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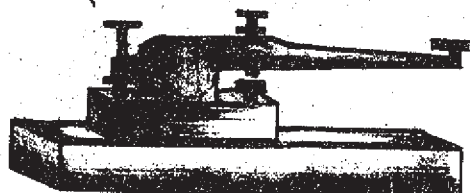
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REPORT ON

APPOMATTOX MANOR

HOPEWELL, VIRGINIA

Prepared by

THE DEPARTMENT OF THE INTERIOR

NATIONAL PARK SERVICE

SOUTHEAST REGION

December 1962

APPOMATTOX MANOR

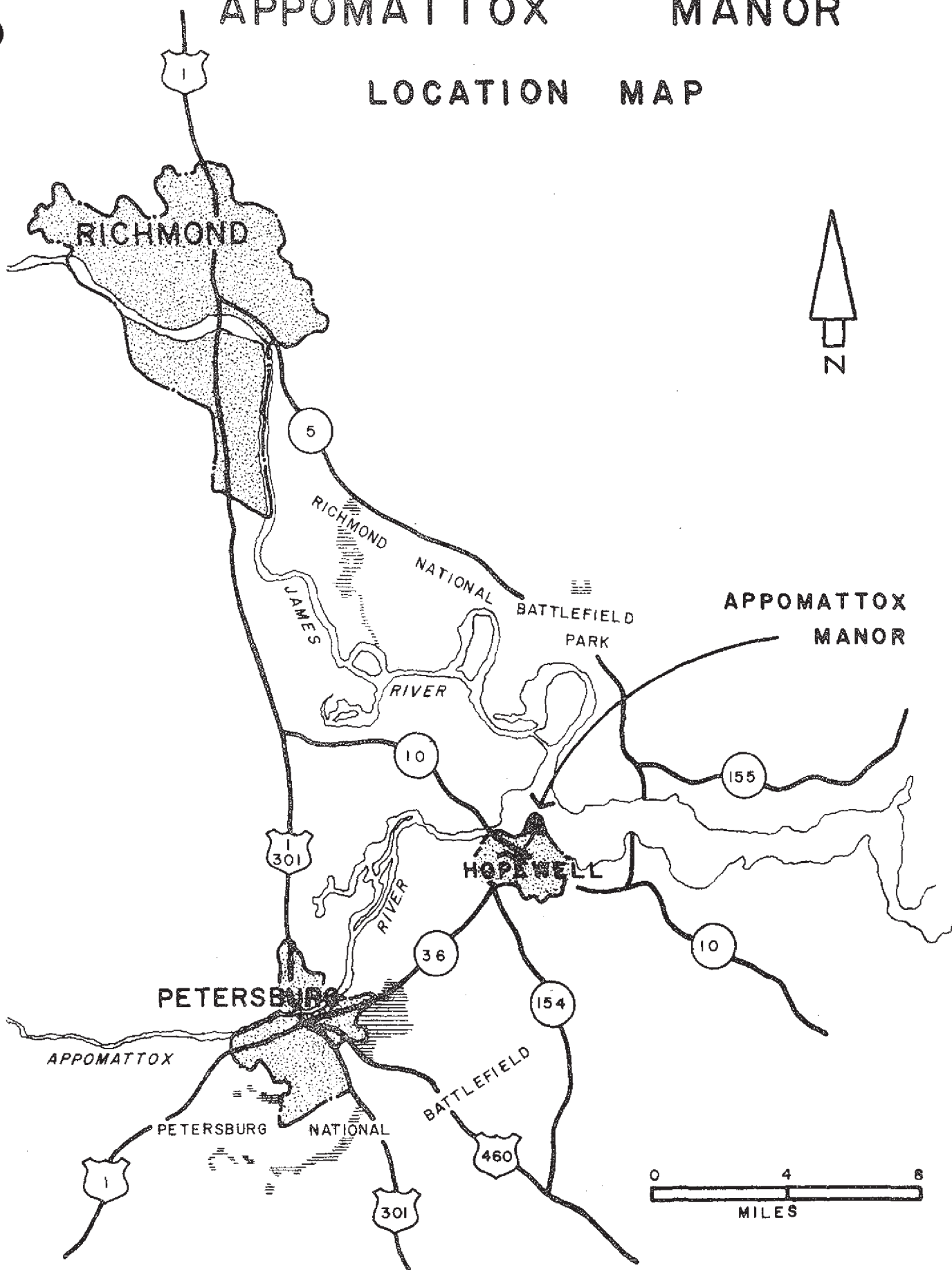
HOPEWELL, VIRGINIA

TABLE OF CONTENTS

	<u>Page</u>
LOCATION MAP	
SUMMARY	1
Conclusions	1
Recommendation	2
GENERAL DESCRIPTION	3
EXISTING STATUS	3
THE RESOURCE	4
Historical Significance	4
THE REMAINING OPPORTUNITY	12
Integrity	12
Adaptability	12
Comprehensive Unit	13
Accessibility	13
Availability	13
Public Interest and Support	14
Timing	14
Boundaries	14
AREA SKETCH MAP	
BIBLIOGRAPHY	

APPOMATTOX MANOR

LOCATION MAP



APPOMATTOX MANOR

SUMMARY

Conclusions

This study indicates that the historical aspect of City Point, including the tract known as "Appomattox Manor," in 1864 and 1865 of the Civil War, is highly significant. True, the historic activity extended beyond the 15-acre tract in consideration but it was upon that tract that the Headquarters, hence the brain center, for not only the Petersburg-Richmond Campaign, but for the entire area of Federal military operations--in the Shenandoah Valley, in Tennessee, in Georgia and the Carolinas--was located. Not only is the military history of the Nation notably represented by the site, but it is also importantly associated with some of the outstanding historic personages of mid-nineteenth century America.

