement. The house, its setting and associative history are attractive to those of us who participate in the field of historic preservation and will most likely also be enjoyed by the visiting public when interpretation commences.

Very truly yours,

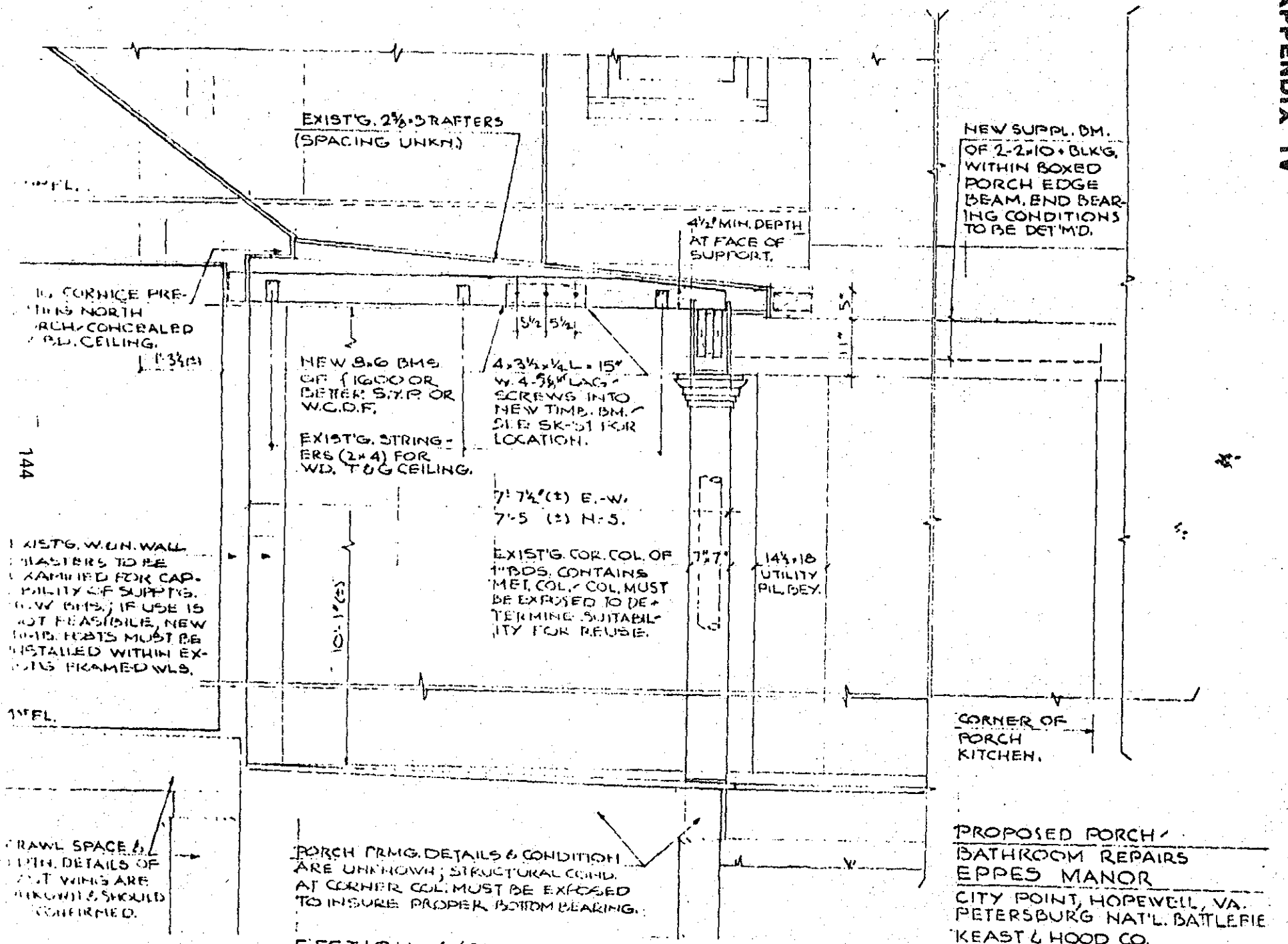
KEAST & HOOD CO.

Nicholas L. Gianopulos/ld

Nicholas L. Gianopulos

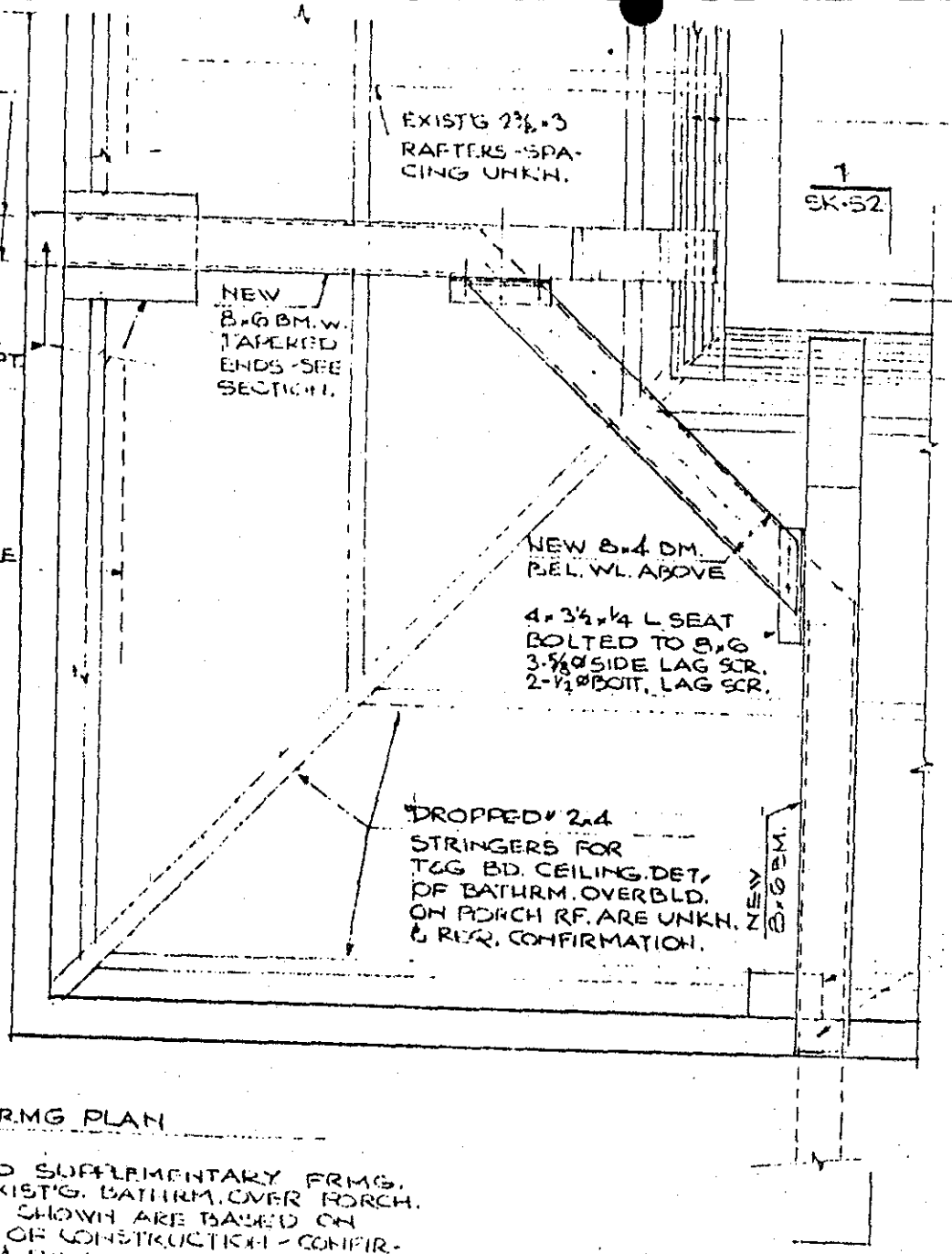
cc: Henry J. Magaziner, FAIA

NLG/ld
Enclosures



SECTION 1/SK-52

PROPOSED PORCH / BATHROOM REPAIRS
EPPES MANOR
CITY POINT, HOPEWELL, VA.
PETERSBURG NAT'L. BATTLEFIE
KEAST & HOOD CO.
STRUCT. PLGRS. [illegible] A. PA.



145

PARTIAL PORCH FRMG PLAN

SCALE: 1/4"=1'-0"

DRAWING PROPOSED SUPPLEMENTARY FRMG. FOR SUPPORT OF EXIST'G. BATHRM. OVER PORCH. EXIST'G. CONDITIONS SHOWN ARE BASED ON PARTIAL EXPOSURE OF CONSTRUCTION - CONFIRMATION OF DETAILS & DIMENSIONS IS ADVISABLE PRIOR TO PROCEEDING WITH REPAIRS.

PROPOSED PORCH - BATHROOM REPAIRS

EPPES MANOR

CITY POINT, HOPEWELL, VA.

PETERSBURG NAT'L. BATTLEFIELD

KREAST & HOOD CO.

STRUCT. ENGR. PHILA. PA.

APPENDIX IV

KEAST & HOOD CO.
STRUCTURAL ENGINEERS
SUBURBAN STATION BUILDING
1617 JOHN F. KENNEDY BOULEVARD
PHILADELPHIA, PA. 19103

215-LOCUST 4-2717

THOMAS J. LEIDIGH, P. E.
NICHOLAS L. GIANOPULOS, P. E.
CARL A. BAUMERT, JR., P. E.

RAYMOND A. HOOD, JR.
DANIEL DIBONA
(1953-1962)
SHELDON A. KEAST
(1953-1966)

May 6, 1981

Wallace B. Elms, Superintendent
Petersburg National Battlefield Park
P.O. Box 549
Petersburg, Virginia 23803

Re: Eppes Manor
City Point, Hopewell, Virginia
Petersburg National Battlefield Park
Proposed Repairs to Porch Bathroom
and Porch Floor Structure
Order No. PX477010059

Dear Superintendent Elms:

Pursuant to my visit to Eppes Manor on February 25 and 26, 1981 to continue examination of the house and to confer with you, your staff, and Messrs. Magaziner and Askins of the National Park Service, this report is submitted in order that basic remedial work might proceed with the aforereferenced items and that other stabilization issues might also be further explored. Additional items and comments which were also touched upon during our conversation are also submitted for your consideration.

1. The enclosed sketches SK-S1-S2 and S3 incorporate the basic information necessary for structurally repairing the north porch bathroom and the exterior bearing ends of the porch floor beams that might have deteriorated from decay. The north porch bathroom sketches SK-S1 and S2 have evolved from the earlier sketches submitted January 21, 1981 following my first visit last year and SK-S3 was developed from my trip observations and discussions with J. Askins during the February visit of this year.

2. The strengthening of the relatively heavy north porch bathroom will essentially entail the incorporation of timber beams beneath the dormer's walls, the insertion of timber posts into the house walls, replacement of a small

old encased corner cast-iron column with a new, slightly larger steel column, and improvement of the corner foundation condition by addition of a footing and reconstruction of some brickwork. Introduction of the new support beams beneath the dormer will require discontinuance of bathroom service because of conflict between the new beams and the old pipes in the utility pilaster. It would also be advisable to consider removing the cast iron fixtures from that room, in order to reduce the supported loads.

The shoring required to support the rooftop dormer for the installation of the new supporting structure will entail temporary removal of the tongue and groove board ceiling. This will also permit extended examination of the bathroom floor substructure, i.e. earlier porch roof framing, which at best can be described as both frugal and optimistic in its task of carrying the weighty slate covered room.

3. Examination and discussion of the type and location of porch floor deterioration centered upon the exterior edge conditions where the main floor beams bear on the perimeter brick wall. These bearing ends have superimposed upon them, the bottoms of the roof support columns which are either of cast iron or wood depending upon their location within the porch. Examination of the floor structure from an access hole adjacent to the dormer bathroom column and also from a cellar crawl space access opening confirmed observations from above that the deterioration was predictably at the outer bearing ends of the porch beams. A basic scheme for reinforcing the typically decayed ends of the porch beams as well as alternate approaches is shown on SK-S3.

   Repair procedures will entail shoring the roof edge box beams from the deck below in order to relieve the columns of their supported loads, and then removing the columns and flooring over the exterior bearing ends to permit access to the decayed ends. When the decayed ends are structurally repaired, the porch should be capable of supporting a 60 psf live load, the same reference live look noted in our initial report of January 21, 1981.

The east porch access steps should be replaced with a similar construction of pressure-treated wood; however, some care should be given to the detail relationship of how the steps contact the ground. Provide the reconstructed steps with some form of screened vent holes.

4. Pursuant to the subject of damage by insect infestation that was noted in our initial report and further discussed and examined during the past visit, Messrs. Martin and Holiman of your staff were instructed on how to examine and probe the first floor joists for probable extent of beetle damage in order that some measure of sound wood be determined. Those joists and other members having the small tell-tale surface holes indicative of beetle infestation, can be drilled with 2-3/4" dia. holes, one near the top and the other near the bottom of each joist, in order that the condition of the wood can be more readily examined (in depth). The usual zone of infestation is in a tree's new growth wood found below the bark. The two holes, in conjunction with some hand-chiseled chases will enable the determination of sound wood remaining and the member strength. Where joist cross-sections have been diminished by more than 30%, remove and replace the member or side lapping with a new member of equal dimension. Members damaged by termites will most likely require replacement-in-kind.

5. While the initial report dealt somewhat with the live load carrying capacity of the first and second floors of the central portion of the house, observation and review of the east wing during the last visit indicate the following: the potential first floor live load of that part of the house is in excess of 60 psf; however, some of the longer span joists of the hearth parlor should be shortened by extending the midspan bolster plate to the north wall. The existing bolster plate should be carefully examined for deterioration and replaced if necessary. The plate was obviously installed by an earlier owner in order to dampen movements of that limber floor area.

The writer has referenced in both this and the earlier report a live load of 60 psf when reviewing the capability of the floor systems. It is our opinion a reasonable load limit in that it approximates that used for the design

APPENDIX V

of school classrooms. The first floor of the house can exceed that reference load level with low to moderate efforts if the infestation damage is not worse than it presently appears.

6. The carriage house (workshops) was briefly examined before leaving City Point to ascertain the condition of its small westerly extension toward the river. The extension's settlement and movement toward the embankment are the combined result of several influences i.e., embankment erosion, frost pressures from the retained soils and root pressures from the large tree toward the southwest corner. The small extension was optimistically placed at the embankment's edge and some efforts made later on to restrain westerly movements by installing foundation restraining tie rods back to the original building. The magnitude of effort to properly stabilize and repair the extension will entail removal of the tree, complete replacement of the addition's foundations, and extensive soils stabilization work on the embankment. The writer is of the opinion that efforts necessary for corrective stabilization are not commensurate with the importance of the structure and that, if the extension is not removed, significant damage might be imposed on the underground icehouse vault which exhibits signs of recent cracking.

In closing, and with apologies for continued tardiness, the undersigned looks forward to the participation of the J. Askins Team in undertaking the bathroom stabilization and porch repairs. This short report, with sketches, hopefully provides the engineering information necessary for the execution of the work described herein and/or discussed on the two field trips. If clarification is required of anything shown or of that which might arise once work has commenced, please contact me at your earliest opportunity.

Very truly yours,

KEAST & HOOD CO.

