

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

LISTED ON:
VLR: 12/12/2013
NRHP: 02/02/2014

1. Name of Property

Historic name: Laurel Meadow

Other names/site number: DHR No. 127-0304

Name of related multiple property listing:
N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 1640 Bramwell Road

City or town: Richmond State: Virginia County: Independent City

Not For Publication: N/A Vicinity: N/A

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide x local

Applicable National Register Criteria:

 A x B x C D

Julie V. Sanger 12/19/13
Signature of certifying official/Title: _____ Date
Virginia Department of Historic Resources
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: _____ Date

Title : _____ State or Federal agency/bureau or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>2</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>2</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

WORK IN PROGRESS

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7. Description

Architectural Classification

(Enter categories from instructions.)

COLONIAL

EARLY REPUBLIC/Federal

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

WOOD/weatherboard

BRICK

METAL/tin

SYNTHETIC/vinyl

ASPHALT

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Laurel Meadow is an early Virginia plantation home now located in the city of Richmond on a one-acre remnant of an original 902-acre parcel, within a mid-20th century subdivision of modest homes. The 1 and ½ story, L-shaped house, measuring 2,200 square feet, is a simple frame building, constructed in two distinct sections at right angles to each other, and displays aspects of Colonial and Federal architectural design. The west section rests on an English basement, and may have been constructed prior to 1776 when David Patteson, who had become the agent for William Byrd's Falls Plantation in 1767, acquired the property. The east section, which fronts Bramwell Road, appears to have been added to the house in the early 19th century. The dwelling has been modified several times, and on the whole the interior reflects early nineteenth century styling. A kitchen addition was attached ca. 1900, and this was extended to include a bath and laundry area in the mid-to-late 20th century. There are currently no extant historic outbuildings, though there is documentary and archaeological evidence of at least a barn

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and smokehouse located south of the main dwelling as well as a hand-dug well; none have been subjected to archaeological testing. The currently existing outbuildings include a late 20th century frame garage and a small, prefabricated modern shed, both of which are non-contributing as they post-date the period of significance.

Narrative Description

Site Description

Laurel Meadows is located within a mid-20th century residential subdivision. The dwelling occupies a one-acre lot that is bordered by trees and shrubs, and cleared around the main dwelling. The remains of a ca. 1900 formal garden exist within the shelter of the house's ell wings. Depressions and brick deposits in the rear yard indicate the location of former outbuildings, confirmed by historical plats.

Evolution of Form

Laurel Meadow now consists of three principal sections, forming a 1 and ½ story L-shaped dwelling that currently faces north, with porches on the north elevation, west elevation, and the east and south elevations of the ell. The west section, considered to be the oldest section of the building, includes a stair hall, a library to the north, and a dining room to the south. Extending from the dining room to the south is an early 20th century kitchen and a mid-late 20th century bath and laundry room. The east section includes a lower passage and a parlor. The lower passage, where the current stair ends on the first floor, created a new north-south orientation with access to the parlor, replacing the original east-west orientation. The stair rises to a room over the library that was clearly designed as a small bedroom, but reinvented as a sitting area when the adjoining east and south bedrooms were constructed. Stairs from the hall to the English basement appear to have been added at the time the east section was connected to the house, and the stairs themselves may have been recycled from earlier ones that existed in the lower passage. There are three chimneys at Laurel Meadow, with arched fireplaces in each principal room as well as the basement, for a total of seven fireplaces.

The 'original' core of the house may have been an overseer's house constructed in the eighteenth century, and currently exists as the northwestern block. This theory is supported by historical tradition that Laurel Meadow was the residence of Col. David Patteson, who purchased the property in 1776, deeded portions of it "where I now reside" as a gift to his son Samuel in 1813, and was buried in the cemetery designated in his will close to his residence in when he died at Laurel Meadow on May 2, 1821. Flemish bond brickwork is present along the eastern foundation of the northwestern block (possibly indicating that the original façade faced east) and in the lower portion of the northwestern chimney. Major alterations to the house were made in the early nineteenth century including the addition of the northeast wing, realignment of the staircase, and replacement of much of the interior finish millwork. The stair clearly dates to at least the addition of the northeastern wing, because the ghost of a wall exists on the floor that would, if extant, block the bottom of the staircase. Additional evidence for major alteration in the early nineteenth century is visible in the floor joists under the first floor. The northwestern block's joists, particularly under the library and hall, are hand-hewn and approximately 8" thick. The southern half of the dining room and the northeast wing have pit-sawn joists with some

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circular-sawn repair members. Some of the pit-sawn joists are almost exactly 4" thick, pit sawn on one side and hand-hewn on the other.