Many other things about the site are of interest: the fact of the land having been patented in 1635 and held to the present, some 330 years later, in the same family and the same name; the relatively minor episodes there during the American Revolution, the lovely grounds with venerable giant trees, formal gardens, and commanding view of the two rivers; the house--though somewhat altered--almost 200 years old; the remarkable old furniture and utensils in house and outbuildings.

These all combine to add interest and enjoyment, but the bid of Appomattox Manor for national significance must rest, not only

primarily but almost solely, upon its role as Headquarters for the Armies of the United States in fateful 1864-1865. It has been called the "Pentagon of the Civil War." During the final two weeks before the surrender of Lee's Army of Northern Virginia, by virtue of President Lincoln's presence and activity there, it could, with equal reason, be called the "White House" for that critical period.

Lincoln made his residence and headquarters aboard the River Queen and Grant in one of the huts on the Manor grounds. The fact that the first has long vanished and the latter has since been removed to Philadelphia weakens integrity of the site. Authenticity of the location itself, however, is well established and the site has been kept free of modern intrusions in the immediate vicinity.

Appomattox Manor represents an outstanding historic entity worthy and adaptable to preservation, development and administration for public use and enjoyment.

Recommendation

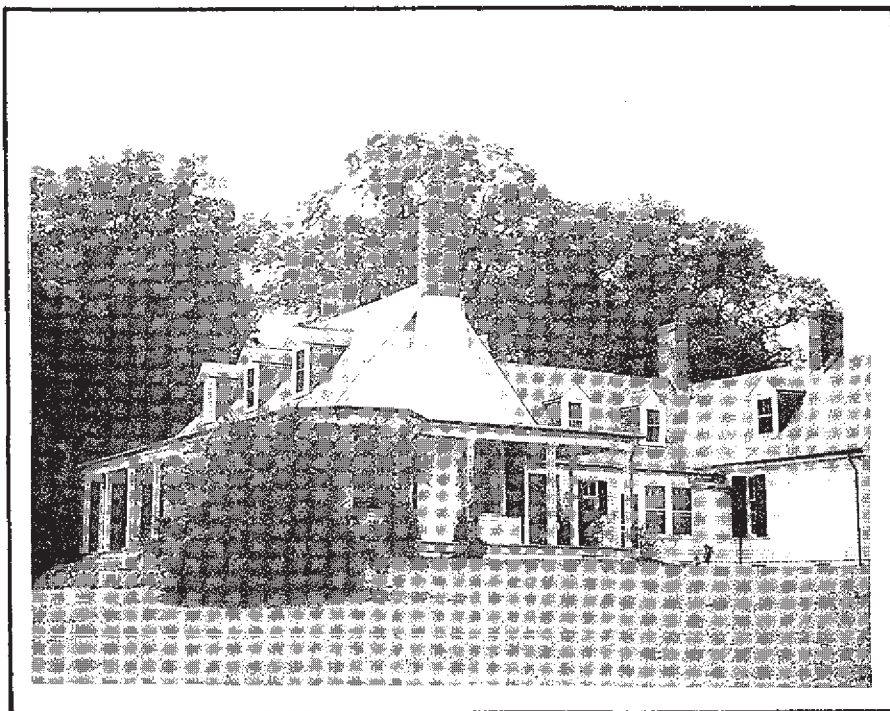
It is recommended that favorable consideration be given to Appomattox Manor for establishment as a National Historic Site.