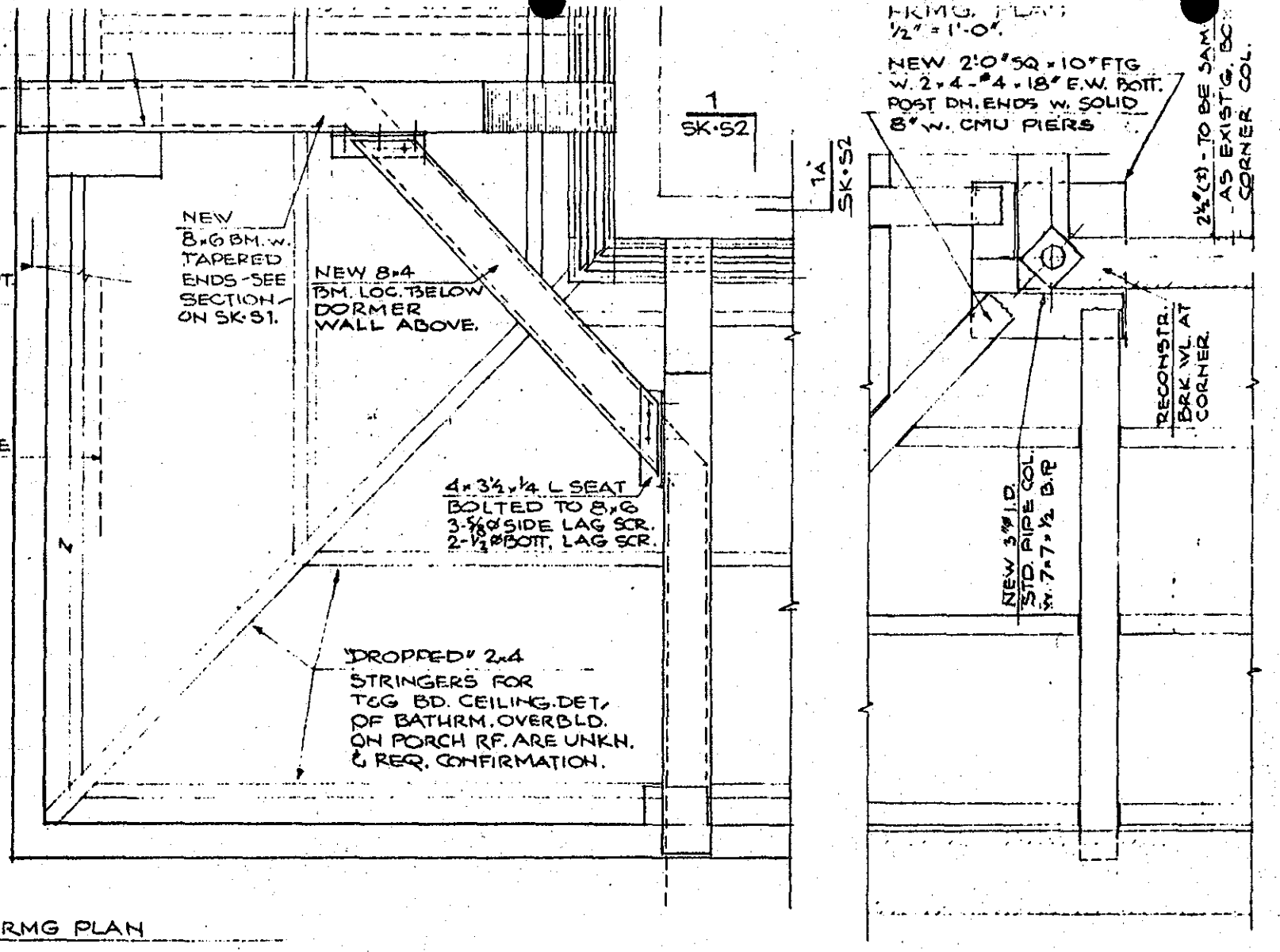
Nicholas L. Gianopulos

Nicholas L. Gianopulos

NLG/jd
Encs.

copy with encs.: J. A. Askins, Chief
C & O Canal Preservation Team
P.O. Box 106, Williamsport, Maryland 21795

Henry J. Magaziner, FAIA 150



PARTIAL PORCH FRMG PLAN

½" = 1'-0"

- SHOWING PROPOSED SUPPLEMENTARY FRMG. FOR SUPPORT OF EXIST'G. BATHRM. OVER PORCH.
- EXIST'G. CONDITIONS SHOWN ARE BASED ON PARTIAL EXPOSURE OF CONSTRUCTION - CONFIRMATION OF DETAILS & DIMENSIONS IS ADVISABLE BEFORE PROCEEDING WITH REPAIRS BECAUSE OF EXISTING IRREGULARITIES.

PROPOSED PORCH - BATHROOM REPAIRS

EPPES MANOR

CITY POINT, HOPEWELL, VA
PETERSBURG NAT'L. BATTLEFIELD

KEAST & HOOD CO.
STRUCT. ENGRS, PHILA.,

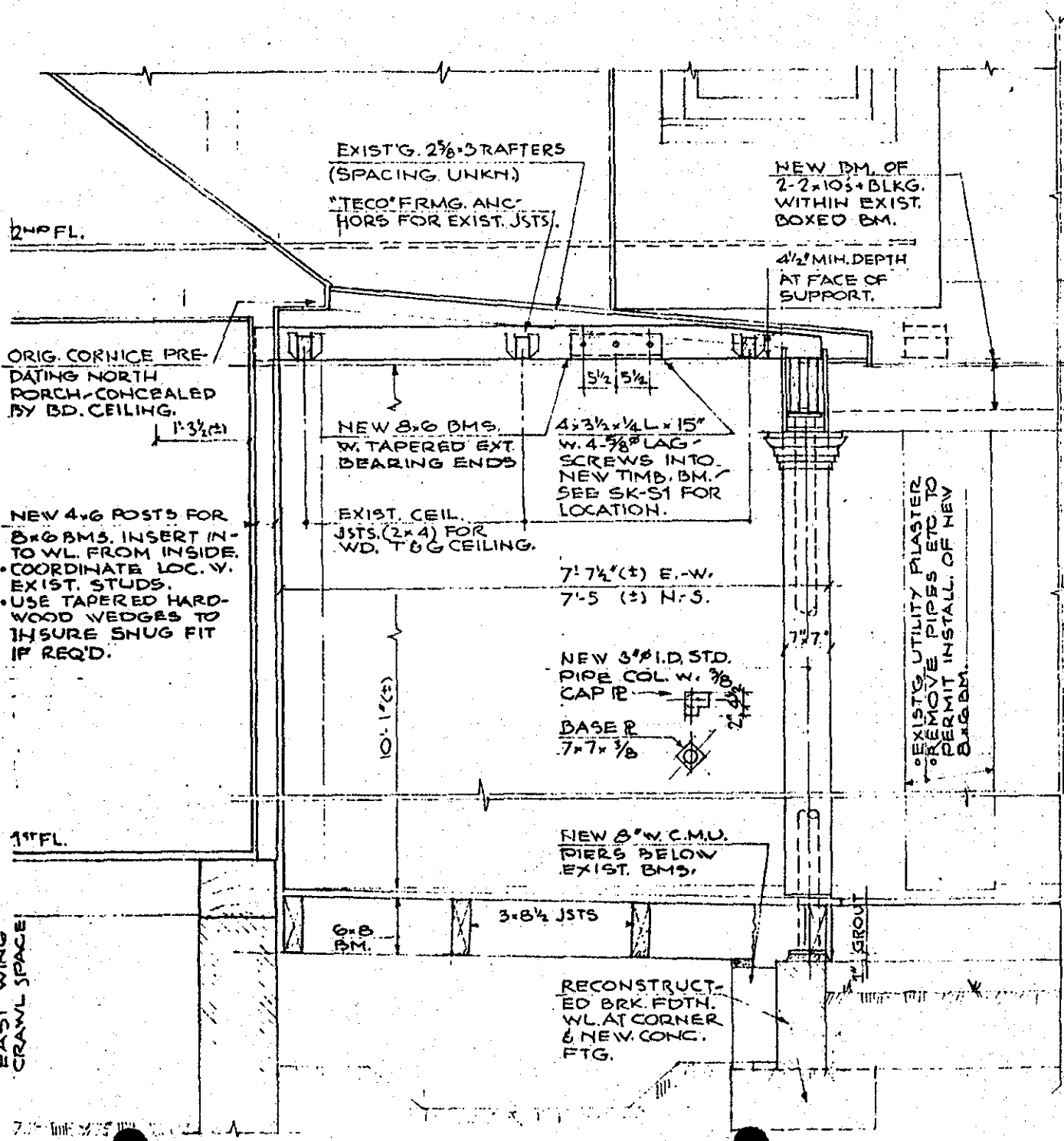
1-20-81
5-5-81

SK-

APPENDIX V

151

SECTION 1A/SK-S2 (SIMILAR)
½"=1'-0"



STRUCTURAL TIMBER:
SOUTHERN YELLOW PINE OR W.C DOUGLAS FIR OF [illegible] STRESS GRADE OR BETT
(PRESSURE TREATED)

STRUCTURAL STEEL:
PLATES & ANGLES G
PIPE COL. 33
BOLTS 7
WELDING (SHOP) NS

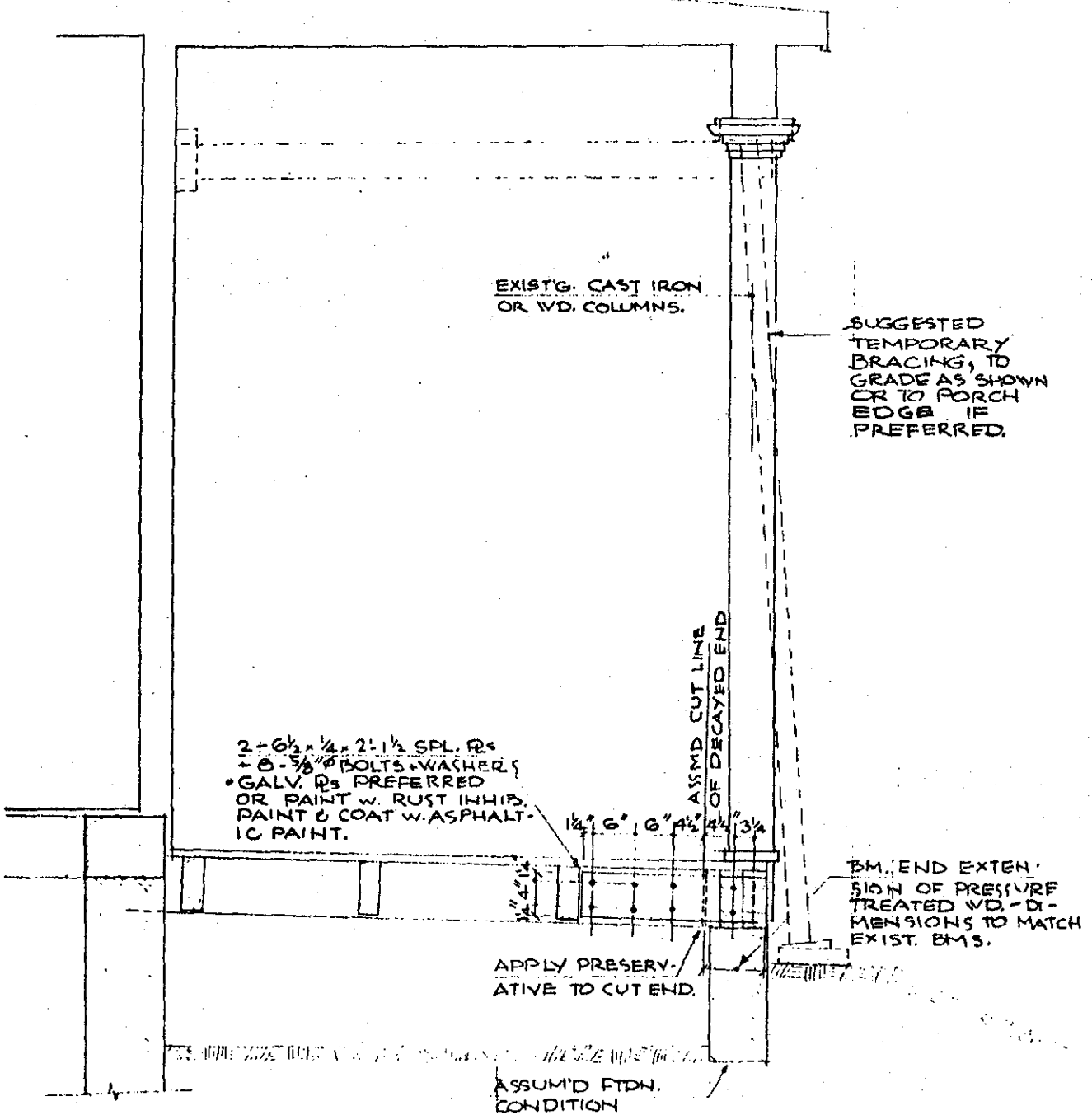
CONCRETE: 3C PSI
OR IF FIELD MIXED 1:3
PROPORTIONS BY VOL.
REINF. AG15

APPENDIX V

PROPOSED PORCH
BATHROOM REPAIRS
EPPES MANOR
CITY POINT, HOPEWELL, VA.
PETERSBURG NAT'L. BATTLEFIELD
KEAST & HOOD CO.
STRUCT. ENGRS, PHILA, PA.

1-20-81
5-5-81

SK-S2



SECTION 1/SK-53

1½" = 1'-0"

- SHOWING PROPOSED REPAIR TO DECAYED BEARING ENDS OF PORCH FLOOR BEAMS.
- AN ALTERNATIVE TO METHOD SHOWN IS TO CUT OFF DECAYED END, HAVING PREVIOUSLY POSTED WITH AN 8x16 SOLID CMU PIER DN. TO FIRM BEARING.

PROPOSED PORCH REPA
EPPES MANOR
CITY POINT, HOPEWEL VA.
PETERSBURG NAT'L. BATTI IELD
KEAST & HOOD CO.
STRUCT. ENG'RS, PHILA
5-5-81 SK-53

APPENDIX V

153

memorandum

DATE: November [illegible], 1977

FROM: Mechanical Engineer, MARO

SUBJECT: Field Trip Report, Appomattox Manor, November 2, 3, 4, 1977

TO: Regional Director, Mid-Atlantic Region
THROUGH: Associate Regional Director, Operations

PURPOSE:

Survey heating, electrical and plumbing systems relative to costs and urgency of such work in the event of Government acquisition of Appomattox Manor.

ITINERARY:

I picked up Tom Solon shortly after noon on November 2 at Richmond Airport and we drove via rental car to Petersburg National Battlefield Visitor Center and met with Superintendent Elms and Ed Fluharty. Ed drove us to the Manor to introduce us to Mrs. Lewrence (a tenant) and show the route. We were at the house and met the Shoups the next day and on the morning of November 4; then returned home that afternoon.

OBSERVATIONS - ELECTRIC:

Primary electric service comes in overhead to a pole mounted transformer at the Carriage Shed, through the meter on the shed and then, via three 0000 wires; goes underground to a 200 amp, single phase, 2 pole main disconnect in the Manor basement under the west wing. This is a heavy service (200 amp per wire) in good condition. A sketch was made of the equipment at this location which is not reproduced in this report and which consists of some eight disconnect switches and two circuit breaker panels. One observed disconnect has two fuses, one is 30 amp which may be over-fused and the other is 20 amp. The switches and panels are in fair and not new condition.

It looks as if no one ever has removed wires from the house. In the basement, much knob and tube wiring exists and most is still in use. A little armored cable and some wire in conduit is installed, the latter looks ancient. Most of the basement wire is modern plastic insulated and although it is in good condition, it was poorly installed. It droops between supports in a very unworkmanlike manner in violation of good practice.

I noted uninsulated splices on the knob and tube. Some wire in conduit is exposed and black with age or dirt, or both. I observed one circuit with aluminum wire.

This house has more than its share of electric ranges since it consists of three apartments; the west and east wings and the center portion. All apartments are occupied. The ranges account for the large service.

No electric exists in the separate buildings known as the Kitchen and the 2 smoke houses. The dairy building has a light.

The entire (circa 1840) east wing's electrical system has been rewired since 1962, according to the occupant, Mrs. Shoup. I looked in the east wing attic and some knob and tube is still there but no longer active.

The Manor has lightning protection and the grounding conductors appear to be solidly grounded. I note the conductors touch the slate roof and side walls at places. The nearby kitchen building is not protected against lightning.

The barn which recently burned was not equipped with electricity so faulty wiring was not the cause of the fire.

RECOMMENDATIONS - ELECTRIC:

1. On rewiring, one of the following should be done:

(a) Remove and replace all wiring in the basement of the Manor including one aluminum circuit (completely), and replace the numerous disconnects and panels with fewer modern panels having ground fault breakers. This work would also remove any unnecessary range circuits and abandoned wiring. Estimated cost - $5000.00.