The house was altered again ca. 1899 and ca. 1933. The ca. 1899 alterations included the installation of large 4/4 sash windows in several of the window openings, the addition of some interior trim elements including a picture rail, and the interior ell porch with its turned columns and balustrade. The ca. 1933 alterations include the installation of modern mechanical systems including a furnace, radiators, plumbing, and electrical wiring, the replacement of several windows with new 3/1 sash windows or replacement 6/6 sash, and the addition of a kitchen on the south end of the dining room over a small root cellar containing the new electric well pump. The well draws from an historic hand-dug, stone-lined well located a short distance west of the dining room wing. In the mid-late 20th century, an addition containing a laundry and bathroom was added to the south end of the kitchen. A small bath was also installed at that time in a closet in the library. The existing projecting dormers were most likely added in the early 20th century, but it is unclear whether dormers were originally present on the house.

Exterior

Design

The dwelling is a frame building built in two distinct sections, connected by a passage. The wings are constructed at right angles to each other, forming an interior ell on the south elevation. The west section is clearly the oldest, but it is uncertain whether the east section was added to the west section ca. 1813 or was constructed separately and joined to the main house at that time. A ca. 1900 kitchen addition is located on the south end of the west section, on the foundation of an historic addition, and further south a non-historic addition containing a bath and laundry area was added mid-to-late 20th century. The exterior of the main historic sections of the house (east, west) are clad in wooden, beaded weatherboard. The south addition is clad in vinyl siding.

Windows

The windows on the historic section of the west elevation are 9/9 wooden double-hung sash windows; this is believed to be the historic configuration of the first floor windows. The north elevation windows are ca. 1899 4/4 wooden sash windows, which clearly replaced earlier windows, and a 9/9 wooden double-hung sash window. The dormer windows on the second story are 6/6 double-hung sash wooden windows. Four-light fixed windows are present in the upper level of the gable ends on the north and south elevations. The south and east windows are a mixture of 9/9 sash and 4/4 sash, with one 3/1 sash window adjacent to the south entrance door. The windows in the non-historic additions are modern 6/6 sashes and 1/1 sashes.

Roof

The main roof is side-gabled, clad in standing-seam metal, and is cross-gabled with the east ell roof (also clad in standing-seam metal). The metal roofing has been coated liberally with tar as a caulking agent. The porch roofs are clad in deteriorated asphalt shingles.

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Wooden Trim

The double entrance doors on the north and south entrances are surrounded by a double architrave with a deeply quirked cyma and an astragal. Flat quirked ovolos and corner blocks and sidelights surround the architrave of the west entrance.

Porches and Doorways

The porch covering the north doorway was a non-historic, mid-late 20th century, three-bay, frame pedimented porch, with a non-historic handicapped access ramp attached to the west side. (This porch was severely deteriorated and was causing significant water damage to the sills, north wall, and north chimney, resulting in water's pouring into the basement. This porch has now been removed in order to structurally repair the wall and chimney.) The porch covering the west doorway is plain, with square posts, and a non-historic handicapped access ramp is attached to the south side. There is a narrow, Victorian-style porch covering the ell corner on the east and south sides of the house. The 19th century entrance doors to the lower passage and the stair hall have reeded panels on the exterior, and raised panels on the interior. The lower passage doors are double doors, with four reeded panels below and two frosted glass panels above. The west entrance door is a single door, with six reeded panels. The door hinges on the entrance doors bear the manufacture's name "T and C Clark Patent," which is the English firm of Thomas and Charles Clark of Wolverhampton. (These 19th century doors were stolen from the house after the death of the last occupant, but have recently been recovered.)

Chimneys

The house has three step-shouldered chimneys, one on each of the east, south, and north elevations. The chimneys were originally laid in Flemish bond, but the stacks have been rebuilt several times with different brickwork. The north chimney in particular has been rebuilt in three-course American bond, 5-course American bond, and common bond. This chimney had significant damage described above, and measures to restore and stabilize that chimney have been taken.

Interior

The interior of the house reflects early 19th century style. It is obvious that many modifications have been made, beginning with the two early sections of the house that appear to have been joined together after they were originally constructed. There is a ghost in the ceiling of the lower passage and the floor above where a staircase has been removed, and a staircase has been added in the stair hall for an interior entrance into the basement. The existing stair to the second floor appears to have been modified as well. There is evidence of old paint remaining on the treads of the stairs.

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Basement

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There is an English basement under the west block of the house, which is thought to be the oldest part of the house. The stair entrance to the basement opening has Roman cyma moldings with a bead and pegged frame, a raised panel door, and is hung with the same "T & C Clark" hinges as the entrance doors. These hinges appear to be original to the door and frame. The treads and risers to the basement are clearly recycled from another staircase, as the treads contain notches for balusters that no longer are relevant to the placement of the stairs. The northwest section of the basement contains two fixed windows, one of which was turned into a coal bin opening. The remaining window has six fixed lights. There is evidence of a third window on the east side that has been bricked closed. This wall was laid in Flemish bond that may have been the foundation wall for the original façade of the house, which would have faced east. The north chimney foundation in this section of the basement has a structural arch, which has had an opening made to be utilized for a now defunct furnace flue. The floor of this section of the basement is brick, covered in coal dust.