GENERAL DESCRIPTION

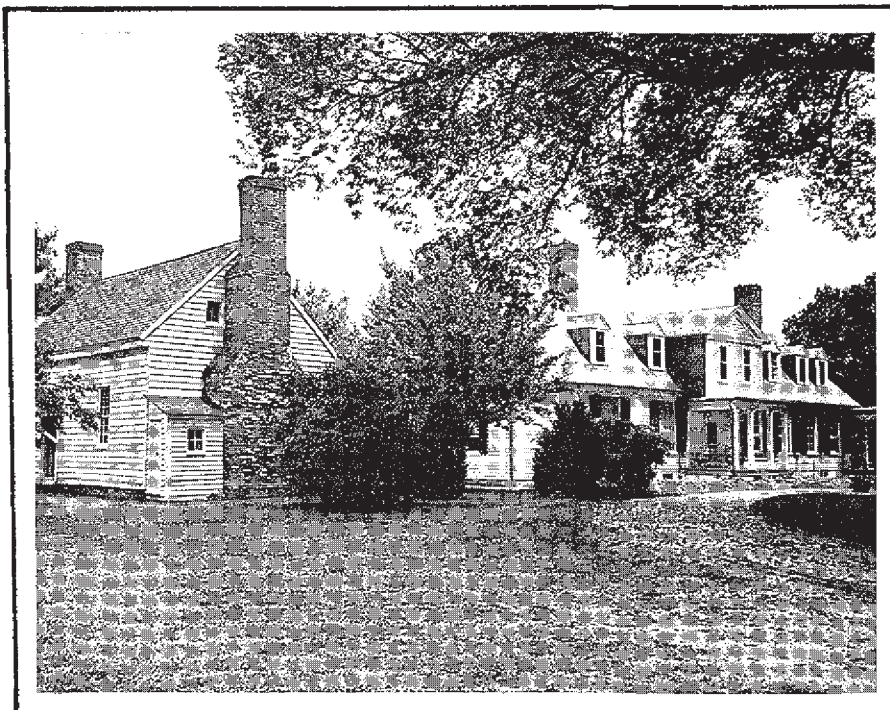
Appomattox Manor is located in Hopewell, Virginia on a promontory overlooking the confluence of the James and Appomattox Rivers. The manor house, Richard Eppes' residence, and several outbuildings are on the property. The property is privately owned and includes a total of about 15 acres.

EXISTING STATUS

Through a five-year lease, the Appomattox Manor Development Corporation now operates the Manor as a tourist attraction for which an admission fee is charged. A self-guiding trail around the grounds and conducted tours in the manor house and old kitchen provide the visitor with information about the area.



Present condition of manor house.



Present condition of manor house, right, and
kitchen building, left.

THE RESOURCE

Historical Significance

1

Appomattox Manor, the site of the significant historic values to be identified, is located at the northern terminus of Cedar Lane in Hopewell, Virginia. It is on a high, wooded point of land (City Point) on the south bank at the confluence of the James and Appomattox rivers. Reference to Appomattox Manor in this memorandum will include the manor house, adjacent buildings, gardens, and curtilage, including the shores of the two rivers. Within the curtilage are the sites of a number of outstanding and significant events, activities, and structures in our Nation's history; these are listed, in the following sections, in descending order of appraised significance. Included, in addition, are events which took place on the James River immediately adjacent to Appomattox Manor. Supplementing these historic values are those that are outstanding in the history of Appomattox Manor, ancestral estate of the Eppes family.