(b) It would be desirable but not urgently necessary to replace all wiring in the upper levels of the west wing and center section, however, the difficulty involved in doing this in the west wing which presumably had wiring installed when constructed in 1910 is unknown. Estimated cost including the basement - $10,000.

2. I recommend that lightning protection be installed on the Kitchen Building - estimated cost - $2500.00.

3. The existing Manor Lightning system's electrical resistance to ground should be measured to make certain it meets recommended limits. This would be done along with the new kitchen lightning installation.

OBSERVATIONS - HEATING:

The heating system is a 3 zone forced hot water oil fired boiler located near the east wing. The boiler was originally coal fired and installed about 1915. The boiler is rated at 1500 square feet steam (375,000 btu per hour) and performed adequately during the last winter's severe cold. The distribution system is a two pipe (steel) direct return serving cast iron radiators.

The heating pipes under the east wing have been leaking for some time and are so badly rusted I mistook them for cast iron soil pipes. All the basement heating pipes are insulated but rather poorly due to age and deterioration.

The boiler has a stack safety, an aquastat operating control and a pressure relief valve. All the normal controls. Water periodically is being discharged from the relief valve probably due to a water logged expansion tank. The boiler looks bad but not when its age is considered.

The oil tank is outside, underground, between the drive and the foundation wall - probably quite close. It is near the stairs to the basement. It is 1000 gallons and was installed in 1954. Tanks start to rust internally and underground tanks will also rust externally. After 15 years, a tank may be considered to have served much of its useful life.

The chimney serving the boiler appears o.k. viewed from the basement and also over the roof. There is a large amount of loose soot in the bottom of the chimney.

The barometric damper is non-functional and the galvanized smoke pipe connection between boiler and flue is streaked with rust and shares an old and unused heater.

The fireplaces have not been used for years at the request of the owner. Some are blocked at the hearth; I noticed one blocked with insulation, one was plastered up, one was boarded across the hearth. A poorly dampered chimney will allow heat to escape from the house.

The windows of the first floor could be equipped with storm windows on the inside so as not to disturb the external appearance. Presently, some windows have screens and some of these are on the outside, some on the inside, some windows have narrow aluminum frames, some have wood, some have nothing. A few windows have plastic sheets on inside panes, apparently serving to reduce heat loss.

A lot of the glass panes in the large downstairs windows is of the old historic hard-to-see-through type. One window still bears the marks of the telegraph cables used in the Civil War which we may not want to cover or conceal with windows, even during winter. Naturally, any storm windows must be removed for summer ventilation. A screen door is in the front entrance of the house, and I believe in the west wing.

The windows on the second level have wooden hinged shutters with adjustable venetian blinds which are inside. Storm windows could be installed on the inside but the shutters then could not be closed.

I would estimate that storm windows on <u>all</u> windows would save from 10 to 15% of the fuel - probably less than $100.00 per year. Someone should decide if this is worth the effort and intrusion, or if partial storm window coverage is a good compromise.

It is probable the walls are not insulated although insulation does exist in the ceiling between at least one room in the center section and the room above. This was probably to deaden sound. I doubt if insulation could be installed in the walls or if it would be wise to do so.

Rock wool insulation exists on the attic between the uncovered joists. It could and should be added to about 3" of depth now existing. The attic space above should be properly vented, if not already.

No heating system exists in the Kitchen Building. Small fireplaces exist on the top floor which were used to heat the rooms involved.

RECOMMENDATIONS - HEATING:

1. I suggest the following be removed and replaced, total cost estimated at $13,000.00.

(a) The complete boiler, including safety and operating controls, circulators, smoke pipe and damper (include potable water heating coil).

(b) The leaking heating pipes under the wing and their insulation.

(c) The oil storage tank (replace with fiberglas).

2. The chimney be cleaned and check for tightness.

3. I recommend that additional rock wool insulation be installed on the existing rock wool in the attics to a total average depth of 6 inches. Estimated cost - $500.00.

OBSERVATIONS: - PLUMBING:

The water supply is provided by the City of Hopewell and I believe it enters the property on the right side of the entrance gate. No water or waste lines involve the kitchen building.

The Manor waste goes into two large recently installed septic tanks located underground between the Manor and the river. I couldn't see where but it is probable that septic discharge goes into the river. The system is not connected to the city sewer.

When excavation was made for these septic tanks and the lines from the house, some damage was done to the terra cotta underground pipe system which carried rainwater to the river. The damage was not properly repaired and has diverted water which somehow gets into the basement and is believed to have undermined a column supporting a second floor bathroom. Sagging is evident and the bathroom door started to jamb since the time of the excavation. Tom Solon is aware of this and will cover in his report.

The potable water piping in the house was installed with black steel pipe. Subsequent part replacement was made with copper pipe and a good deal of this has been installed.

The existence of new water pipe and an observed leak indicates the need to eventually replace the remaining steel pipe. All of the soil pipe I could see appeared to be recently installed and in very good condition.

An old, coal fired potable hot water heater now out of use should be removed - or at least not vented into the boiler smoke pipe. Presently, potable water is heated electrically in a separate tank.

RECOMMENDATIONS - PLUMBING:

1. The Manor's potable water system be modified to remove all steel pipe and replace with copper. Also that it be combined with a storage tank and the new boiler so that potable water is heated via the new boiler (with coil). This will prevent condensation damage on the equipment and reduce dampness in this (dirt floored) basement in summer.

Estimated repiping cost - $2000.00.

OBSERVATIONS - FIRE AND INTRUSION ALARM:

No fire or intrusion alarm system exists in the buildings or area at present. The house has telephone lines which could be used with such systems.

Sensors could be installed on the second floor ceilings and the neccesary cables routed through the attic to accompany the attic sensors' cables back to the basement via an unobtrusive route. The only intrusion on the second floor would be the sensors themselves. From the basement the cables could go to a central control.

Sensors for the first floor could be installed as inconspicuously as possible and the cables routed down the walls on the surfaces and into the basement.

The fire sensors would be ionization type for early warning, one sensor in each room on the first and second floors. Thermal types would be installed in attic and basement. With no heat or electric, there would be little purpose for a fire detection system in the kitchen building.

Intrusion sensors in the Manor could be confined to the first floor and basement. If the west wing were always occupied by a Ranger, it could be eliminated there too. The kitchen building will need intrusion protection on the first floor.

A suppression system would be difficult to install in the Manor and unneeded in the Kitchen. If doors are not closed, the Halon suppressant (which is costly) will not be retained where needed because it is heavier than air, and many doors are missing on the first level. The apparatus and control wiring for closing the doors is intrusive. Some rooms have several doors and these involve other rooms. Probably a system could be devised which in the event of an upstairs fire, would close certain upstairs rooms. It would flood all downstairs in the event of a fire downstairs. This leaves the three upstairs halls unprotected. Flooding either floor would be costly - probably about $6000 for each and this system has very sensitive fire sensors and we run the risk of false alarms. If this is not discouraging, places must be found for the Halon bottles and pipe routed to each space. All upstairs doors leading to stairwells would have to have closures and if blocked open - or if windows are open - anywhere - the system's effectiveness is compromised.

RECOMMENDATIONS - Fire/intrusion alarm systems:

1. I suggest a fire detection and alarm system for the Manor - estimated cost - $10,000.00.

2. I suggest an intrusion detection and alarm system for the Manor and the kitchen excluding the second floors. Estimated cost - $8000.00.

SUMMARY:

Estimated costs are as follows:

Electric	$5,000-$10,000	(See Recommendations 1 & 2)
Heating & Insulation	13,000	
Lightning Protection	2,500	
Fire detection/alarm	10,000	
Intrusion detection alarm	8,000	
Plumbing	2,000	
TOTAL COSTS	$40,500 - $45,500	(No allowance for contingencies or profit)

The above are listed in the order of need and the degree of need in my opinion can be described as ranging from "very desirable" to "desirable". Nothing is considered absolutely mandatory to the safety of the house.

I make no recommendations for storm windows or a suppression system (both discussed above), or electric or heat in the kitchen building.

Wayne P. Veach

APPROVED BY:

Associate Regional Director, Operations

United States Department of the Interior

DENVER SERVICE CENTER - NATIONAL CAPITAL TEAM
NATIONAL PARK SERVICE
WASHINGTON, D.C. 20240
September 25, 1981

IN REPLY REFER TO:
H30-DSC-TNC

Memorandum

To: Historic Architect, DSC-TNE

Through: Architect in Charge, Williamsport Training Center, DSC-TNC

From: Exhibit Specialist (Restoration), Williamsport Training Center, DSC-TNC

Subject: Transmittal of Survey Report of First Floor Framing System, Appomattox Manor House, Petersburg National Battlefield

The survey of the first floor framing system you requested was conducted in early August in accordance with a May 6, 1981, structural report prepared by N. Gianopulos, and with the task directive provided. The enclosed report includes a record of existing conditions, repair/replacement recommendations, and cost estimates.

Please note that the repairs made to the first floor framing system this past summer by the Williamsport Training Center were designed to be temporary, removable and not part of a long term plan for preservation. The intent was to insure structural integrity until both planning and programming processes could be completed. Consequently, the full scope of the first floor framing repairs remains to be completed.

If this office can provide any additional information or assistance, please advise.

Doug Hicks

Douglas C. Hicks

APPENDIX VII

SURVEY REPORT: FIRST FLOOR FRAMING SYSTEM
APPOMATTOX MANOR HOUSE
PETERSBURG NATIONAL BATTLEFIELD

Prepared by:
WILLIAMSPORT TRAINING CENTER
DENVER SERVICE CENTER
NATIONAL PARK SERVICE

SEPTEMBER, 1981

General Notes:

Based on the attached first floor framing sketch, individual rooms or room areas were given an alphabetical designation and floor joists numbered within the room area. Consequently, throughout this report, individual joist are referred to by an alpha/numerical designation such as A7, B3, etc.

The investigation consisted of both a visual inspection and physical probe with a scratch awl. The average depth that we were able to penetrate a beam or joist at a number of locations with the awl was used to determine the degree of soundness. For use in this report the following condition definitions were established:

Good - no penetration by scratch awl
Sound - ¼" or less penetration by scratch awl
Poor - ¼" to 1" penetration by scratch awl
Unsound - over 1"

Visually it was determined that at some past period the building had been badly infected by both powder post beetles and subterranean termites. Extensive structural damage has occurred. We were unable to determine from park personnel whether or not the building has been treated since National Park Service ownership, but we suspect so. There seems to be no evidence of current infestation.

Existing Conditions:

Basement Area "A":

Joists A1 - A9 show evidence of minor powder post beetle infestation. Later framing system than basement areas "D" and "E". Good condition - no replacement necessary. Intermediate 6" x 8" support cribbing good.

Foundation plate appears good from inside.

6" x 8" girder between sections "A" and "B" good with minor powder post beetle infestation.

Basement Area "B":

Joist B1 - Powder post beetle damage, good material.

Joist B2 - Powder post beetle damage, good material.

Joist B3 - Powder post beetle damage, sound material.

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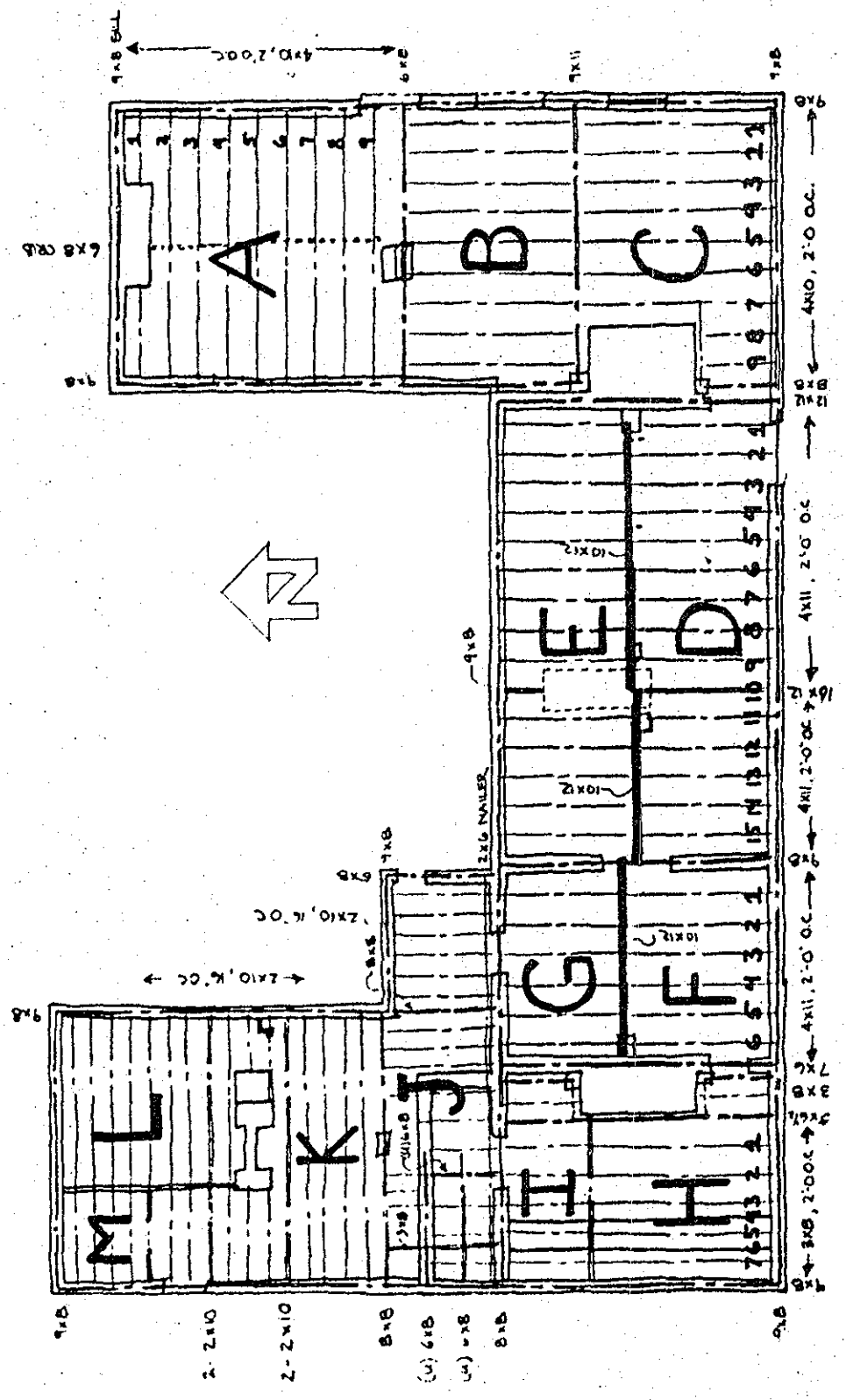

Joist B4 - Powder post beetle damage, sound material.

Joist B5 - Powder post beetle damage, termite damage at south end, unsound material.

Joist B6 - Heavy powder post beetle damage at south end, poor material.

Joist B7 - Heavy powder post beetle damage at south end, poor material.

Joist B8 - Powder post beetle damage, sound material.

Joist B9 - Powder post beetle damage, sound material.

9" x 11" Summer beam between areas "B" and "C" in sound condition.

Basement Area "C":

Joist C1 - Heavy powder post beetle damage, unsound material.

Joist C2 - Heavy powder post beetle damage at north end, poor material.

Joist C3 - Heavy powder post beetle damage at north end, poor material.

Joist C4 - Powder post beetle damage, good material.

Joist C5 - Powder post beetle damage, termite infestation at north end, unsound material.

Joist C6 - Powder post beetle damage, sound material.

Joist C7 - Heavy powder post beetle damage at south end. Supplemented with 2" x 10" on east side. Poor material.

Joist C8 - Powder post beetle damage, sound material.

Joist C9 - Powder post beetle damage, sound material.

Foundation plate on east side between basement areas "B" and "C", sound. Examined from both inside and under exterior porch. Foundation plate on south side of area "C" sound.

