

Patterson-Palmer House
173 West Margaret Lane
Hillsborough
Orange County
North Carolina

HABS No. NC-222

HABS
NC,
68-411P
12-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

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Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D.C. 20240

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HISTORIC AMERICAN BUILDINGS SURVEY

PATTERSON-PALMER HOUSE

HABS No. NC-222

Address - 173 W. Margaret Lane, Hillsborough, Orange County, North Carolina

Present Owner - Mrs. Erle G. Hill
173 W. Margaret Lane
Hillsborough, N. C.

Present Oocupant - Mrs. Erle G. Hill
173 W. Margaret Lane
Hillsborough, N. C.

Present Use - Private Home.

Brief Statement of Significance - Architeoturally, the Patterson-Palmer Houso rosembles Williamsburg houses closely. Its interior is particularly spaeious and ologant with an unusual lateral hall.

The original purchaser of the lot was Francis Nash, the Revolutionary hero; and according to the Court Minutes, Abner Nash, Francis' brother, may have owned the land earlier. Hillsborough's first industry inside the town was apparently the mill built just behind the Patterson-Palmer House, itself built on one of the Mill Lots.

A suceossion of interesting early figures has been assoeiated with the house: Francis Nash, James Patterson, Poter Mallett, William Watters, and James M. Palmer in particular. This lot was part of the Mallett estate for many years, and the Mill was eommonly ealled "Mallett's old Mill."

Date of Erection: Before 1800.

Architeot - Unknown.

Builder, suppliers, etc. - Unknown, although it seems most likoly that Poter Mallett and William Watters may have had something to do with giving the houso its present form.

Original Plan, Construction, etc. - There are some indications that the houso may not bo all of a piece and that it has been enlarged once. The present owner thinks that the dining-room, kitchen, bathroom area, the southeast cornor of the house, is the oldest portion.

The high foundation of the house is of briek as are the chimnoys and the dividing walls of the house. Braced-frame eonstruotion is used as in all early houses of the area with the frame being of oak, the laths of oak, and all other wood, pine.

There are two basement rooms, eaeah with a large fireplae. One room, the southwest one, has good bevelled panelling, the only panolling in the house. One of these rooms was almost certainly the original dining room, for the outside kitchen stood nearby.

Upstairs, the fino lateral hall and staircase with its wide, shallow steps dominate the house. Ceilings are high, and windows tall and narrow. Floors are of random width pine.

Originally the house had four narrow dormers in front and baek, and these have been restored to the house.

Physical History:

Original and Subsequent Owners:

(The Patterson-Palmer House sits on one of the "Mill Lots" (No. 19) and has been associated with the mills from the beginning. For that reason these notes on the history of the mills and the mill lots are included here.)

1. Orange County Court Minutes (Court of Common Pleas and Quarter Sessions), Vol. I, Tucs., March 11, 1755:

"Read the petition of William Nunn, praying an Order to build a Grist Mill on the Enoe River on the land of Col. Corbin and the Town land. Ordered that the Proposition have notice thereof between this and next Court."

(William Nunn also kept an ordinary in Corbin Town; he owned Lot 16 until 1782 and may have kept his ordinary there.)

2. Orange County Court Minutes (Court of Common Pleas and Quarter Sessions), Vol. III, Nov. 1764:

Ordered that Abner Nash have leave to erect and build a Publick Grist Mill on Enoe River on the Mill Lots in Childsburg belonging to the said Nash, and that a Summons issued to the Honourable Francis Corbin to be here at the Next Court to shew cause why one Acre of Land on the side of the said Enoe River should not be condemned to the use of the said Nash for the purpose aforesaid; that Col. John Gray, Thomas Hart, Esqr, Enoch Lewis & William Nunn Esqr be appointed to lay off and value one Acre of the said Land and make report thereof to the next Court."

3. Orange County Court Minutes (Court of Pleas and Quarter Sessions), Vol. III, August, 1765, p. 406:

"Ordered that a former Order of Court for laying off one Acre of Land for Building a Mill on the River Enoe in favour of Abner Nash Esqr be unused and that William Nunn, Francis Nash, Robert Lytle, & Enoch Lewis be appointed the Jurors for laying off and valuing the same in the room of them formerly appointed."