1. FROM JUNE 15, 1864 UNTIL MARCH 29, 1865, THE HEADQUARTERS, ARMIES OF THE UNITED STATES, WERE LOCATED AT APPOMATTOX MANOR.

The headquarters organization of General-in-Chief U. S. Grant and Staff was devised to control all United States Armies operating

1

A check of the 1242-page General Index shows no reference at all to Appomattox Manor in the (serially) 130-volume Official Records of the Union and Confederate Armies. However, for convenient identification, we use that term, as above defined, in this report. A check of the 4 citations to Eppes, or Epes, in the General Index likewise discloses no reference to the Eppes House or lands at City Point (Hopewell). Perhaps even more strangely, Appomattox Manor is not listed in "Swem's Index."

during the years 1864 and 1865 of the Civil War. Twenty-one Army Corps, eighteen military districts and 533,000 troops were within this command. Commanders in all strategic localities were kept constantly informed by telegraphic communication from Appomattox Manor as to their parts in the grand strategy to defeat the armed forces of the Confederacy. These included, in addition to the forces in the Richmond-Petersburg area, and others, Sheridan vs. Early in the Shenandoah Valley, Thomas vs. Hood in Tennessee, and Sherman vs. Johnston in Georgia and the Carolinas. The Headquarters, with its Commanding Officer, the General-in-Chief of the United States Armies, the Army Chief of Staff, and the President of the United States as Commander-in-Chief gave the United States, for the first time, an efficient and modern system of command for waging war.

It was noted by one of the staff at Appomattox Manor, during this nine-and-one-half month period that "information of an exciting nature was constantly received and important orders issued. The officers on duty had an opportunity to watch the great war drama from behind the scenes, from which point they witnessed not only the performance of the actors, but the workings of the master mind that gave the directions and guided all the preparations" of the United States military movements against the armies of the Confederate States Government.² Headquarters, Armies of the United States at Appomattox Manor (City Point) "was destined to become historic and to be the scene³ of the most memorable events of the war."

² Horace Porter, Campaigning with Grant (New York, 1897), 233

³ Ibid., 211-12

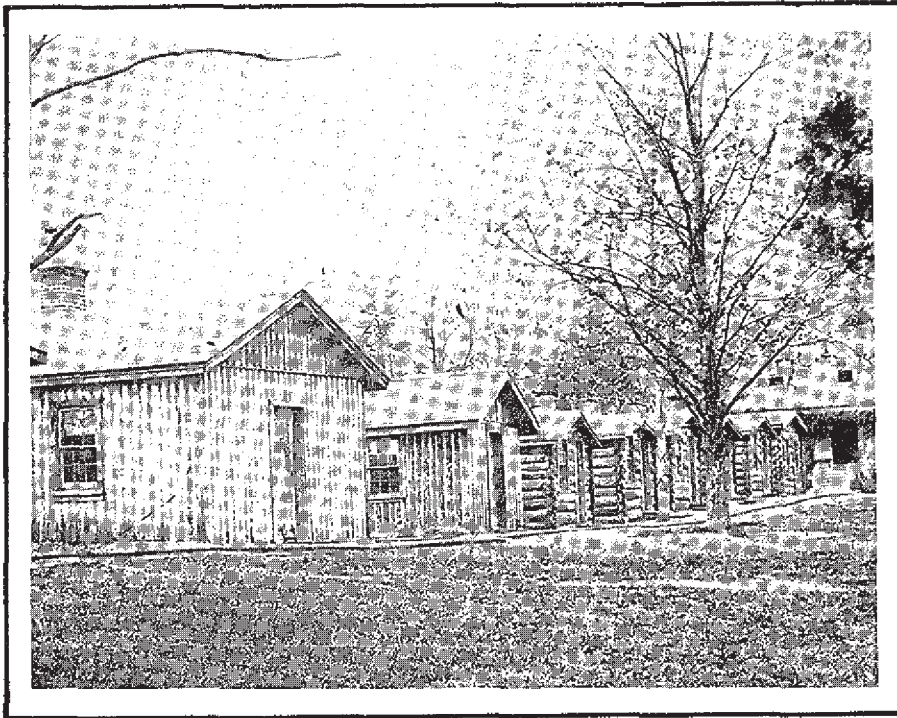
2. LIEUTENANT GENERAL U. S. GRANT, GENERAL-IN-CHIEF, ARMIES OF THE UNITED STATES, AS THE COMMANDING GENERAL OF HEAD-QUARTERS, ARMIES OF THE UNITED STATES, WAS QUARTERED AT APPOMATTOX MANOR ESTATE DURING THIS PERIOD.