8" x 8" joist on west side of C9 joist, good.

12" x 12" foundation plate between basement areas "C" and "D", heavily termite damaged. Unsound.

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Basement Area "D":

Joist D1 - Heavy powder post beetle and termite damage, unsound material.

Joist D2 - Powder post beetle damage, sound material.

Joist D3 - Powder post beetle damage, sound material.

Joist D4 - Powder post beetle damage, sound material.

Joist D5 - Powder post beetle damage, good material.

Joist D6 - Powder post beetle damage, sound material.

Joist D7 - Powder post beetle damage, poor material.

Joist D8 - Powder post beetle damage, unsound material.

Joist D9 - Powder post beetle damage, unsound material.

Joist D10 - 10" x 12" original framing member, very little powder post beetle damage, good material.

Joist D11 - Powder post beetle damage, sound material.

Joist D12 - Powder post beetle damage, sound material.

Joist D13 - Powder post beetle damage, poor material.

Joist D14 - Powder post beetle damage, unsound material.

Joist D15 - Powder post beetle damage, unsound material.

Foundation plate along south exterior wall sound with exception of section between joists D8 and D12, which is heavily termite damaged. Plate in damaged area is unsound.

10" x 12" framing member between basement areas "D" and "E" shows evidence of minor powder post beetle damage, but retains good structural integrity.

Basement Area "E":

Joist E1 - Heavy powder post beetle damage, unsound material.

Joist E2 - Heavy powder post beetle damage, unsound material.

Joist E3 - Heavy powder post beetle damage, unsound material.

Joist E4 - Heavy powder post beetle damage, unsound material.

Joist E5 - Heavy powder post beetle damage, unsound material.

Joist E6 - Heavy powder post beetle damage, unsound material.

Joist E7 - Heavy powder post beetle damage, unsound material.

Joist E8 - Powder post beetle damage, poor material.

Joist E9 - Powder post beetle damage, unsound material.

Joist E10 - 10" x 12" member, good material.

Joist E11 - Heavy powder post beetle damage, unsound material.

Joist E12 - Powder post beetle damage, poor material.

Joist E13 - Powder post beetle damage, poor material.

Joist E14 - Powder post beetle damage, sound material.

Joist E15 - Powder post beetle damage, poor material.

9" x 8" foundation plate along north side of basement area "E", appears sound from inside.

9" x 8" foundation plate between basement areas "D" and "F", and "E" and "G", in sound condition.

Basement Areas "F" and "G":

All joists in these areas are in unsound condition as a result of heavy powder post beetle and termite damage.

10" x 12" summer between basement areas "F" and "G" is structurally unsound because of the same beetle and termite damage.

Foundation plate on south exterior wall of basement area "F" has termite damage in the area of joist F6.

Plate on west foundation wall of areas "F" and "G" appears sound.

8" x 8" plate between areas "G" and "J" appears sound.

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Basement Area "H":

Joist H1 - Minor powder post beetle damage, sound material.

Joist H2 - Minor powder post beetle and termite damage, sound material.

Joist H3 - Minor powder post beetle damage, sound material.

Joist H4 - Heavy termite damage, unsound material.

Joist H5 - Heavy termite damage, unsound material.

Joist H6 - Heavy termite damage, unsound material.

Joist H7 - Minor powder post beetle damage, sound material.

Foundation plate on west exterior wall of area "H" appears sound from inside inspection. Foundation plate on south wall appears unsound.

Basement Area "I":

Joists are a continuation of area "H" joists and are in same condition.

7" x 6" girder between sections "G" and "H" has extensive termite damage and is structurally unsound material.

8" x 8" foundation plate on north wall between areas "I" and "J" has heavy termite damage and is unsound material.

Basement Areas "J" and "K":

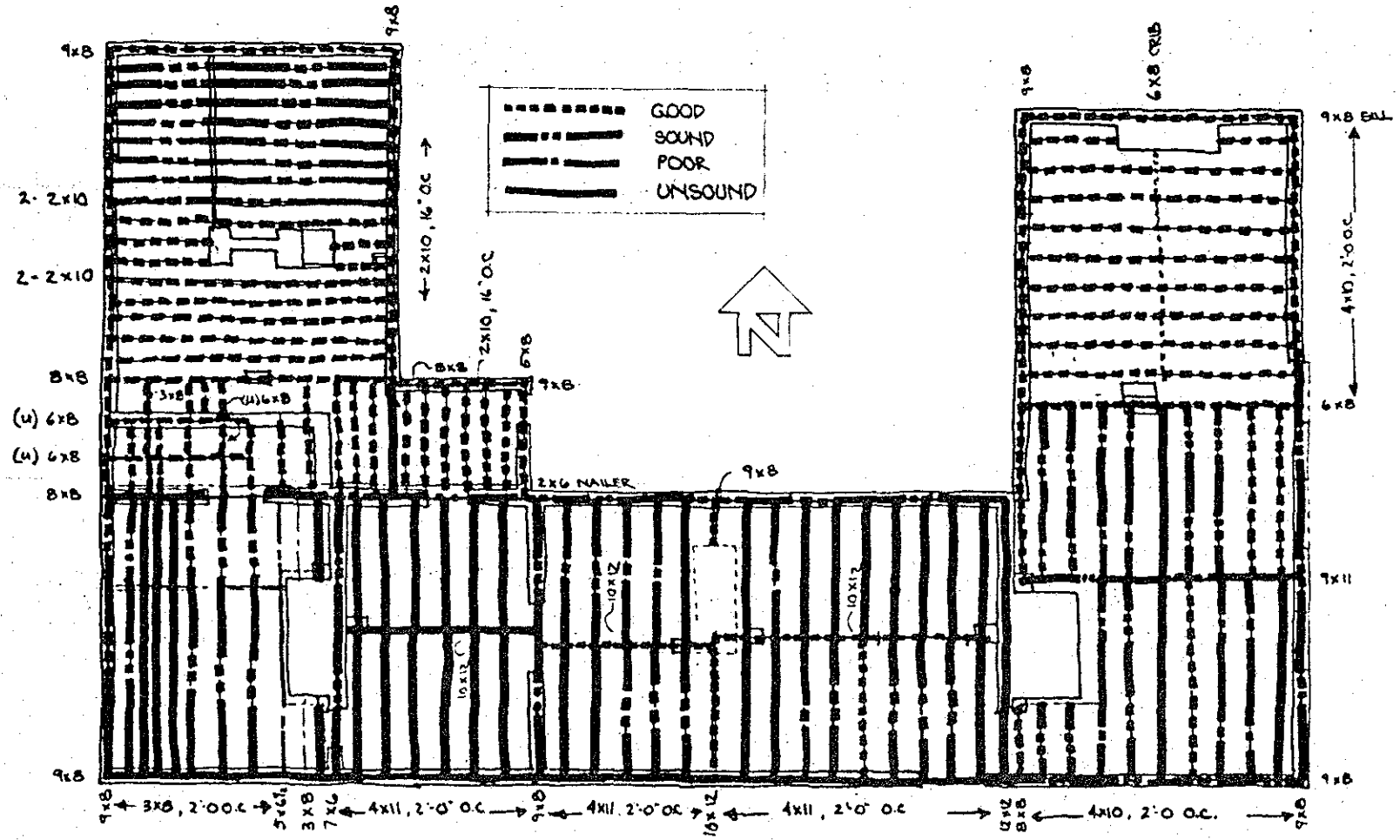
All joists and other framing members are in good condition.

Basement Areas "L" and "M":

All joists and other framing members are in sound condition.

Note:

Throughout basement areas "E", "D", "F", "G", and an occasional joist in area "C", deteriorated joist have been supplemented by a new 2" x 10" nailed along side. This new joist structurally improves the framing system, but in no way provides adequate support. In most cases, this new member is merely nailed or toenailed to badly deteriorated fabric.



APPENDIX VII

Recommended Treatment:

It is our recommendation that all joists and framing members identified as in either poor or unsound condition be removed and replaced with CCA pressure treated southern yellow pine dimensionally similar to the existing framing. All joists and framing identified as sound should be supplemented by new 2" CCA pressure treated joist spaced 1" off the existing framing. All material identified as good should be brush treated with a copper naphthenate base wood preservative. It is also recommended that all new and existing mortise and tenon joints be additionally supported by mechanical connection, such as - angle iron, joist hangers, etc.

Based on information contained in the task directive, we also consider it prudent to shorten joist spans or additionally support joists in basement areas "A", "B", and "C". This could be accomplished by either an intermediate girder or angle irons attached to the joist.

Cost Estimate:

Labor:	840 man hours at $12.50 per hour	$10,500.00
Materials:	4" x 11" CCA Yellow Pine	4,500.00
	9" x 8", 12" x 12", 10" x 12", 7" x 6", 2" x 10" - CCA Yellow Pine	2,400.00
Misc. Materials:	Nails, Preservative, Mechanical Connections, Masonry Cement	400.00
	TOTAL	$17,800.00

Without benefit of a definite scope of work, drawings, or specifications, these estimates represent simply a reasonable estimate of costs. Labor costs are based on average salaries of craftsmen at the Williamsport Training Center. Overhead costs have not been included.

APPENDIX VIII
CONSTRUCTION ESTIMATE

The following construction estimate relates to the recommendations made in the body of the report. Much of the work is maintenance in character and can be done a little at a time as funds and personnel availability allow. For these items only a unit price is supplied to give some indication of costs. Totals for each building include only lump sum items.

Three problems appear to require further study before a valid construction estimate can be prepared, and these are indicated by a (*) in the cost column. A rough estimate of costs for the studies would be in the $2-5000 range for each, with possible variation when a final scope of services is developed.

The estimates presented are a baseline and to ensure that miscellaneous items associated with the work and possible variations are accommodated, a contingency of 15 percent should be applied to all dollar figures.

APPENDIX VIII

I. Historic Structures		
A. Manor House (Building No. 55)		
1. Immediate or short term work		
a. Bathroom-east wing: structural stabilization (completed)	-----	
b. Porch framing-east wing: structural stabilization of flooring and associated structural members. 140 s.f. @ $20/s.f.	$ 2,800	
c. Flashing: replacement of chimney flashing. 150 s.f. @ $10/s.f.	1,500	
d. Brick chimneys: repointing four chimneys. 400 s.f. @ $10/s.f.	4,000	
e. Lightning protection system: replacement of approximately six air terminals and 100 l.f. of cable. Lump sum	500	
f. South basement wall:		
(1) Option 1: Regrade for positive drainage, 70 l.f. @ $4/1.f.	280	
(2) Option 2: Install foundation drain, repoint both sides of wall, and waterproof membrane. Lump sum	20,000	
g. First floor framing, original house: See Appendix VII for details.	17,800	
h. Dining Room: further structural investigation	*	
i. Asbestos: testing and analysis	*	
2. Long term problems		
a. Slate roof		
(1) Option 1: single slate replacement	[$12/slate]	
(2) Option 2: reshingle with wood shingles. 6,000 s.f. @ $8/s.f.	$48,000	
b. Windows: restore and repair	[$400/window]	
c. Screens: rescreen south door and west porch. 225 s.f. @ $5/s.f.	1,125	
d. Shutters: Restore and repair	[$100/window]	
e. Gutter: realign southeast gutter	200	
f. Dutch Door: fabricate and install replacement doors. Two doors @ $400 each	800	
g. Plaster: repair and paint minor cracks	[$6/s.f.]	
TOTAL: Using Option 1	$29,005	
TOTAL: Using Option 2	$96,725	

B. Kitchen (Building No. 56)

1.	Interior plaster	[$6/s.f.]
2.	Windows	[$400/window]
3.	Bathroom addition: remove and restore	$ 1,000
TOTAL:		$ 1,000

C. Carriage House (Building No. 60)

1.	West addition	
a.	Option 1: demolish west addition, restore west facade, and stabilize slope	$14,600
b.	Option 2: demolish west addition, reconstruct addition on new foundation, and stabilize slope	18,600
c.	Option 3: demolish east and west additions, restore east and west facades, and stabilize slope	17,200
d.	Option 4: Demolish house, protect ice house, and stabilize house	*
e.	Option 5: Monitoring and soil borings	*
2.	Weatherboards and Trim	
a.	Weatherboards: replace damaged weatherboard on existing structure 260 s.f. @ $10/s.f.	2,600
b.	Cornice: repair and replace 60 l.f. @ $8/l.f.	480
Total:		$ 3,080

3.	Windows: restore and repair	[$400/window]
TOTAL:	Option 1	$16,140
TOTAL:	Option 2	20,140
TOTAL:	Option 3	20,280
TOTAL:	Option 4	3,080
TOTAL:	Option 5	3,080

D. Old Smokehouse (Building No. 59)

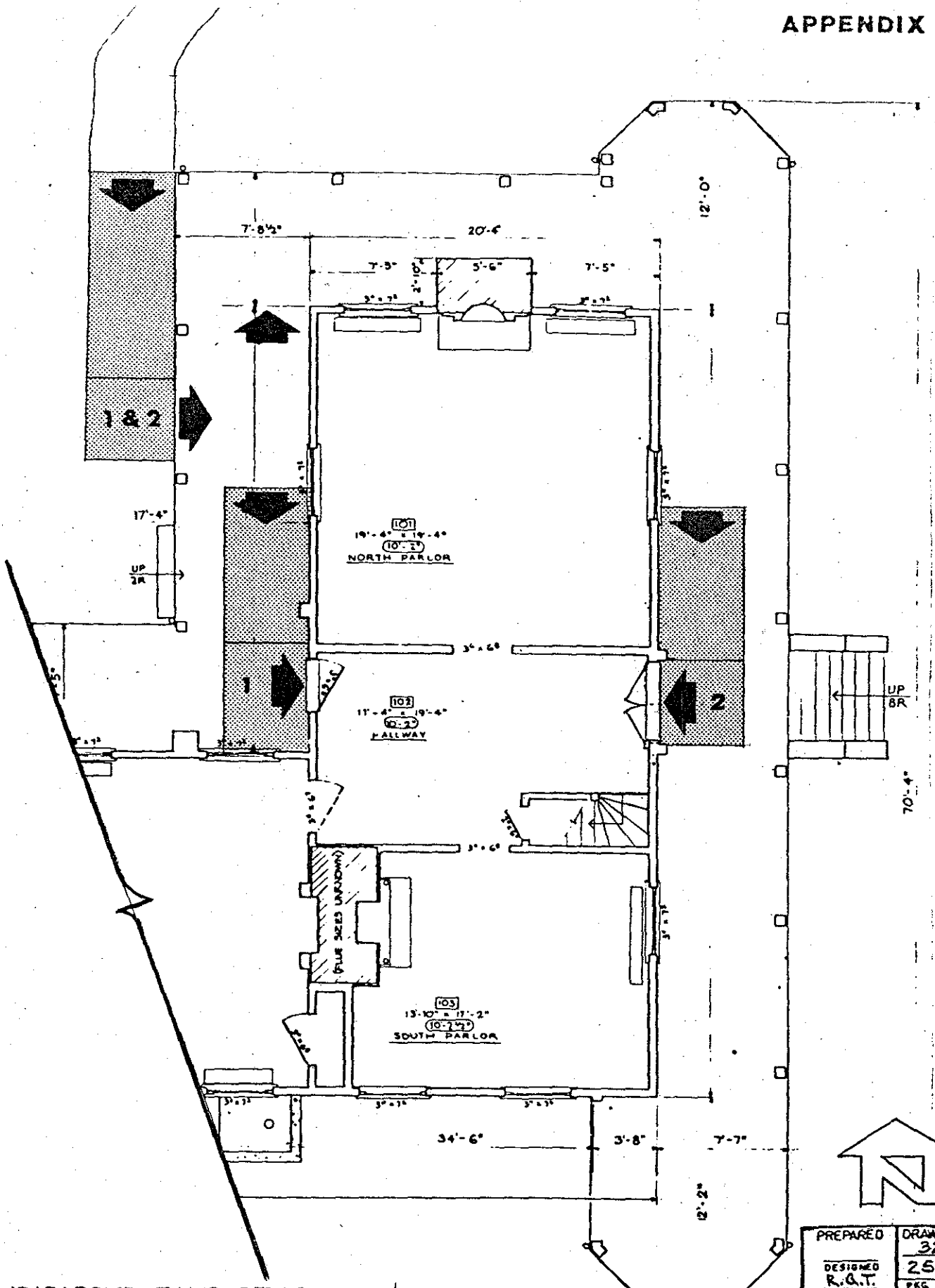
1.	Weatherboards and Trim	
a.	Weatherboards: replace damaged boards. 300 s.f. @$10/s.f.	3,000
b.	Corner molding: replace damaged molding. 30 l.f. @$8/l.f.	240
		$ 3,240
2.	Roof: reshingle with wood shingles 204 s.f. @ $8/s.f.	$ 1,632
TOTAL:		$ 4,872