The southwest side of the basement has a concrete floor, an arched fireplace on the south wall that currently houses a Franklin-style wood stove, and two windows. The window on the east side under the ell porch has six lights, and the window on the west side has two vertical lights. There is evidence of lath and plaster on the ceiling, now removed. The lath was attached with wire and cut nails. The exposed beams are a mixture of hand hewn, band sawn, and pit sawn. The basement steps were repaired using a circular saw. The floors above are gauged and undercut. There is evidence of a window that was bricked up on the southeast side of the fireplace, and the southwest side has an opening to a small, historic root cellar containing an electric well pump. The well draws from an historic hand-dug, stone-lined well located a short distance west of the dining room wing. The root cellar has an outside entrance with steps going up to the outside. There is termite damage evident throughout the basement.

First Floor

In the west block of the house, the first floor consists of a center stair hall going from west to east, a library to the north of the stair hall, a dining room to the south of the hall, and an addition that contained a kitchen, a bath, and a laundry room to the south of the dining room. The rooms in this section of the house have 10 ft. ceilings. The stair clearly dates to at least the addition of the northeastern wing, because the ghost of a wall exists on the floor that would, if extant, block the bottom of the staircase. The balustrade is simply made with a rounded rail, plain balusters, and turned newel posts.

The library has one 9/9 window on the west side of the room, one 9/9 on the northwest side of the fireplace, and one large 4/4 window on the northeast side of the fireplace. The 4/4 window was added to the house in an 1899 remodeling, evidenced by the discovery of a Richmond Dispatch newspaper dated August 17, 1899, folded up under the casing and used as a shim to level the window. This newspaper was discovered during the repair to the damaged north wall. One end of the library was sectioned off and made into a closet and subsequently a small bathroom. The door from the hall into the library is attached with swivel hinges that effectively lift the door away from the uneven floor.

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The dining room is entered from the stair hall through a door attached with the same "T & C Clark" hinges as the basement and entrance doors, except that these hinges are clearly replacements for earlier, larger hinges that existed on the door frame. The original lock for this door has also been replaced. There are two 9/9 windows on the west elevation, and one 4/4 ca. 1899 window in the center wall of the east side of the room. The south addition is entered from the dining room through a door on the west side of the center fireplace.

The kitchen, bath and laundry additions are of very poor construction and have suffered severe deterioration. The kitchen fixtures have been removed, the roof leaks, and the floor is in danger of collapsing. It appears that this addition may have been constructed in three stages. First, a small room appears to have been built over the historic root cellar. This addition accounts for approximately ¼ of the total south addition. Next, it appears that an appendage was added to this first section, increasing the addition's footprint to ½ of its current size. Finally, bath and laundry rooms were added with an outside south entrance. This entire addition is clad in synthetic vinyl siding and is in very poor condition.

In the east section of the house, there is a north/south passage, which clearly contains the ghost of a former staircase in the ceiling, and a plug in the floor where the newel post would have been attached. From this passage is the entrance into the parlor. There are two 9/9 windows on either side of the fireplace on the east side of the room, and the north and south windows have been replaced with the same ca. 1899 4/4 windows that are in the library and the east side of the dining room. This north/south passage and parlor in the east section of the house have 9 ft. ceilings.

The first floor mantels (parlor, library and dining room) and trim reflect Federal aesthetics with some elements of Greek Revival styling. Details in the east wing include bulls eye corner caps and fluted pilasters on the mantel and door frames. The formal room mantelpieces in the west section share characteristics such as carved dentil courses, wide raked upper shelves, ovolo carved pilasters and paneled pilasters, and high molded plinth blocks. (These mantels were stolen after the death of the last occupant, but have recently been recovered.)

Additional evidence for major alteration in the early nineteenth century is visible in the floor joists under the first floor. The northwestern block's joists, particularly under the library and hall, are hand-hewn and approximately 8" thick. The southern half of the dining room and the northeast wing have pit-sawn joists with some circular-sawn repair members. Some of the pit-sawn joists are almost exactly 4" thick, pit sawn on one side and hand-hewn on the other.

Second Floor

The stairs rise to a sitting room that was probably originally a bedchamber. From this room, a bedroom (dining room chamber) is entered to the south, and the upper passage is entered to the east. There is evidence in more that one place of the stairwell's being relocated, including an obvious alteration in the floor of the upper passage. Further evidence of the two sections of the house's being joined together after construction is the deep and awkward step down from the

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west section into the upper passage. A second bedroom (parlor chamber) is entered from the upper passage to the east. There are three arched fireplaces on the second floor, in the sitting room and each chamber. (The mantels in the sitting room and two chambers were stolen after the death of the last occupant. The sitting room and dining room chamber mantels have been recovered.)

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE
POLITICS/GOVERNMENT

Period of Significance

1776-ca. 1933

Significant Dates

1776
1813
1821
1899
1900

Significant Person

(Complete only if Criterion B is marked above.)