(Note that one mill is exactly a decade earlier than the other. Although both are noted as grist mills in the Court Minutes, one was, in fact, a saw mill.)

Record of Ownership

1. Aug. 29, 1768 (DB 2,523-524) - Commissioners of the Town of Hillsborough sell Lots 19 and 16 to Francis Nash who "has in all things complied by building and finishing a Mansion House agreeable thereto on the Lotts 19 and 16." - 40 shillings Proc. money.

(It is possible that this 16' x 20' "mansion house", demanded by law, may comprise some part, perhaps the southeast corner, of the present Patterson-Palmer House.)

Francis Nash also bought the adjoining lot (No. 17) on the same day (see Deed Book 2, 524-526).

2. October, 1768. C. J. Sauthier's Map of the Town of Hillsborough, drawn shortly after Francis Nash purchased the Mill Lots, shows no structure of any kind on Lot 19. The "Mill Seat", so frequently mentioned in succeeding deeds, is apparently the miller's cottage and garden shown on Lot 20. Another house is also shown nearer Wake Stroot. Both those structures are still standing behind the Patterson-Palmer House today. The Mill equipment is now gone although many Hillsborough residents still (in 1963) remember it clearly.
3. _____, 1777. Will of General Francis Nash, dated May 3, 1777, in Dept. of Archives and History, Raleigh, N. C. General Nash was killed in the Battle of Germantown, Oct. 4, 1777. His Will leaves his estate to "be equally divided between my beloved wife Sarah Nash and my two daughters Ann & Sarah" and names his wife and "my friend" Alfred Moore as executors.
4. Jan. 2, 1778 (DB 2,1) - Alfred Moore, Executor of General Francis Nash's estate, sells four lots, Nos. 19, 20, 17 and 14, "four acres together with all Houses, outhouses, Gardens, and all other Hereditaments" to James Patterson for 1100 pounds. Patterson was a Revolutionary soldier, and he was one of nine members of the Orange Horse Company who guarded the State Treasury when it was moved from the Blue House in Hillsborough to Fayetteville in 1789.
5. Aug. 16, 1785 (DB 3,14-15) - James Patterson, merchant of Fayetteville, sells Lots 19, 20, and 17 to William Watters, late of Brunswick, now of Orange, and Peter Mallett, merchant of Wilmington, for 666.13.4 pounds. This includes "the grist mill, saw mill, & all other buildings - also all that narrow piece of land lying between the saw mill pond and Lots 139, 138, 137, 136, 135, 133, 132, 131, 141, being the land....appurtenant and belonging to the said mills" as well as a 114-acre tract lately belonging to Edmund Fanning.
6. Oct. 9, 1795 (DB 5,641-643) - William Watters sells his undivided half of the entire purchase to Peter Mallett ("planter of New Hanover Co.") - that is, 1/2 of Lot 19, 1/2 of Lot 17, 1/2 of Lot 20, 1/2 share of the Grist Mill, the Saw Mill, 1/2 of all other buildings and improvements, 1/2 of "that narrow pease of Land lying between the Mill Pond and the lots numbered 139, etc...." Specifically mentions the Mill Dam. 500 pounds.

(Note: This belonged to the Malletts for 18 years and various deeds call it the "Mallett place" or use the words, "said to be the Mallett estate." Peter Mallett died, *Feb. 2, 1805*.)
7. Oct. 29, 1823 (DB 21,1-3) - The heirs of Peter Mallett - Charles Peter Mallett, Peter James Mallett, Edward Jones Mallett, Lotterdahl (i. e., Lutterloh) Mallett, and Giles Mumfort (i. e., Mumford) Mallett, sons of Peter Mallett by his second wife, Sarah Mumford, all of the County of Cumberland deed to John Moseley Walker of the County of New Hanover; for \$5.00, Lots 17, 19, 20 "together with the remains of the grist mill, Saw Mill, and all other buildings and improvements.... also all that narrow piece of land lying between the said Mill Pond and the lots... etc. The "Mill Seat" is mentioned also. This property is deeded by the Malletts to John M. Walker "for the separate and exclusive use of Caroline Mary Walker, wife of Carlton Walker," born Caroline Mary Mallett, daughter of Peter Mallett. (During his trusteeship John M. Walker apparently sold the mill equipment.)
8. Feb. 14, 1842 (DB 29,550) - Caroline M. Walker (Mrs. Carleton Walker) sells Lots 117, 119, and 120 (should read Lots 17, 19, and 20) to Osmond F. Long and James Webb the younger for \$2,287.29 - also "that narrow piece of land...etc.... being land held as appurtenant to and belonging to Malletts Old Mill & Mill Seat." "Mallett's Old Mill Dam" and "the old Mill Pond" are also mentioned.