E. Smokehouse (Building No. 58)	
1. Weatherboard and Trim	
a. Weatherboard: replace and repair. 170 s.f. @ $10/s.f.	$ 1,700
b. Corner trim: replace 20 1.f. @ $8/1.f.	1,600
Total:	$ 3,300
2. Cornice and soffit: repair and replace. 30 1.f. @ $4/1.f.	$ 120
3. Door: patch holes	200
4. Vent holes: screen holes	400
5. Roof: reshingle with wood shingles 350 s.f. @ $8/s.f.	2,800
TOTAL:	$ 6,820
F. Dairy (Building No. 57)	
1. Weatherboards and Trim	
a. Weatherboards: replace damaged boards. 50 s.f. @ $10 s.f.	$ 500
b. Corner molding: replace damaged molding. 20 1.f. @ $8/1.f.	160
Total:	$ 560
2. Roof edge trim: replace 20 1.f. @ $4/1.f.	$ 80
3. Louvers: replace occasional louver and screen	400
4. Roof: reshingle with wood shingles. 350 s.f. @ $8/s.f.	2,800
TOTAL:	$ 3,840
II. Barrier-Free Design	
A. Carriage House, Old Smokehouse, Smokehouse, Dairy: portable ramp	$ 400
B. Kitchen: install ramp-16 feet	1,000
C. Manor House	
1. Entry	
a. Option 1: 33 feet of ramp to west door of east wing and asphalt walkway from east drive	$ 4,085
b. Option 2: 31 feet of ramp to east door of east wing, reconstruct east door, and asphalt walkway from east drive	7,838
c. Option 3: 28 feet of ramp to west entrance, and maintenance of walkway from south drive	3,466
d. Option 4: 56 feet of ramp to south entrance	6,933

2. Attic and Basement: not priced	
3. Doors: install threshold bevels	[$100/threshold]
4. Toilet Room:	
a. Option 1: install grab bars, insulate pipes, adjust mounding heights	$ 500
b. Option 2: install grab bars, new fixtures, new finishes, and reverse door swing	1,500

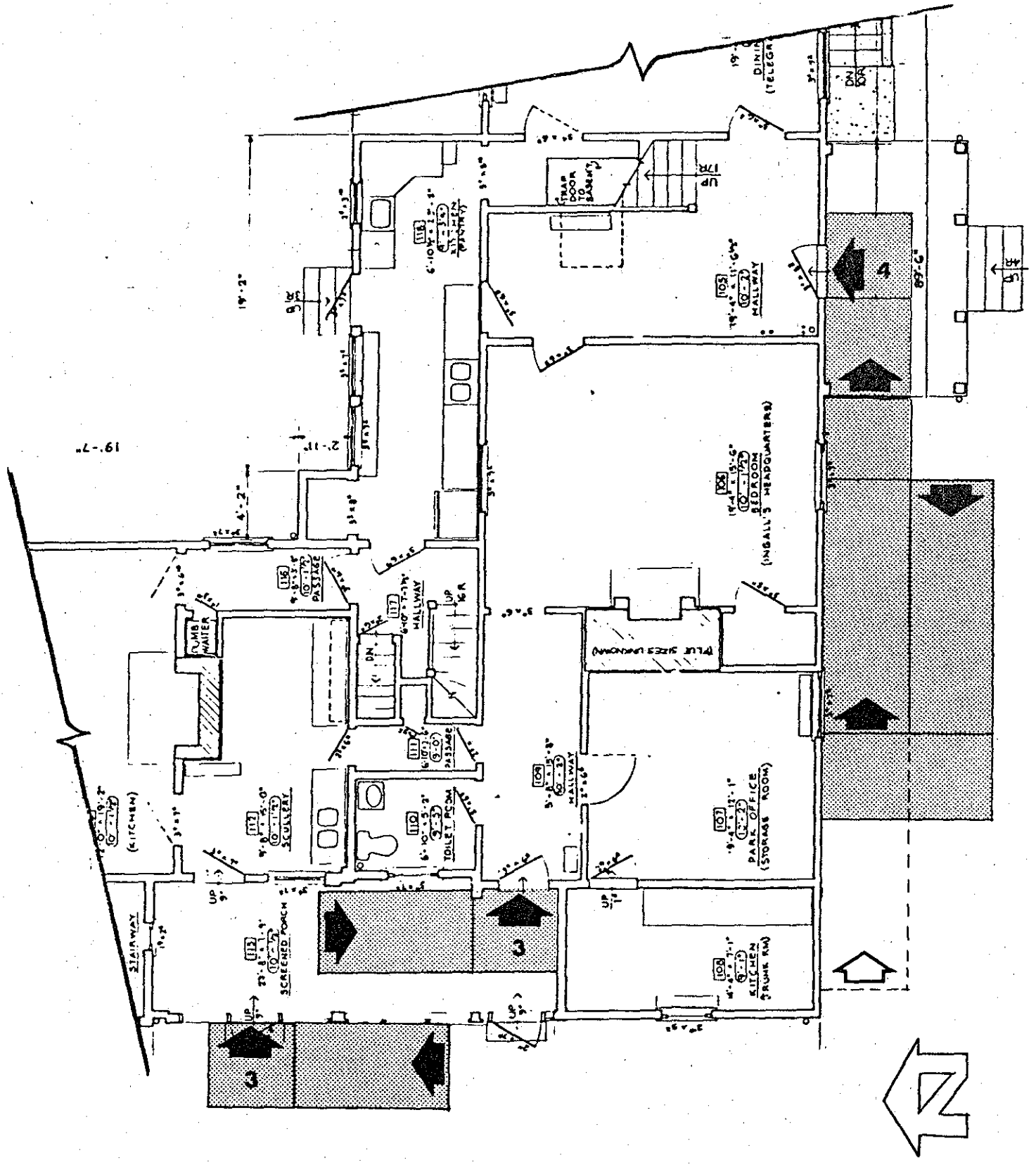
III. Code Complaince/Safety

A. Guardrails	
1. Guardrail: install wood guardrail at east porch. 70 1.f. @ $30/1.f.	$ 2,100
2. Wheelchair curb: install 2 by 4 curb 70 1.f. @ $8.57/1.f.	600
3. Slope: regrade slope and seed. 15 c.y. @ $33/c.y.	500
B. Handrails: install rail at both side of south and east stairs. 40 1.f. @ $30/1.f.	1,200



PREPARED	DRAWING NO.
DESIGNED R.G.T. DRAWN	325 25006
CHECKED 9-23-81 DATE	PKG NO. 277 / SHEET 1 of 2

HANDICAPPED RAMP OPTIONS 1 & 2
APPOMATTOX MANOR - PETERSBURG N.B.
UNITED STATES DEPARTMENT OF INTERIOR - NATIONAL PARK SERVICE



PREPARED	DRAWING NO.
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	SHEET 2 OF 2

HANDICAPPED RAMP OPTIONS 3 & 4
APPOMATTOX MANOR - PETERSBURG NO. B
UNITED STATES DEPARTMENT OF INTERIOR - NATIONAL PARK SERVICE

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One purpose of this study was to determine what information on the property and its occupants exists. As a result, the following bibliography is not selective, rather it includes those sources which provided no information of value. For additional sources, the reader should see Dr. Harry Butowsky's Appomattox Manor-City Point A History.

Manuscript Collection. Chicago Historical Society. Civil War Collection.

Includes both manuscript and photographs relating to Appomattox Manor and City Point during the Civil War. Of particular importance was an 1865 photograph of the Manor house.

Franklin, Virginia. Eppes Family Papers. Private papers in possession of Elise Eppes Cutchin.

Papers of the Eppes family and relating to the house in the twentieth century. Includes bills and receipts relating to routine maintenance. In addition, Mrs. Cutchin owns a number of valuable photographs of the house.

Hopewell, Virginia. Office of the Clerk of District Court. Deed Book.

Petersburg, Virginia. Petersburg National Battlefield Park files.

Includes documents relating to maintenance and legislative history of Appomattox Manor as well as a large collection of photographs. Of particular importance are research notes collected by Dr. Butowsky and Eppes Family papers. The latter are much the same as those in the possession of Elise Eppes Cutchin--bills and receipts to routine maintenance of Appomattox Manor.

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Most of the pre-Civil War records are missing. However, several wills are found here.

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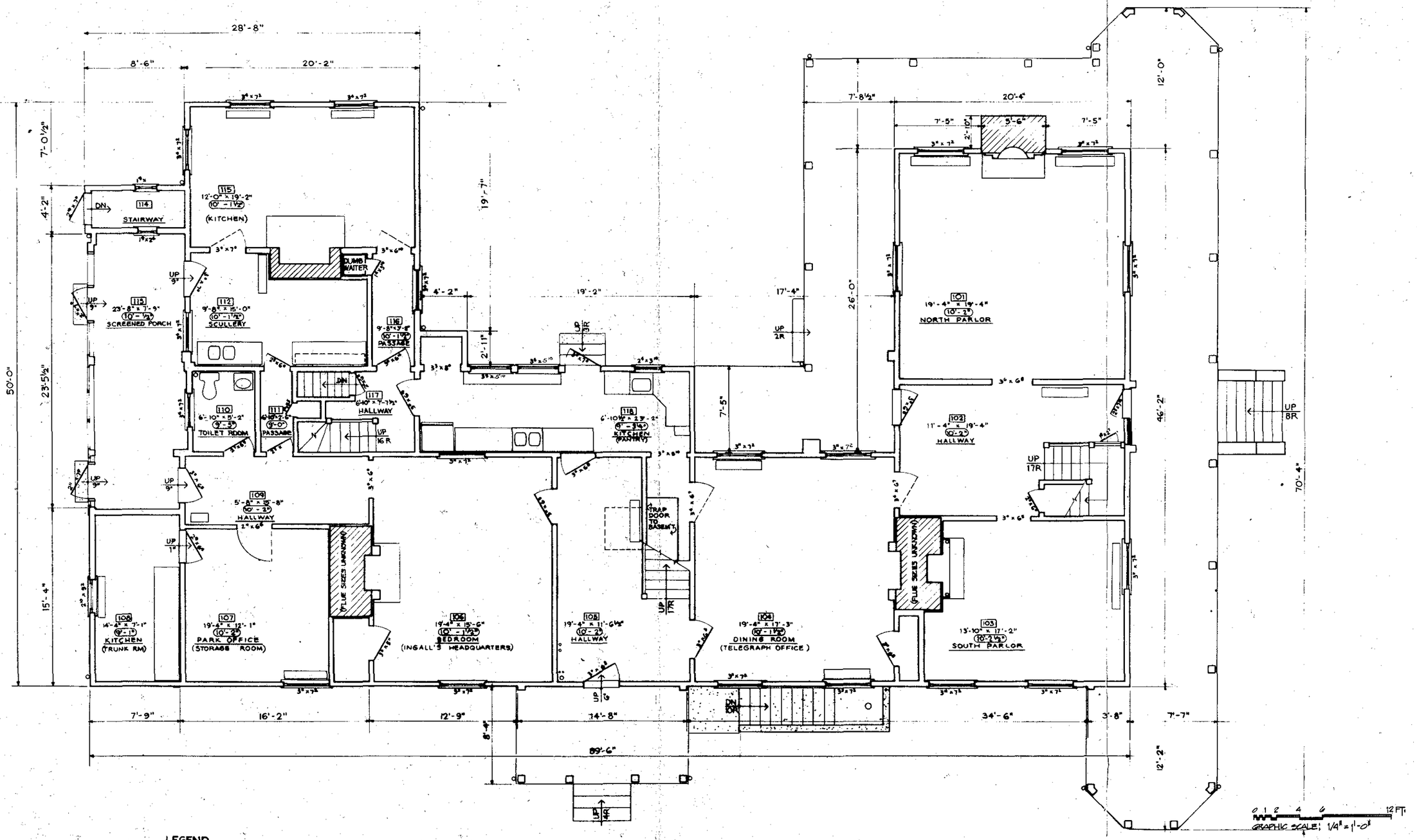
Interviews

Mary Calos by G. Frank Williss, April 30, 1981.

Elise Eppes Cutchin and James Van Deusan Eppes by G. Frank Williss and Richard Turk, April 28, 1981.

Newspapers

Virginia Gazzette. December 1780 - April 1781.



LEGEND

107 — ROOM NUMBER
19'-4" x 12'-1" — LENGTH (N-S) x WIDTH (E-W)
10'-2" — CEILING HEIGHT
PARK OFFICE — MOST RECENT USE
(STORAGE ROOM) — HISTORIC USE
▭ — RADIATOR (TYP.)
○ — DOWNSPOUT

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE: DRAWING WAS PREPARED BY T. SOLON FROM FIELD NOTES IN MARO. MINOR CHANGES WERE MADE WHEN CURRENT RESEARCH NOTED A DIFFERENCE.

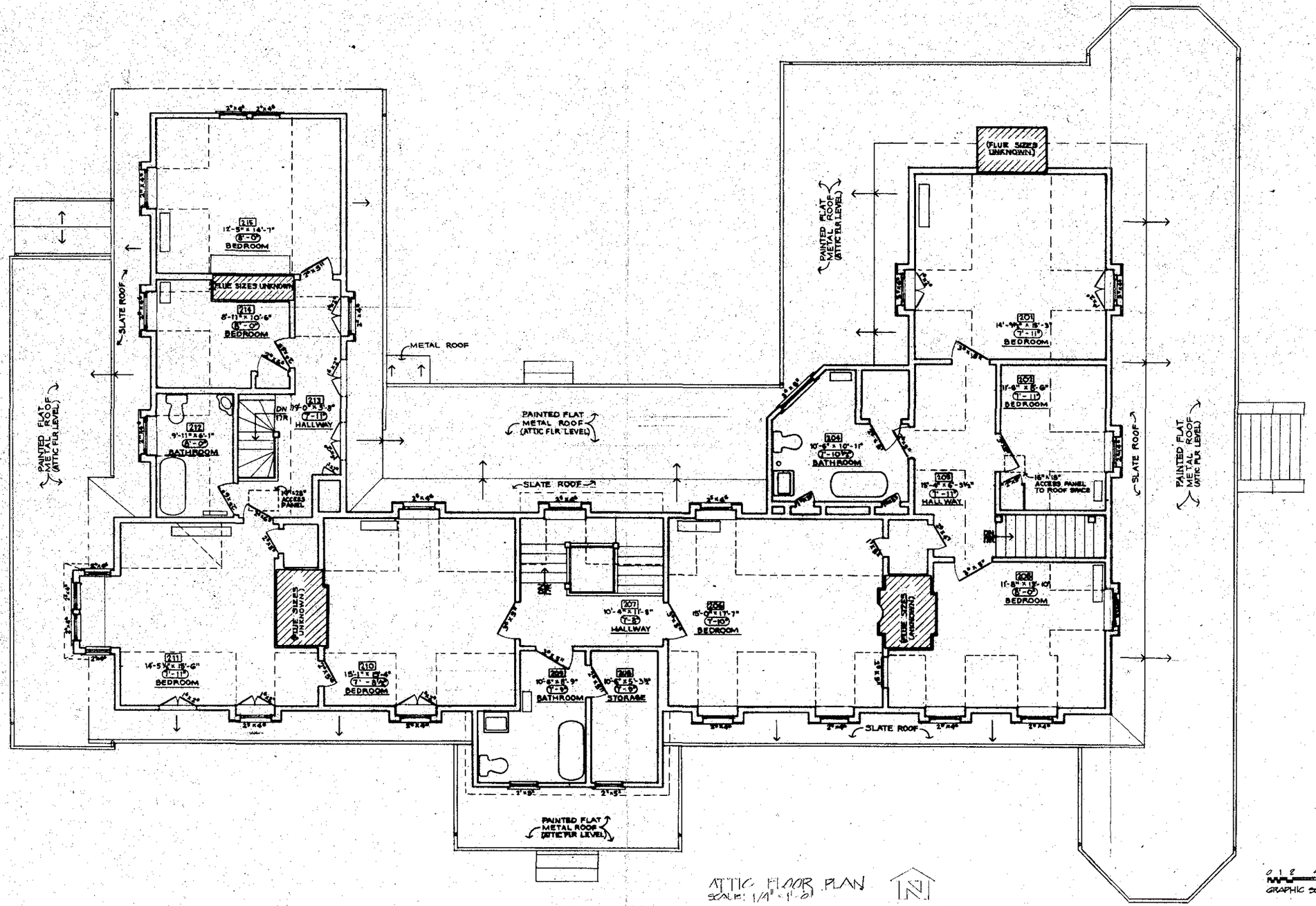
ON MICROFILM

NATIONAL PARK SERVICE
DENVER SERVICE CENTER
NORTH ATLANTIC/MID-ATLANTIC TEAM
BRANCH of HISTORIC PRESERVATION

APPOMATTOX MANOR — PETERSBURG N.B.
MANOR HOUSE EXISTING CONDITIONS

PREPARED	DRAWING NO.
DESIGNED SOLON	325 25,001
DRAWN	PCIP PKG. 277
CHECKED 2-20-81	SHEET 1 OF 8
DATE	

☆ GPO: 1977 777-248



ATTIC FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE: DRAWING WAS PREPARED BY T. SOLON FROM FIELD NOTES IN MARCH. MINOR CHANGES WERE MADE WHEN CURRENT RESEARCH NOTED A DIFFERENCE.