Patteson, Col. David (1746-1821)

Cultural Affiliation

N/A

Architect/Builder

Unknown

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Laurel Meadow is locally significant under Criterion C in the area of significance of Architecture as an early Virginia plantation home featuring Colonial and Federal architectural design, and is important under Criterion B in the area of significance of Politics/Government for its association with Col. David Patteson. Col. Patteson was a person of stature in eighteenth century Virginia, first as steward of a large estate, then a first lieutenant in the Revolutionary War, a colonel in the Virginia Militia, a member of the House of Delegates, and a representative from Chesterfield County to the Virginia Federal Constitutional Convention of 1788. He purchased the property that became known as Laurel Meadow in May 1776, and it remained in the Patteson family until the 1840s. Many significant modifications have been made to the house, from its original construction through the addition of modern mechanical systems in the early 20th century. The period of significance for Laurel Meadow is 1776-ca. 1933, encompassing the purchase of the property containing Laurel Meadow by David Patteson through the most recent significant alterations.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion C: Architecture

Laurel Meadow is significant as a rare, frame-constructed late Colonial-era Virginia plantation home, now located in the city of Richmond, built in a simple form characteristic of the colonial period, that evolved over subsequent decades to include Federal and Victorian-era architectural elements. As noted by architectural historian Jeffrey O'Dell, mid- to late-eighteenth century dwellings in Chesterfield County reflected English vernacular building traditions in their roof forms, massing, floor plans, construction methods, and detailing. Most were one- to one-and-one-half stories in height and often featured a raised basement, steeply pitched side-gabled roof, and center passage or hall-parlor plans. Exterior detailing tended to be modest. Weatherboard siding almost always was beaded and narrow vertical cornerboards defined the building's perimeters. The boxed cornices typically had a simple cornice and window and door surrounds were either plain boards or simple architrave casings. On the interior, one aspect that displayed more flourishes was usually the fireplace mantel, typically featuring pilasters, architraves, and complex moldings.

It is not clear when the earliest section of Laurel Meadow, the northwest block, was originally constructed. It may have been built prior to 1776, which is when David Patteson purchased the property, as there is a reference in the deed for 696 acres dated December 4, 1772, from Richard Crump to Vincent Markham describing "... one certain tract or parcel of land situate in the said County being the same whereon John Markham deceased formerly lived" (previously from the estate of John Markham). Another deed from James Lyle to Vincent Markham dated April 3, 1772, describes "fifty acres bounded by the lands of John Smith

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Matthew Branch the said Vincent Markham and Shampoker Creek.” This creek described boundaries for Laurel Meadow until 1943 when a plat of the 30 acres remaining with the house accompanied the deed, and the remaining acreage where the house is located were sold. The plat accompanying the 1943 deed shows a family cemetery on the north, Shampoker Creek to the south, and the residence, barn, and other outbuildings in the middle.

Laurel Meadow provides examples of many architectural styles from the Colonial period through the Victorian era into the early-to-mid-20th century. Although many modifications have been made, the house retains elements of every era. It is not clear when the very earliest section of the house, the northwest block, was constructed, but deed research indicates it was extant by 1776. It may have been a one-room dwelling, as the chimney, foundation and basement retain characteristics that differ from the southwest block. (Recent repairs to the north chimney revealed stonework below the surface adjacent to and below the Flemish bond foundation of the chimney.) Some of the windows, the woodwork, the hardware, the flooring, and the staircase have been modified or replaced at one time or another, but the basic integrity of the house remains. Architectural and decorative elements have been added to the house without totally destroying what was there before.

The west section of the house is clearly different from the east section. The ceilings in the historic west block (library, stair hall, and dining room) are ten feet high; the ceilings in the historic east block (lower passage and parlor) are nine feet. The mantels and trim in the library and dining room of the west block are distinctly different from the parlor. While none are original to the earliest construction, the west side trim and mantels were retained when the parlor on the east side obtained its decorative elements. The exterior doors with reeded panels on the west and east blocks were obviously installed at the same time. The 4/4 windows in the parlor, library and dining room can be dated to 1899 (from the newspaper found during recent repair), but all three rooms contain at least one, earlier 9/9 window. The porch sheltering the L-wing is an example of a simple shed roof with fancy Victorian-era turned posts. Commencing with the joining of two major sections in the early 19th century, until the addition of modern mechanical systems, including wiring, plumbing, central heat, and an indoor kitchen in the first portion of the 20th century, Laurel Meadow has changed according to the tastes and needs of its owners and occupants.

Laurel Meadow historically was located in rural Chesterfield County, but the area in which it is located was annexed by the City of Richmond during the twentieth century. A mid-twentieth century residential neighborhood grew up around the former plantation house. Although Laurel Meadow has evolved over more than two centuries, the dwelling retains its simple form and elegant, symmetrical proportions. It is a representative example of a house with origins in the late eighteenth century and a historic sense of time and place that combines with its continued use today.

Just two other Colonial-era houses similar to Laurel Meadow have been identified in the Richmond area. The Patteson-Schutte House (DHR #127-0333) is a one-and-one-half story frame dwelling on the south side of the James River and, like Laurel Meadow, once was part of William Byrd II's Falls Plantation. James Patteson (uncle of David Patteson) acquired the

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property from William Byrd III in 1766, at which time the dwelling is believed to have been extant. The three-bay house has a center passage, double pile floor plan with a staircase at the back of the passage. Exterior end Flemish-bond brick chimneys are centered on each gable end wall. The windows have nine-over-nine wood sash. A family cemetery is located about 100 yards from the house. The property remained in the Patteson family until 1862, when it was acquired by Ignatius Schutte and his descendants owned the property through the late 1950s. Like Laurel Meadow, the Patteson-Schutte has been surrounded by twentieth century residential development. The dwelling has been recommended eligible for the National Register of Historic Places but is not officially listed.