9. April _____, 1843 (DB 30,355) - William Hooper and Francis P. Hooper of Columbia, S. C., deed to Caroline M. Walker for \$10.00 Lots 117, 119, 120 (should read 17, 19, 20) and the Mill Site on the south side of Eno River, also "that narrow strip of land.....etc." The Hoopers, as heirs of Mrs. Elizabeth Hooper Watters, may have been presumed to have had some claim to the old Mallett land. This deed is obviously only a precaution.
10. Jan. 29, 1846 (DB 32,48) - Osmond F. Long and James Webb, Jr., sell to James M. Palmer for \$1750.00 the Lots 117, 119, and 120 (should be Lots 17, 19, and 20) and that narrow tract of land appurtenant to Mallett's old Mill and Mill Seat, also 2 acres on the south side of the River below Mallett's old Mill Dam.
11. Mar. 21, 1853 (DB 34,246-249) - James M. Palmer, bankrupt, deeds in a Deed of Trust to Nathaniel I. Palmer of Caswell County
"The House and lot in which he resides in the town of Hillsborough situated on the Cross Street leading by the residence of Judge Nash.... also all household and kitchen furniture of every sort and identification, the Pianoforte, one Carriage or Rockaway, etc., etc."

(Note that this indicates a separate kitchen which was evidently a frame structure to the east-southeast of the present house.)
12. Sept. 15, 1853 (DB 34,309-310) - Nathaniel I. Palmer, Trustee of James M. Palmer, sells to Charles Lutterloh of Chatham County, father of Sophia (Lutterloh) Palmer the house and part of Lot 19, 120' x 190' "running back 190 feet to post and railing immediately with the small dwelling house occupied by Thomas Adams," - \$816.00. Exposed to public sale and purchased by W. J. Lutterloh, agent for Charles Lutterloh.
13. Sept. 15, 1853 (DB 34,310-311) - Charles Lutterloh, Senior, deeds the house and the 120' x 190' lot to James M. Palmer, Trustee for Sophia M. Palmer "for natural love and affection which I have and bear towards my said daughter Sophia M. Palmer" - and \$5.00. This is "for the sole and separate (sic) use and benefit of....the said Sophia M. Palmer....free from any claim or claims or demands of the creditors of the said James M. Palmer."
14. Jan. ____ 1855 - Nathaniel I. Palmer's Will, probated in Caswell County, appoints Lavinia I. Palmer and Willie I. Palmer Executors. Willie I. Palmer is not qualified. (Nathaniel I. Palmer died in 1854.)
15. April 5, 1856 (DB 35,148-149) - Lavinia I. Palmer and John C. Palmer (of Wake County), the new trustee, sell to Sophia M. Palmer for \$300 parts of Lots 17, 19, 20.
16. July 30, 1863 (DB 37,124-125) - James M. Palmer and Sophia his wife of Wayne Co., N. C. and John C. Palmer, trustee, sell the northern half of Lots 20 and 17, also Lot 19 (in separate deed) to James S. Watson for \$1500. (Mentions huts or houses on western part of northern half of Lot 14).
17. July 30, 1863 (DB 37,125) - James M. Palmer and Sophia his wife of Wayne Co., N.C. and John C. Palmer sell Lot 19 "known as the Carlton Walker Lot" to James S. Watson.
18. Sept. 18, 1863 (Sec DB 49,468) - Commissioners lay off one-third of lot as Mary Watson's dower right.