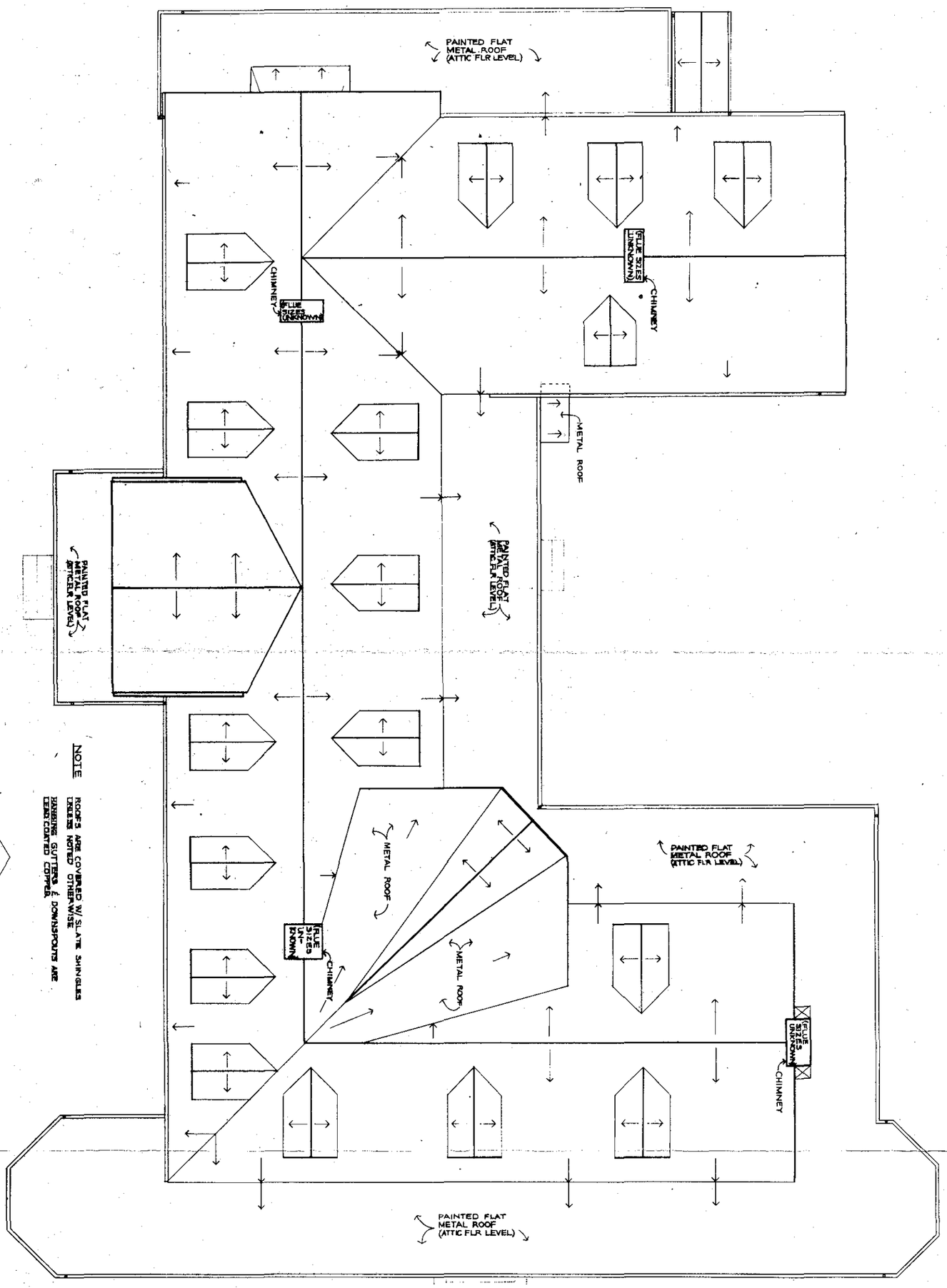
ON MICROFILM

NATIONAL PARK SERVICE
DENVER SERVICE CENTER
NORTH ATLANTIC/MID-ATLANTIC TEAM
BRANCH of HISTORIC PRESERVATION

APPOMATTOX MANOR - PETERSBURG N.B.
MANOR HOUSE EXISTING CONDITIONS

PREPARED	DRAWING NO.
DESIGNED SOLON	325 26,001
DRAWN	PCIP PKG. 277
CHECKED 2-20-81 DATE	SHEET 2 OF 8

GPO: 1977 777-369



ROOF PLAN
SCALE: 1/4"=1'-0"

NOTE

ROOFS ARE COVERED W/ SLATE SHINGLES UNLESS NOTED OTHERWISE

FLASHING GUTTERS & DOWNSPOUTS ARE LEAD COATED COPPER.

NOTE: DRAWING WAS PREPARED BY T. SOLON FROM FIELD NOTES IN MID-MINOR CHANGES MAY HAVE BEEN MADE WHEN CURRENT RESEARCH NOTED A DIFFERENCE.

GRAPHIC SCALE: 1/4"=1'-0"

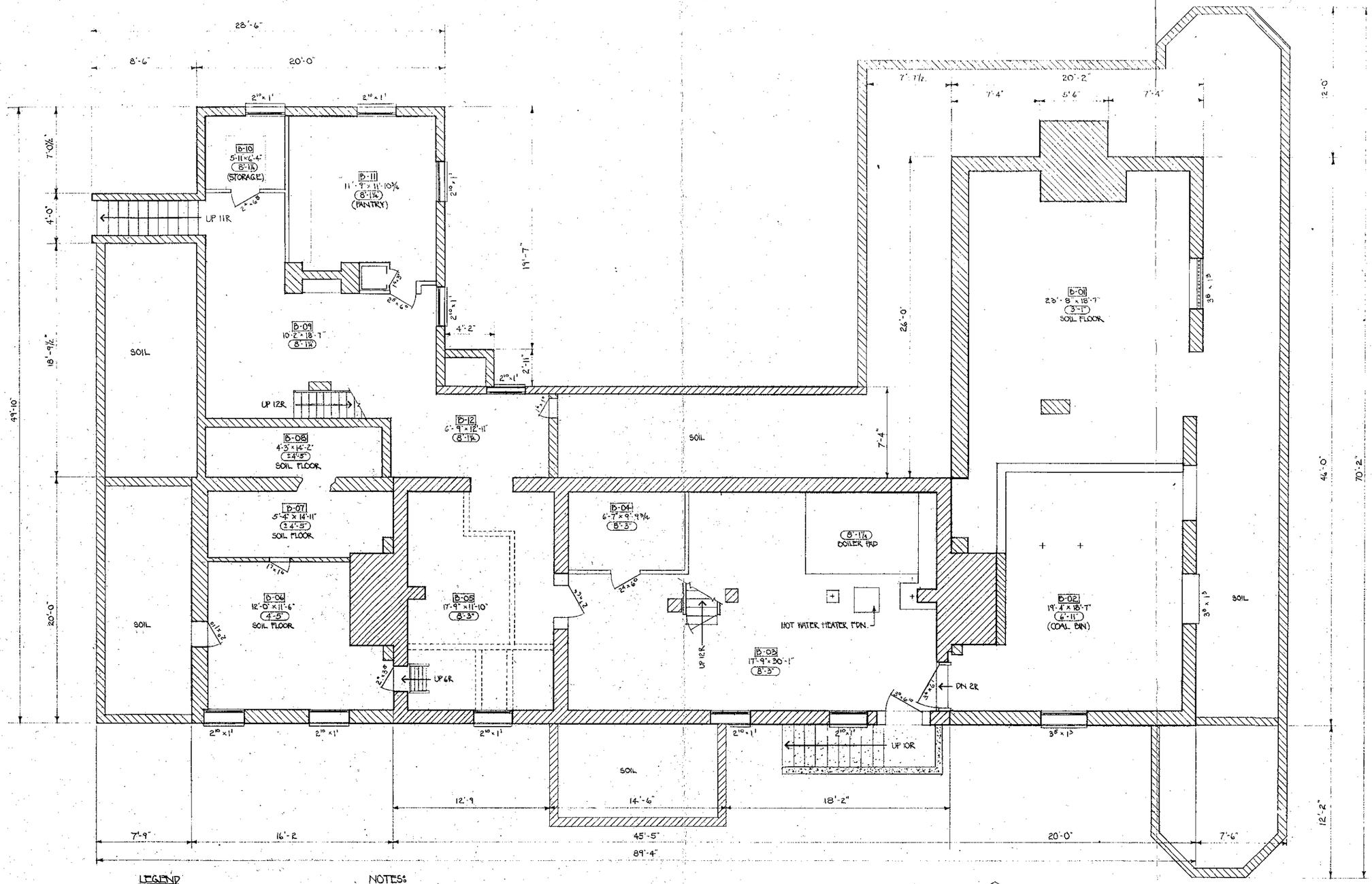
0 1 2 4 6 16 FT.

ON MICROFILM

PREPARED	DRAWING NO.
DESIGNED SOLON	325 20,001
DRAWN	
CHECKED 2-20-81	
DATE	
PCIP PKS 277	SHEET 3 OF 8

APPOMATTOX MANOR — PETERSBURG N.B.
MANOR HOUSE EXISTING CONDITIONS

NATIONAL PARK SERVICE
DENVER SERVICE CENTER
NORTH ATLANTIC/MID-ATLANTIC TEAM
BRANCH of HISTORIC PRESERVATION



LEGEND

107	ROOM NUMBER
19'-4" x 12'-1"	LENGTH (N-S) x WIDTH (E-W)
8'-3"	FLOOR TO BOTTOM OF FLOORING HEIGHT
PARK OFFICE	MOST RECENT USE
(STORAGE)	HISTORIC USE
+	TUBULAR SUPPORT COLUMNS
	BRICK WALL - ORIGINAL HOUSE
	BRICK WALL - ADDITIONS
	PARTITION GHOSTS (ROOM B-05)

NOTES:

1. CONFIGURATION OF WALLS BELOW THE PORCHES IS SPECULATIVE SINCE ACCESS FOR MEASUREMENT WAS LIMITED.
2. FLUE LOCATIONS ARE UNKNOWN.
3. CONCRETE FLOORS UNLESS NOTED.
4. DRAWING IS BASED ON SURVEY DRAWINGS DATED 2-20-80 BY T. SOLON AND ADDITIONAL NEW MEASUREMENTS.

BASEMENT PLAN
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE: 1/4" = 1'-0"

ON MICROFILM

NATIONAL PARK SERVICE
DENVER SERVICE CENTER
NORTH ATLANTIC/MID-ATLANTIC TEAM
BRANCH of HISTORIC PRESERVATION

APPOMATTOX MANOR—PETERSBURG N.B.
MANOR HOUSE EXISTING CONDITIONS

PREPARED	DRAWING NO.
R.G.T. DESIGNED	325 / 25,002
R.G.T. DRAWN	PCIP PKG. 277
CHECKED 9-16-81 DATE	SHEET 4 OF 8

☆ GPO: 1977 777-349

SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

0 1 2 4 6 12 FT.
GRAPHIC SCALE: 1/4" = 1'-0"

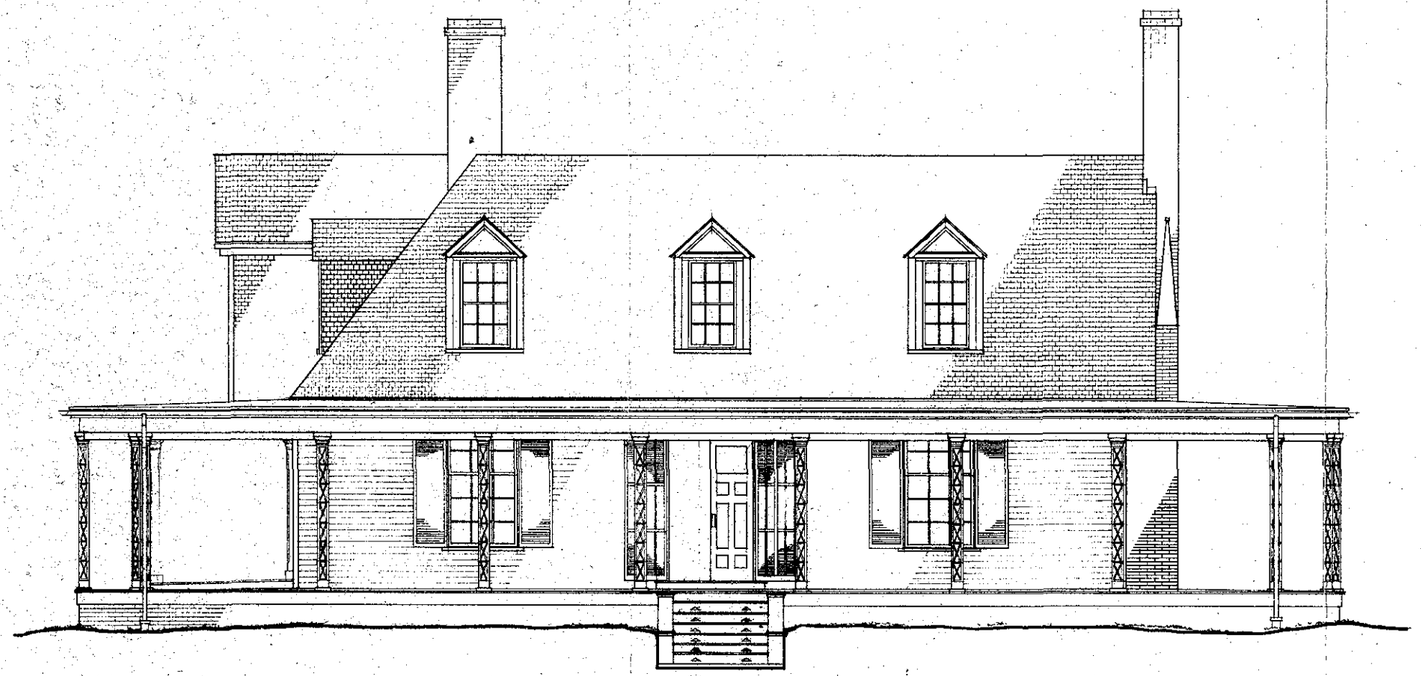
ON MICROFILM

APPOMATTOX MANOR - PETERSBURG N.B.
MANOR HOUSE EXISTING CONDITIONS

NATIONAL PARK SERVICE
DENVER SERVICE CENTER
NORTH ATLANTIC/MID-ATLANTIC TEAM
BRANCH of HISTORIC PRESERVATION

PREPARED	DRAWING NO.
DESIGNED K.W.B.	325 25,001
DRAWN R.G.T.	PCTP PKG. 277
CHECKED 9-16-81	SHEET 5 OF 8
DATE	

GPO: 1977 777-369



EAST ELEVATION
SCALE: 1/4" = 1'-0"