Also in Richmond, the Craig House (DHR #127-0344-0106) was built during the 1780s by Adam Craig. Originally, the Federal style two-story side gabled dwelling had a central hall, and it later was enlarged to include a two-story rear wing. A one-bay porch with paired Doric columns is centered on the façade, while exterior end chimneys are on the gabled end walls. The walls are clad with beaded weatherboard siding. The property had multiple owners through the nineteenth and early twentieth century. By the 1930s, the house had deteriorated but was purchased by the William Byrd Chapter of the Association for the Preservation of Virginia Antiquities and was restored according to the preservation standards of the period. The Craig House is located on East Grace Street in Richmond, and its original rural setting soon was encompassed by urban development as the city grew. The Craig House is listed in the National Register as a contributing resource to the Shockoe Valley Historic District.

Criterion B: Government and Politics (David Patteson)

Laurel Meadow is also important for its association with Col. David Patteson. Patteson was a person of stature in eighteenth century Virginia, first as steward of a large estate, then a military leader, a member of the House of Delegates, and finally as a delegate to the Virginia Federal Constitutional Convention of 1788. Laurel Meadow was originally part of William Byrd II's family holdings at the Falls, known as the Falls Plantation to distinguish it from the north-bank holdings at Shockoe and Byrd Park. James Patteson worked as a factor and overseer for the Falls Plantation and ca. 1765, David Patteson (8/15/1746-5/2/1821) joined his uncle there. Patteson took over stewardship of the Falls plantation after James' death in 1767, and was a witness to his uncle's will probated in that same year. He remained as overseer until William Byrd III began to dissolve the estate ca. 1768. Chesterfield County courthouse records provide ample information about Patteson's ownership of Laurel Meadow, and that of his descendants.

David Patteson served as a first lieutenant in Capt. Robert Goode's Chesterfield militia from 1777 to 1781, and fought in significant engagements at Dinwiddie Courthouse, Petersburg, Malvern Hill, and the siege of Yorktown under General Lafayette. Patteson testified before the Virginia House of Delegates regarding Virginia's militia operations during the war on November 17, 1785. He succeeded to the rank of Lieutenant Colonel in the Chesterfield militia in 1793 and was made commandant of the local forces. Historian Benjamin Weisiger described how, in 1794, a "cold war" between Richmond and Manchester almost turned into a "shooting war" due to an epidemic of smallpox which swept through many communities. The town of Manchester escaped the epidemic, and to prevent infiltration from neighboring Richmond imposed an embargo

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enforced by armed guards. Trouble followed, resulting in Governor Lee's directing David Patteson to take charge of the situation. "Colonel Patteson sensibly adopted regulations" that resolved the issues.

A member of the Virginia House of Delegates from 1785 to 1794, Patteson also served as one of two representatives from Chesterfield County to the Virginia Federal [Constitutional] Convention of 1788. His signature is visible on the Virginia documents ratifying the Constitution of the United States on June 25, 1788. Two of David's brothers, Jonathan Patteson of Lunenburg and Charles Patteson of Buckingham, were also at the convention and voted against ratification; David was the only brother to support ratification.

David Patteson was established as a landowner in Chesterfield County by at least 1775, when he purchased 73 half-acre lots in the Town of Manchester. On May 2, 1776, he purchased 902.75 acres that included the location of Laurel Meadow from Vincent Markham, who had acquired the property in several transactions in 1771 and 1772. A 1783 census recording lists "David Pattison" as head of a large household including eight white family members and twenty-nine black slaves. The scale of his land holdings and ownership of enslaved African Americans placed him firmly amidst the landed gentry who dominated central Virginia's social and political scenes during the late eighteenth and early nineteenth centuries and built much of their wealth through use of an enslaved workforce. The importance of the enslaved workers in Patteson's success with the plantation cannot be overstated as the skilled and unskilled labor of these individuals provided much of the plantation's day to day needs.

According to the Richmond Compiler, David Patteson died on May 2, 1821, "at Laurel Meadow in Chesterfield County, age 76, one of few survivors of Va. Convention for adoption of our government and voted in favor," and was buried in the family cemetery approximately 100 yards north of the manor house. In his will, he bequeathed to his son Samuel "the six hundred acres of land and plantation whereon I now live except by that half an acre, including the burial ground is reserved for that purpose, to all my Family at all times forever."