19. Aug. 31, 1871 (DE 49,468) - Mary S. Watson sells her dower of 1/3 of an acre (1 ch. 67 links x 1 ch. 95 l.) to Thomas C. Haise (Hayes) for \$200, "the same being my dower that was laid off to me by Commissioners of the lands of James S. Watson dec'd." Presumably Thomas Haise bought James S. Watson's 2/3 acre although no deed is listed. "Tom" Haise or Hayes is said to have kept a shoemaker's shop in one of the two basement rooms of the house.

Thomas C. Haise apparently died intestate, and the house and lot came in to the hands of three inheritors.
20. June 13, 1902 (DE 60,16-17) - T. F. Hayes and Adeline Hayes, his wife, of Alamance County, sell one undivided one-third interest in Lot 19 "it being the lot owned by the late Thomas C. Hayes and containing one acre", to William A. Haycs for \$100.00.
21. April 28, 1905 (DE 60-17) - Mrs. M. E. Anderson of Hillsborough sells one undivided one-third interest in Lot 19, "known as the T. C. Hayes Home Place" to William A. Hayes for \$165.00. William A. Haycs, the third inheritor, now owns all of Lot 19.
22. July 23, 1907 (DE 60,19) - W. A. Hayes and Susan B. Hayes, his wife sell Lot 19, "the T. C. Haycs Lot" to Mrs. Emma Lloyd and her husband, W. A. Lloyd, for \$500.00.
23. July 11, 1960 (DE 177,149) - Miss Ida E. Lloyd, unmarried, daughter and inheritor of Mrs. Emma Lloyd and W. A. Lloyd, sells a part of Lot 19 (a lot 165' x 133.5') including the house to Helen H. Hill for \$10.00 "and other valuable considerations." (The remaining portion of the lot is owned by Mary L. Lloyd.)

Notes on Alterations and Additions:

If, as may be likely, the southeast corner is the original house, there can be very little difference in age between the original and the addition. The entire house seems to be, even to the practiced observer, of a single period.

During the ownership of Thomas Haise or Hays, apparently, the original roofing and the dormers were removed, and a tin roof installed. ("Tom" Haise kept a shoemaker's shop in one of the downstairs rooms.) During the ownership of the Lloyds, a front porch was built, and various small rooms were constructed out of large ones. The outdoor kitchen was abandoned, and a kitchen improvised in the southeast corner room.

Mrs. Erle G. Hill restored the house in 1960-61. The architect was Archie K. Davis and his blueprints are available. The eight dormers were replaced, the front porch removed, and various interior walls were torn down to restore rooms to their original size.

The basic structure of the house is completely original. Roof covering, dormers, portico, shutters, and weatherboarding are not original. The house apparently has its original mantels.

A section of brick wall has been left uncovered in a downstairs bathroom to show the interesting construction of the house.

Historical Events Connected with Structure: James Patterson, an early owner of the lot, was a Revolutionary soldier, one of a detachment of 9 men from the Company of Orange Horse who moved the State Treasury from Hillsborough to Fayetteville in 1789. Peter Mallett was a suspected Tory and member of a famous family. James M. Palmer was Postmaster of Hillsborough in 1853 and Mayor from 1856-1857.

Old Views: None
(Location)

Sources of Information: (1) Deeds Books and Will Books of Orange County, N. C., in Orange County Courthouse, Hillsborough, N. C.; (2) Interviews with Mrs. Erle G. Hill and John W. Carr; also with Mrs. T. E. Lloyd. (3) Newspaper article by Suzanne Jones, "A Midwestorn Lady Had the Vision, Historic Hillsboro Had the House," Durham Herald, Nov. 19, 1961. (4) Autobiography of Peter Mallett and the Mallett genealogy in the John deBerniere Hooper Papers, Southern Historical Collection, Wilson Library, UNC, Chapel Hill, N. C. (5) Will of Francis Nash in Nash Papers, State Dept. of Archivos and History, Raleigh, N. C.