0 1 2 4 6 12 FT.
GRAPHIC SCALE: 1/4" = 1'-0"

ON MICROFILM

NATIONAL PARK SERVICE
DENVER SERVICE CENTER
NORTH ATLANTIC/MID-ATLANTIC TEAM
BRANCH of HISTRIC PRESERVATION

APPOMATTOX MANOR - PETERSBURG N.B.
MANOR HOUSE EXISTING CONDITIONS

PREPARED	DRAWING NO.
DESIGNED K.W.B.	325 25,001
DRAWN R.G.T.	PCIP PKG. 277
CHECKED 9-16-81	SHEET 6 OF 8
DATE	

☆ GPO: 1977 777-369

NORTH ELEVATION
SCALE: 1/4"=1'-0"

0 1 2 3 4 6 12 FT
GRAPHIC SCALE: 1/4"=1'-0"

ON MICROFILM

NATIONAL PARK SERVICE
DENVER SERVICE CENTER
NORTH ATLANTIC/MID-ATLANTIC TEAM
BRANCH of HISTORIC PRESERVATION

APPOMATTOX MANOR-PETERSBURG N.B.
MANOR HOUSE EXISTING CONDITIONS

PREPARED	DRAWING NO.
DESIGNED K.W.D.	325 / 25,001
DRAWN R.G.T.	PCIP PKG. 277
CHECKED 9-10-81	SHEET 7 OF 8
DATE	

☆ GPO: 1977 777-369

WEST ELEVATION
SCALE: 1/4" = 1'-0"

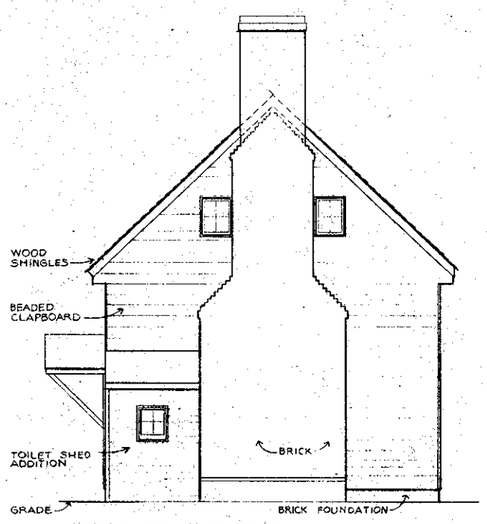
0 1 2 4 6 12 FT
GRAPHIC SCALE: 1/4" = 1'-0"

NATIONAL PARK SERVICE
DENVER SERVICE CENTER
NORTH ATLANTIC/MID-ATLANTIC TEAM
BRANCH of HISTORIC PRESERVATION

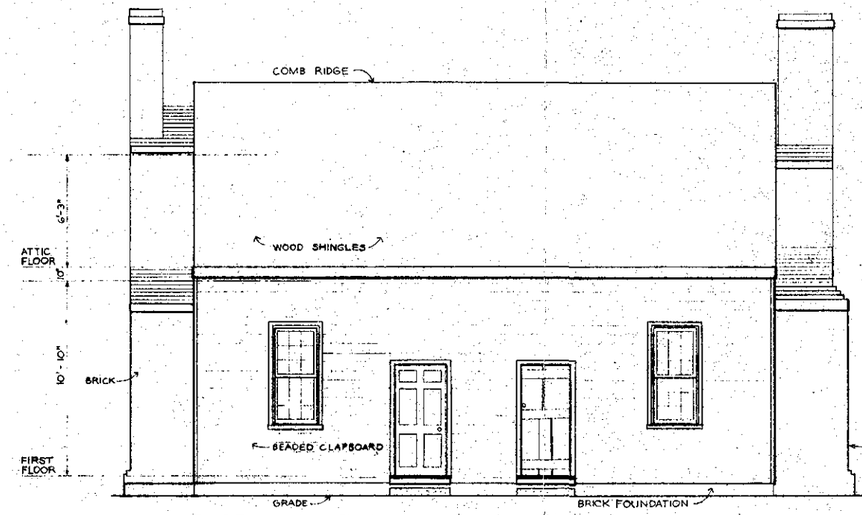
APPOMATTOX MANOR — PETERSBURG N.B.
MANOR HOUSE EXISTING CONDITIONS

PREPARED	DRAWING NO.
DESIGNED K.N.D.	325 25,001
DRAWN R.G.T.	PCIP PKG. 277 / SHEET 8 OF 8
CHECKED 9-16-81	
DATE	

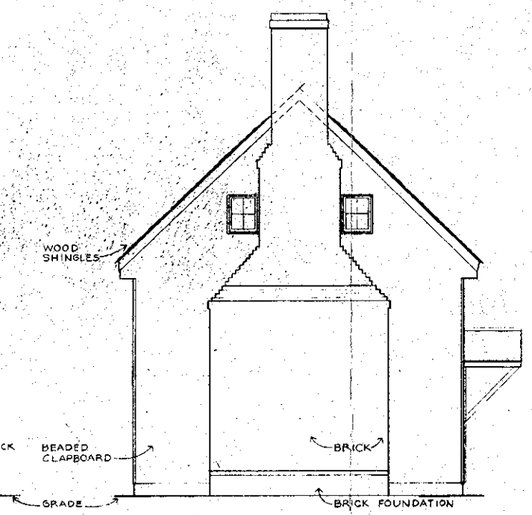
GPO: 1977 777-349



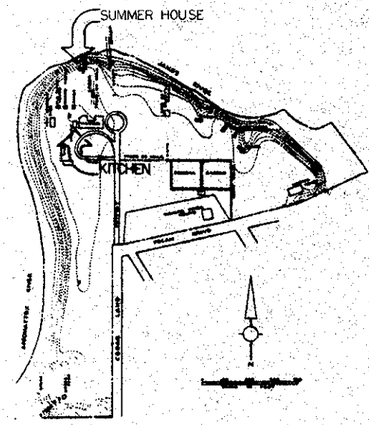
SOUTH ELEVATION



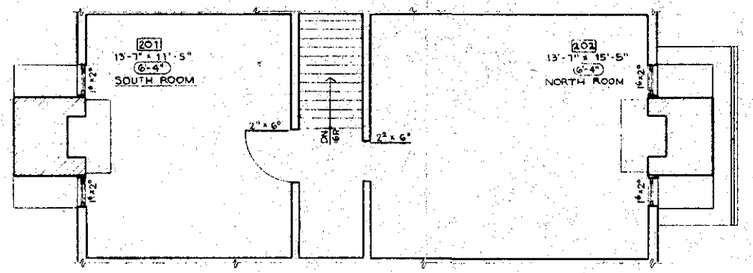
EAST ELEVATION



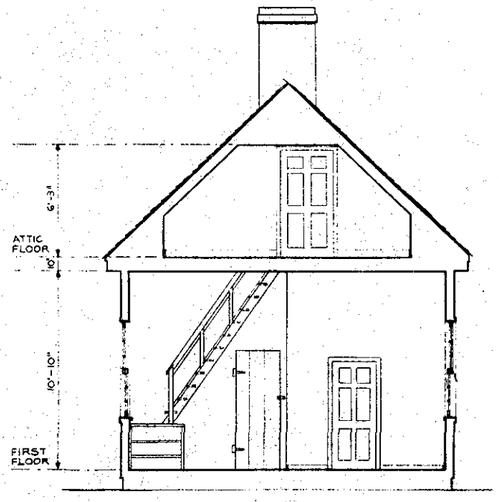
NORTH ELEVATION



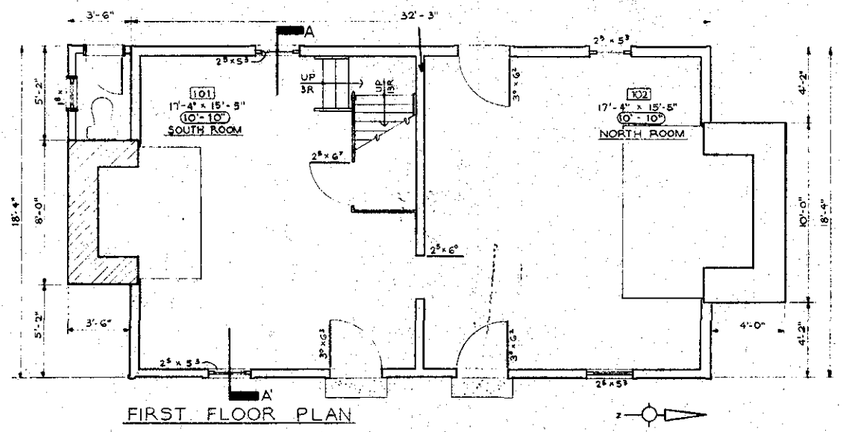
SITE PLAN



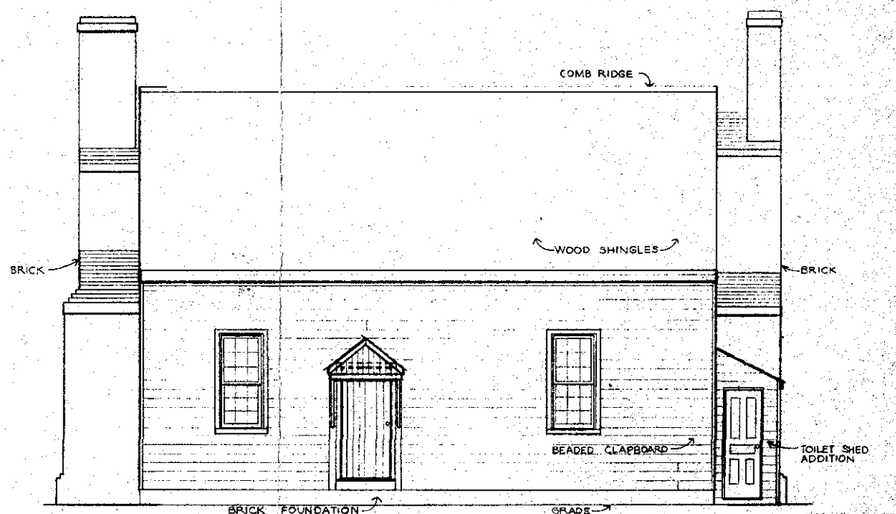
ATTIC FLOOR PLAN



BUILDING SECTION A-A'



FIRST FLOOR PLAN



WEST ELEVATION

ON MICROFILM

NOTE: DRAWN FROM FIELD NOTES IN MARO. DRAWINGS WERE NOT FIELD CHECKED.

APPOMATTOX MANOR

KITCHEN BUILDING

SCALE : 1/8" & 1'-0"

SURVEY DRAWING

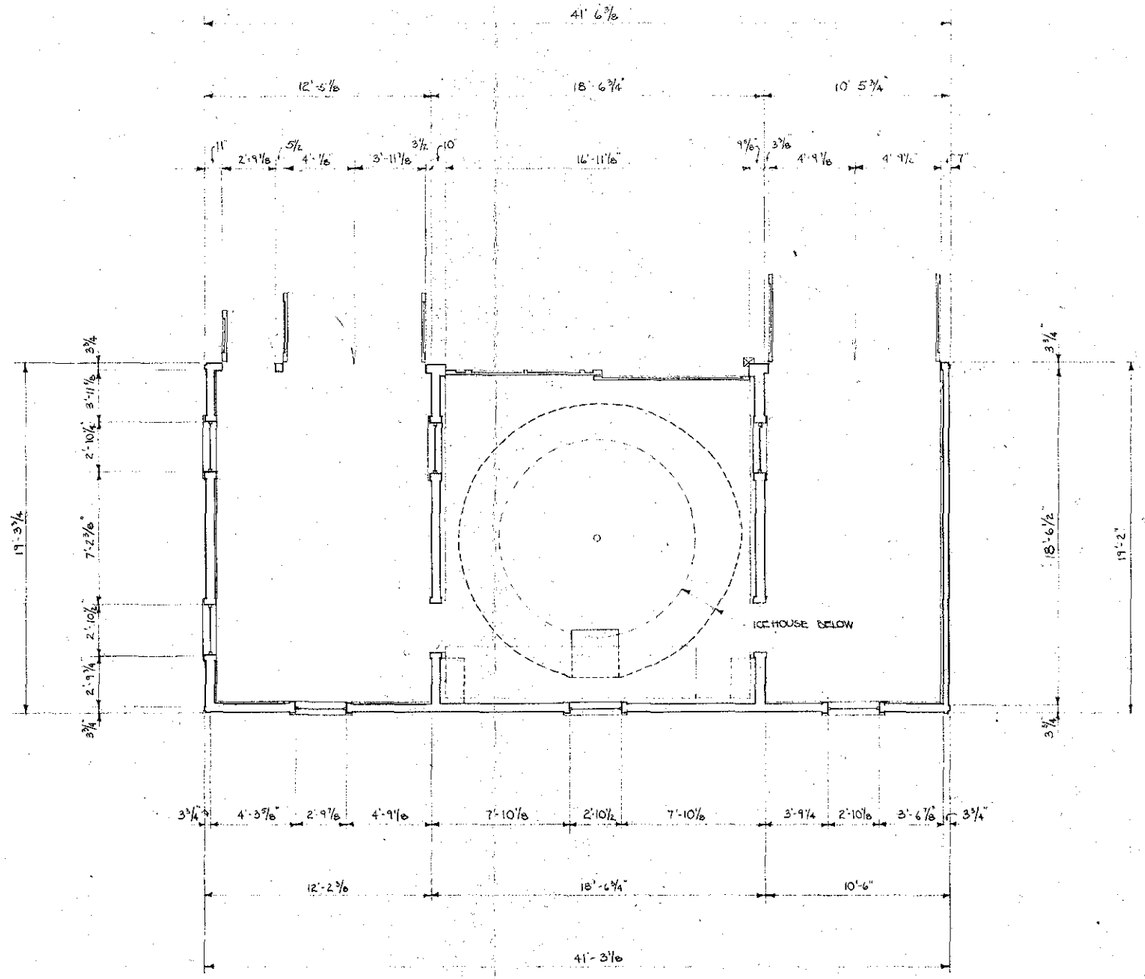
U.S. DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
MID ATLANTIC REGIONAL OFFICE
Office of Planning & Resource Preservation
Division of Resource Preservation
143 S. 3RD ST. PHILA. PA. 19106

TITLE OF DRAWING: KITCHEN BUILDING
LOCATION WITHIN PARK: APPOMATTOX MANOR, HOPEWELL, VIRGINIA
NAME OF PARK: PETERSBURG NATIONAL BATTLEFIELD
M.A.R.O. (REGION) VIRGINIA (STATE)

PREPARED: EPPES
DESIGNED: SOLON
DRAWN: MAGAZINER
CHECKED: 3-1-80 (DATE)

DRAWING NO.: 325 80014
PKG. NO.:
SHEET: 1 OF 1

GPO-1974-678-710



FLOOR PLAN
SCALE: 1/4" = 1'-0"

0 1 2 3 4 6 12 FT.
GRAPHIC SCALE: 1/4" = 1'-0"