Patteson's will and estate inventory shed light on the people and activities at Laurel Meadow. In his final will, Patteson made some provisions for the fate of his enslaved workers. In the first paragraph of the bequests in his will executed December 30, 1819, he identified no fewer than sixteen slaves by name: "a negro Girl named Grace & increase..." to be left to his "beloved wife Eliz Ann..." For the rest of her natural life he loaned to her "George, Sue, Orson, Rachel, Joe, Abbey, Yellow Aron, Dianah & her children, Harrey, Aaron, Elie, Tidey & her three children, Randolph, Charles & Nancy." In the second paragraph, he bequeathed to his daughter Francis Gilliam "the negro Girl named Pattey, expressly for the purpose of taking care of my poor little Granddaughter Elisa Ann." To his granddaughter Betsy Ann Branch he left a "negro Girl named Hanah," and to his granddaughter Martha M. Friend "a negro Girl named Lucy" (daughter of Mary). Further on he provided that "my two men Emanuel & John be hired out for two years, or longer if necessary, provided that they keep the Houses on my plantation in comfortable repair so long." He directed that the residue of his estate "not already disposed consisting of slaves or any description whatever" be equally divided between his son and daughters, "but in making a division it is my wish that my old people be kept together as Husband & Wife." In an addendum

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dated April 12, 1820, Patteson, "having determined to make sale of the woman Hanah heretofore given my Granddaughter Betsy Ann Branch, I ... bequeath her two hundred dollars in lieu thereof. My will is & I give to my granddaughter Martha M. Friend the sum of two hundred dollars and not the negro girl Lucy as before directed...."

The remainder of Patteson's will provides evidence of his social stature and material wealth. He specifically mentioned his library of books, his riding carriage and harness and the pair of horses now used with it, the crop of "Corn, Fodder & Oats" on hand at the time of his death, and land in Kentucky. He listed two mules or workhorses, twenty head of sheep, ten head of good cattle, a pair of oxen, other stock of hogs, plantation utensils of every description whatsoever, and all the household and kitchen furniture.

The inventory of his estate recorded October 8, 1821, lists bed furniture, a loom, a flax wheel, a still, ploughs, tools, a grind stone, horse and cart, one lot of pewter, one lot of earthen ware, bottles, pots and hooks, barrels, ploughs, hogs, cattle, and sheep, among other things. Also listed in the memorandum are many household and farm items, including a set of table china, silver teaspoons, knives and forks, a ladle, wine glasses and tumblers, two dining tables, side board, linens, desk & bookcase, looking glasses, and one lady's riding saddle. Clearly David Patteson was a prosperous and prominent member of the landed gentry at the time his death. His family, household and plantation had prospered with the contributions and labor of his enslaved workers. A memorandum to the inventory identified the enslaved persons still associated with the estate in 1821: "George, Sue, Peter, Molly, Joe, Abby, Aaron, Elen, Phoebe, Sam, Old men & Women, Mary & her four children, Lucy, Kitty, Betty, & Abram, Judy & her four Children, Betty, Randolph, Charles and Nancy, Dianna and her two Children, Elijah & Isaac, Elie & her Child Peter, Blind Betty & her child Milton Grace and her two children Mercy & Albert, Harry, Orson, Yellow Aaron, Ellick, Cornelius, Jacob (Emanuel & John) Carpenters, Rachel, Wager, Patty, Fanny."

After David Patteson's death, his son Samuel Patteson took over the estate, and commuted between Laurel Meadow and his medical practice on Bainbridge Street in Manchester. Samuel Patteson died in 1830 and in his will he directed Laurel Meadow's outstanding acreage to be sold. In 1843, David J. Patteson (Samuel's son) and his wife Elizabeth sold 400 acres of the estate "known as Laurel Meadow" to John Walker, and moved to Missouri. In 1845, Elizabeth, by then a widow, sold 100 acres to Jesse Whitehead, for whom the nearby Whitehead Road is named, and Whitehead additionally purchased the 400 acres from John Walker, reconnecting the two parcels.

The property passed through several owners in the mid-to-late nineteenth century and was purchased in 1876 by Albert Pulliam, a distant relative of the Pattesons by marriage. The property was taken over by a trustee for debts in 1891, and a parcel of 150 acres "known as Laurel Meadow" was "knocked out" (at auction) to R. D. Pulliam in 1895. In 1897, the parcel of 150 acres of the acreage known as "Laurel Meadows" was subdivided, and the dwelling was conveyed as "Lot 14" with 30 acres to the Watson family, who was responsible for the late nineteenth century alterations to the house. In this 1897 deed, "The graveyard... is not intended to

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be conveyed, but is expressly reserved,” and the cemetery was not included in the deeds to the house after 1897.