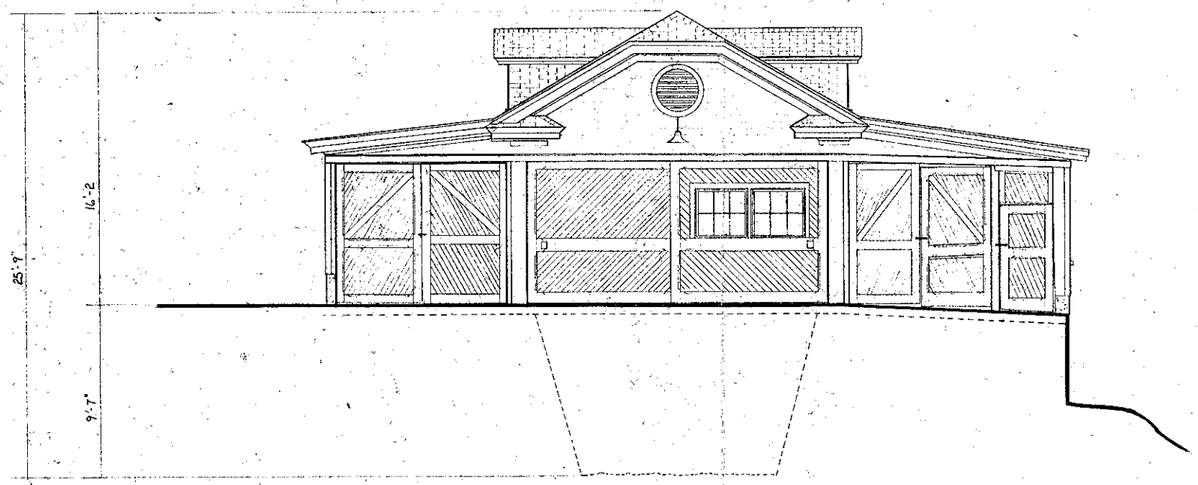
ON MICROFILM

NATIONAL PARK SERVICE
DENVER SERVICE CENTER
NORTH ATLANTIC/MID-ATLANTIC TEAM
BRANCH of HISTORIC PRESERVATION

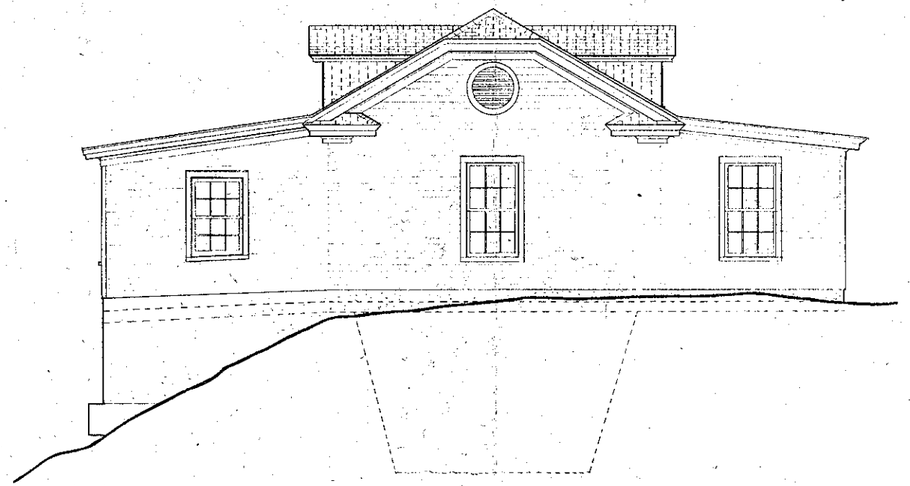
APPOMATTOX MANOR—PETERSBURG N.B.
CARRIAGE HOUSE EXISTING CONDITIONS

PREPARED	DRAWING NO.
R.G.T. DESIGNED	325 / 25,002
R.G.T. DRAWN	PCIP PKG. 277
CHECKED	SHEET 1 OF 3
9-16-81 DATE	

* GPO: 1977 777-389



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

0 1 2 3 4 6 12 FT.
GRAPHIC SCALE: 1/4" = 1'-0"

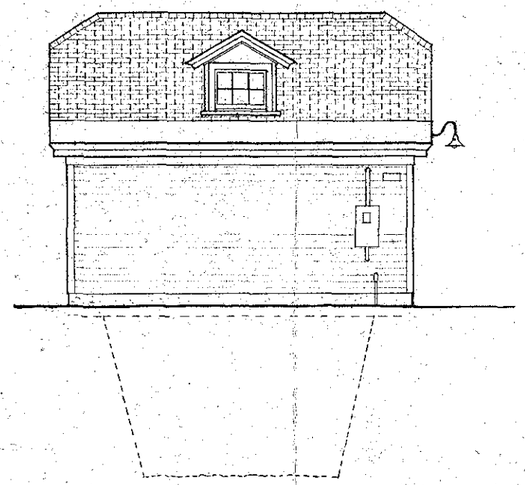
ON MICROFILM

APPOMATTOX MANOR — PETERSBURG N.B.
CARRIAGE HOUSE EXISTING CONDITIONS

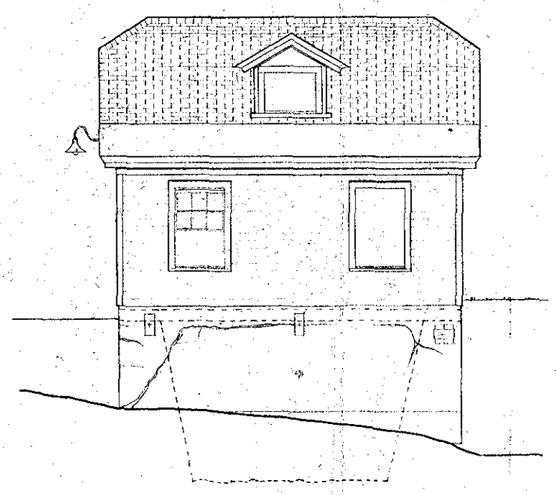
NATIONAL PARK SERVICE
DENVER SERVICE CENTER
NORTH ATLANTIC/MID-ATLANTIC TEAM
BRANCH of HISTORIC PRESERVATION

PREPARED	DRAWING NO.
R.G.T. DESIGNED	325 25,002
R.G.T. DRAWN	PCIP PKG. 277
CHECKED	SHEET 2 OF 3
9-16-81 DATE	

GPO: 1977 777-599



EAST ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"

0 1 2 3 4 6 12 FT.
GRAPHIC SCALE: 1/4" = 1'-0"

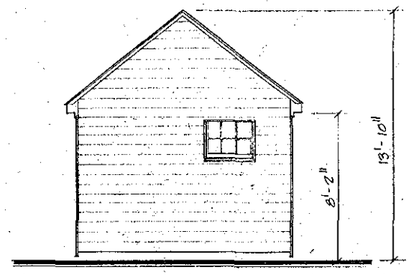
ON MICROFILM

NATIONAL PARK SERVICE
DENVER SERVICE CENTER
NORTH ATLANTIC/MID ATLANTIC TEAM
BRANCH of HISTORIC PRESERVATION

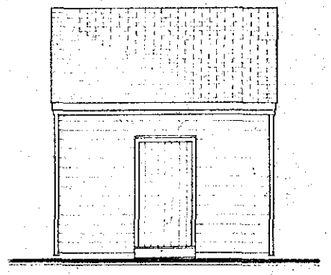
APPOMATTOX MANOR — PETERSBURG N.B.
CARRIAGE HOUSE EXISTING CONDITIONS

PREPARED	DRAWING NO.
R.G.T. DESIGNED	325 / 25,002
R.G.T. DRAWN	PCIP PKG. 277 / SHEET 3 OF 3
CHECKED 9-16-81 DATE	

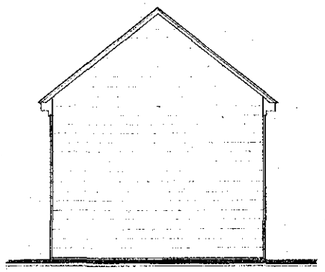
* GPO: 1977 777-369



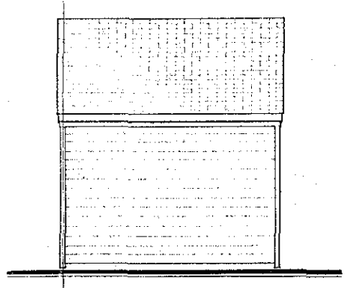
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



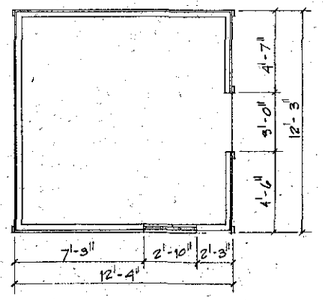
EAST ELEVATION
SCALE: 1/4" = 1'-0"



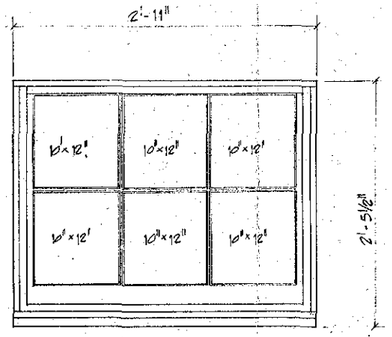
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"



FLOOR PLAN
SCALE: 1/4" = 1'-0"



WINDOW ELEVATION
SCALE: 1½" = 1'-0"

0 1 2 3 4 6 12FT.
GRAPHIC SCALE: 1/4"=1'-0"

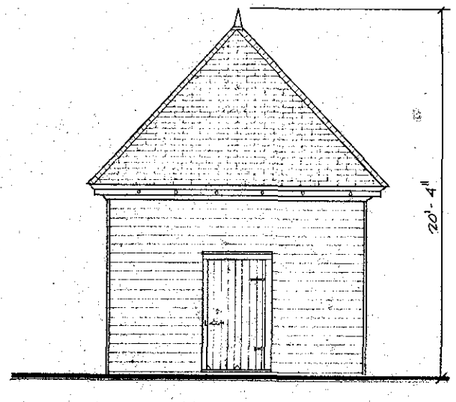
ON MICROFILM

NATIONAL PARK SERVICE
DENVER SERVICE CENTER
NORTH ATLANTIC/MID-ATLANTIC TEAM
BRANCH of HISTORIC PRESERVATION

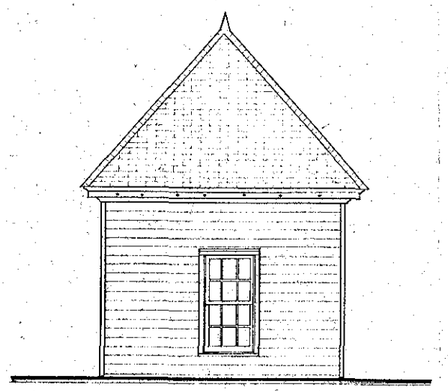
APPOMATTOX MANOR - PETERSBURG N.B.
OLD SMOKEHOUSE EXISTING CONDITIONS

PREPARED	DRAWING NO.
DESIGNED S.E.S.	325 25,005
DRAWN R.G.T.	PCIP PKG. 277
CHECKED 9-16-81	SHEET 1 OF 1
DATE	

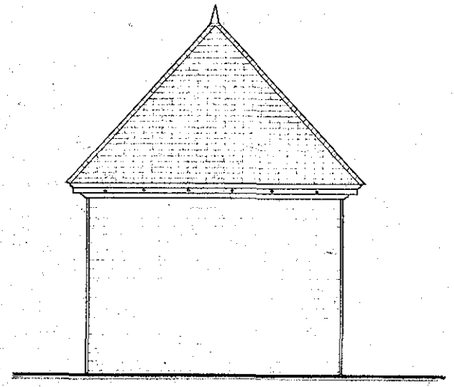
☆ GPO: 1977 777-369



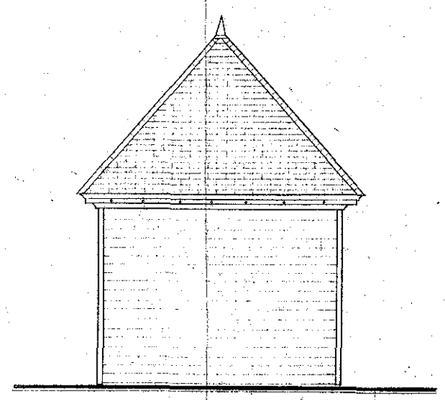
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



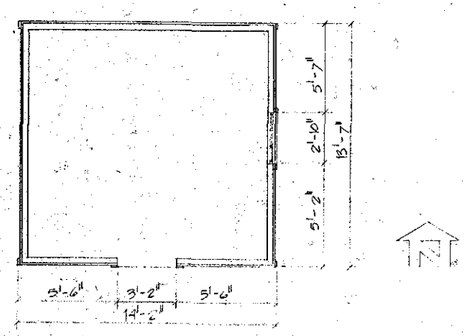
EAST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"



0 1 2 3 4 6 12 FT
GRAPHIC SCALE: 1/4"=1'-0"

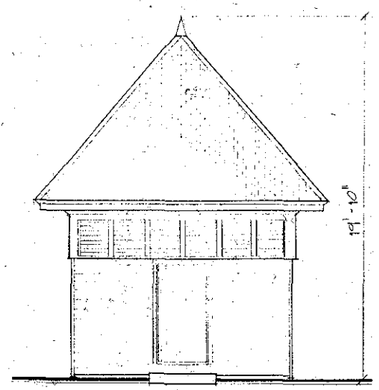
ON MICROFILM

NATIONAL PARK SERVICE
DENVER SERVICE CENTER
NORTH ATLANTIC/MID-ATLANTIC TEAM
BRANCH of HISTORIC PRESERVATION

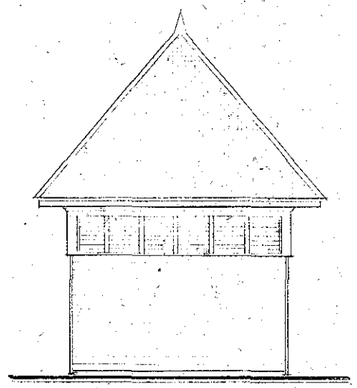
APPOMATTOX MANOR—PETERSBURG N.B.
SMOKEHOUSE EXISTING CONDITIONS

PREPARED	DRAWING NO.
DESIGNED S.C.S.	325 / 25,004
DRAWN R.G.T.	PCIP PKG. 277
CHECKED	SHEET 1 OF 1
9-16-81 DATE	

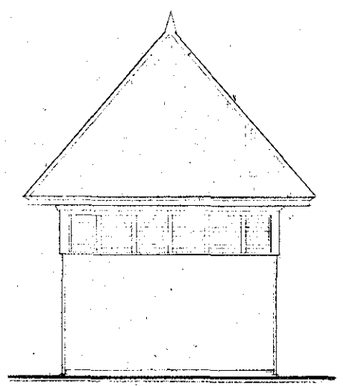
GPO: 1977 777-345



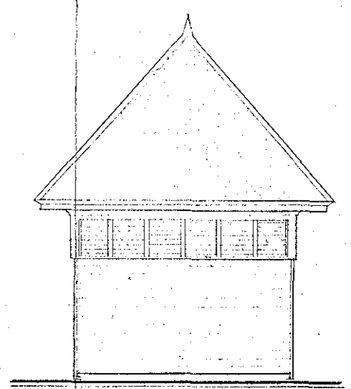
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



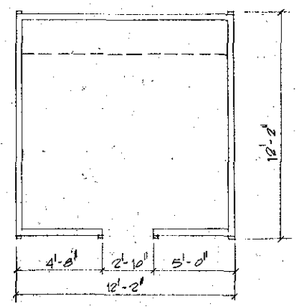
EAST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"



FLOOR PLAN
SCALE: 1/4" = 1'-0"

0 1 2 3 4 6 12FT
GRAPHIC SCALE: 1/4" = 1'-0"

ON MICROFILM

NATIONAL PARK SERVICE
DENVER SERVICE CENTER
NORTH ATLANTIC/MID-ATLANTIC TEAM
BRANCH of HISTORIC PRESERVATION

APPOMATTOX MANOR — PETERSBURG N.B.
DAIRY EXISTING CONDITIONS

PREPARED	DRAWING NO.
DESIGNED J.E.S.	325 / 25,003
DRAWN R.G.T.	PCIP PKG 277
CHECKED	SHEET 1 OF 1
9-16-81 DATE	

☆ GPO: 1977 777-949