Several subsequent owners followed, and in 1947, the last occupying family purchased the house. The remains of the plantation acreage were subdivided into a small neighborhood and the modern Bramwell and Derwent Roads surrounding the then two-acre lot and manor house came into existence. The two-acre lot was divided in half in the 1990s, and Laurel Meadow now retains one acre. The residence remained in the last occupying family until 2012 when the property went into foreclosure. The current owner purchased the property from the Federal National Mortgage Association in March 2013. The historic Patteson family cemetery is located in what is now a small, unimproved, abandoned lot between two developed lots on the adjacent Daytona Drive. (The current owner of Laurel Meadow may claim the cemetery and have it attached to its historic residence, even though it is no longer contiguous.)The history of Laurel Meadow is similar to many old homes of its period, except that the final sentence does not contain the date that the house disappeared from the landscape.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Chesterfield County Courthouse Records:

Deed Book 314, Pages 245,246
Deed Book 300, Pages 464-466
Deed Book 277, Pages 283-285
Deed Book 140, Page26
Deed Book 124, Page 519
Deed Book 118, Page564
Deed Book 103, Page 577, 578
Deed Book 95, Page 91, 92
Deed Book 89, Pages 486, 487
Deed Book 83, Pages 349-353
Deed Book 59, Pages 38,39
Plat Book 1, Page 47
Deed Book 58, Pages 568, 569
Deed Book 58, Pages 86, 87
Deed Book 35, Pages 563, 564
Deed Book 34, Page 520
Deed Book 33, Pages 22, 23
Deed Book 20, Pages 15,16
Deed Book 8, Pages 124, 125
Deed Book 7, Page 43
Deed Book 7, Page 35
Deed Book 6, Pages 450, 451
Deed Book 6, Page 326
Will and Inventory of David Patteson
Will and Inventory of Samuel Patteson

Lutz, Francis Earle. Chesterfield an Old Virginia County. Richmond, VA: William Byrd Press, Inc., 1954.

O'Dell, Jeffrey M. Chesterfield County Early Architecture and Historic Sites. Chesterfield County, Virginia, 1983.

Richmond Compiler, May 4, 1821, p.3.

Scott, Mary Wingfield. Houses of Old Richmond. New York: Bonanza Books, 1941.

Weisiger, III, Benjamin B. Old Manchester & Its Environs, 1769-1910. Privately published, 1993.

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Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: Virginia Department of Historic Resources, Richmond, VA

Historic Resources Survey Number (if assigned): DHR No. 127-0304

10. Geographical Data

Acreage of Property 1

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 37.485480 | Longitude: -77.507095 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

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UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The historic boundary coincides with the lot lines of Parcel No. C0070438022 as recorded by the City of Richmond, Virginia, and as shown on the attached tax parcel map.

Boundary Justification (Explain why the boundaries were selected.)

The historic boundary encompasses the full extent of the parcel currently associated with Laurel Meadow, and includes the dwelling and outbuildings on the lot as well as remnants of a formal garden.

11. Form Prepared By

name/title: Adele Watkins Livingston/ Gray O'Dwyer
organization: Owner/Department of Historic Resources
street & number: 1 Nomas Lane/2801 Kensington Avenue
city or town: Richmond state: Virginia zip code: 23238/23221
e-mail: hutch.two.va@hotmail.com
telephone: 804-741-3446/ 804-482-6439
date: September 9, 2013

Additional Documentation

Submit the following items with the completed form:

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- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Laurel Meadow

City or Vicinity: Richmond

County: Independent City State: Virginia

Photographer: Gray O'Dwyer

Date Photographed: February 2013

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 15. West façade, with ca. 1933 addition at right, camera facing east.
VA_Richmond_LaurelMeadow_0001.

2 of 15. North elevation and east gable end wall, camera facing southwest.
VA_Richmond_LaurelMeadow_0002.

3 of 15. East elevation, camera facing west. VA_Richmond_LaurelMeadow_0003.

4 of 15. South and east elevations with ca. 1933 addition at left, camera facing northwest.
VA_Richmond_LaurelMeadow_0004.

5 of 15. South elevation and west façade, with ca. 1933 addition at right, camera facing northeast. VA_Richmond_LaurelMeadow_0005.

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6 of 15. Primary entry on west façade, camera facing east.
VA_Richmond_LaurelMeadow_0006.

7 of 15. Historic sash and weatherboard siding on west façade, camera facing southeast.
VA_Richmond_LaurelMeadow_0007.

8 of 15. Brick chimney on north gabled end wall, camera facing east.
VA_Richmond_LaurelMeadow_0008.

9 of 15. Nine-over-nine wood sash in dining room, camera facing west.
VA_Richmond_LaurelMeadow_0009.

10 of 15. Library with fireplace and four-over-four wood sash at left, ca. 1933 entry to bath at center, and paneled door at right, camera facing east. VA_Richmond_LaurelMeadow_0010.

11 of 15. Paneled door in library, looking toward stair hall, camera facing southwest.
VA_Richmond_LaurelMeadow_0011.

12 of 15. Stair hall with south (rear) entry at left, camera facing west.
VA_Richmond_Laurelmeadow_0012.

13 of 15. South (Rear) entry with three-over-one wood sash at left and staircase at right, camera facing south. VA_Richmond_LaurelMeadow_0013.

14 of 15. Floor-to-ceiling, four-over-four wood sash in parlor, camera facing north.
VA_Richmond_LaurelMeadow_0014.

15 of 15. Sitting room on second floor and balustrade, camera facing northeast.
VA_Richmond_LaurelMeadow_0015.

Historic Figures

Historic Photograph of Laurel Meadow, Façade of House, 1933.

Historic Photograph of Laurel Meadow, Rear of House, 1933.

1896 Plat Map of Laurel Meadow.

1943 Plat Map of Laurel Meadow.

1946 Plat Map of Laurel Meadow.

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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Richmond Parcel Mapper

Help | Bookmark | Clear Map | Full Extent
Overview | Print | Change Map

Find Location

by Address or Intersection:
1640 Bramwell
[select one]

by Owner Name:
[input field]

by Map Reference Number:
[input field]

[Clear Queries](#)

[Legend](#)

[About Parcel Mapper](#)

2D 3D Road Aerial Bird's eye Labels

Whitehead Rd Derwent Rd Bolton Rd Daytona Dr Ullswater Ave Tennyson Ave Stansbury Ave

Historic Boundary

150 yds

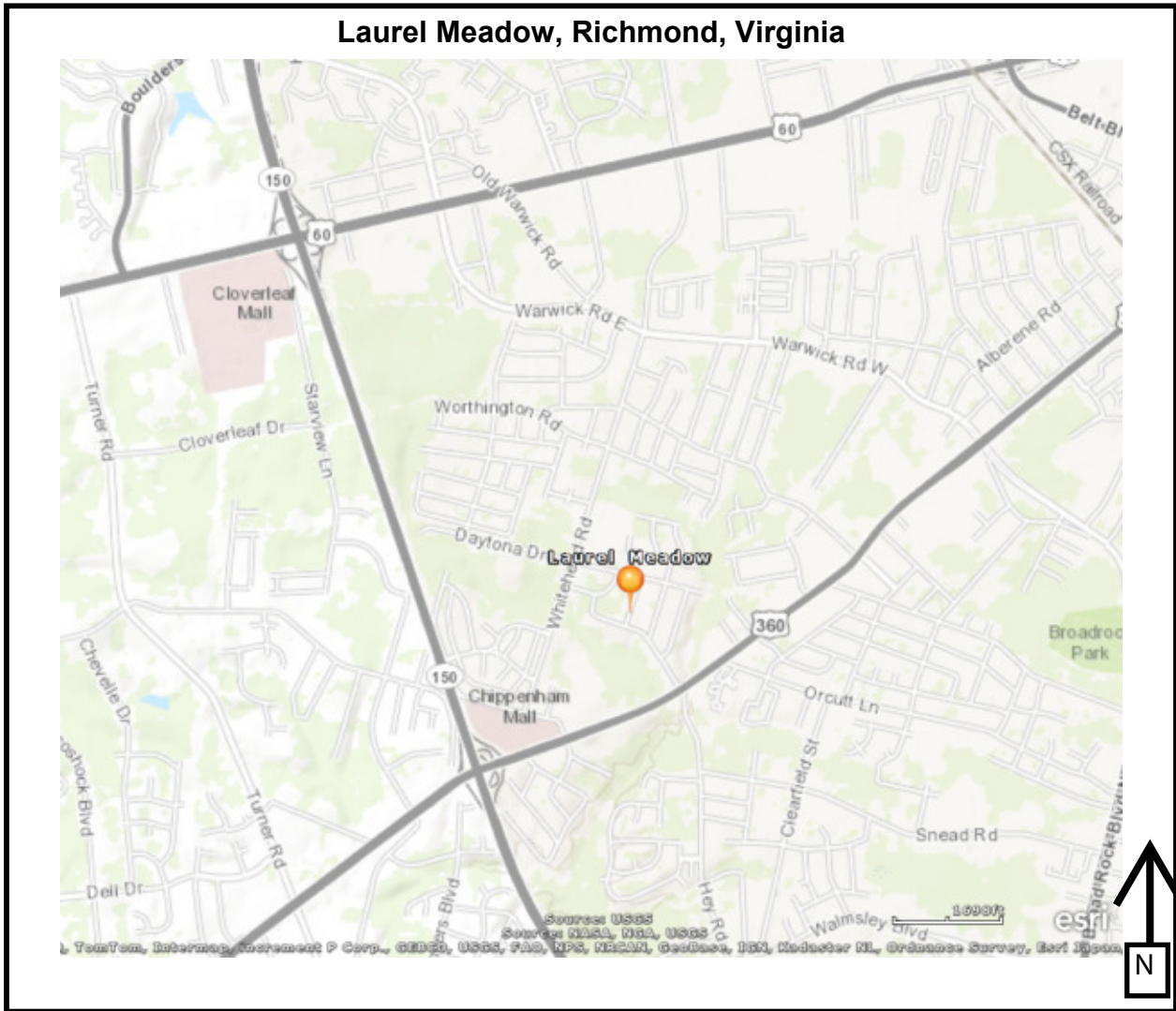
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Tax Parcel Map
 Laurel Meadow
 Richmond, Virginia
 DHR #127-0304

Parcel No. C0070438022

Laurel Meadow, Richmond, Virginia



LOCATION MAP

Laurel Meadow
City of Richmond, Virginia
DHR #127-0304

Latitude: 37.485480
Longitude: -77.507095