Office and quarters of General Grant was at first a tent, then a log hut (Sheridan later called it a "shanty"⁴) in the midst of the other similar structures comprising Headquarters on the Appomattox Manor grounds. Here, at Appomattox Manor, Grant exercised his command over the land forces of the United States. "In all purely military questions his will was at this time almost supreme, and his authority was usually unquestioned. He occupied the most conspicuous position in the Nation, not excepting that of the President himself, and the eyes of all the loyal people in the land were turned to him appealingly as the one man upon whom their hopes were centered and in whom their chief faith reposed."⁵

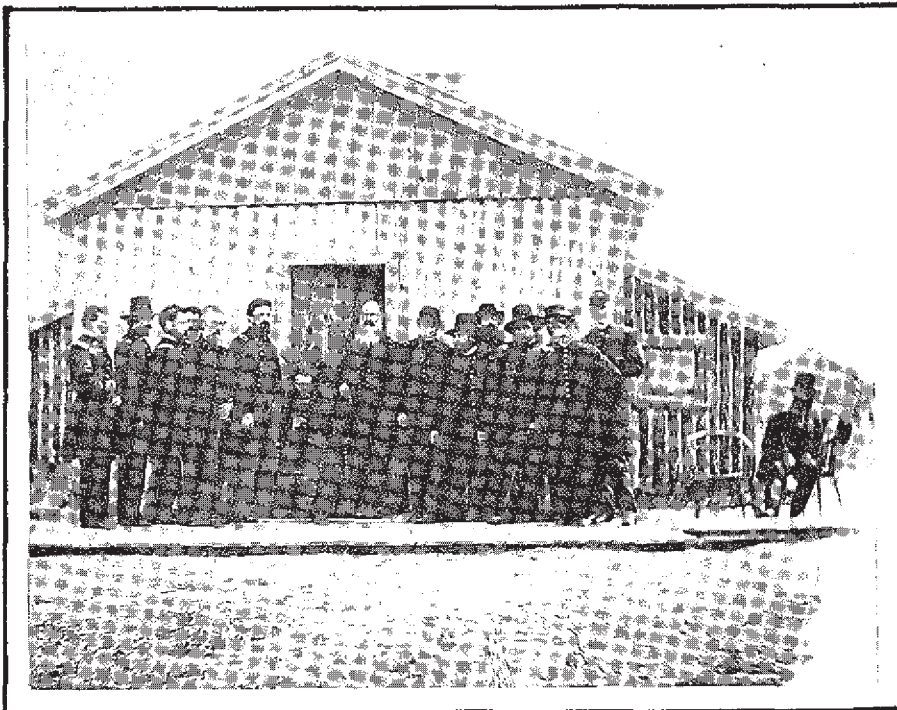
It was here that General Grant conducted his campaign against the principal field army of the Confederacy, General Robert E. Lee's Army of Northern Virginia. Grant's whole strategy for bringing the war to a close was pivoted on the "fixing" of Lee. To do this Grant became the "the de facto commander of the Army of the Potomac," and of the Army of the James, leaving the detail of executive command

⁴ Philip H. Sheridan, Personal Memoirs of P. H. Sheridan (2 vols., New York, 1888), II, 132.

⁵ Porter, op. cit., 30-31



Cabins at Appomattox Manor where Grant and his staff were quartered. Grant's cabin is the first on the left.



General Grant, Commanding General of HAUS (Headquarters, Armies of the United States) and his staff in front of Grant's cabin in 1865.

to the respective Army commanders.⁶ It was here, too, that General Grant spent many of his wartime days with his family. His exemplary family life was evident to all. Porter has written "their family life was altogether beautiful in its charming simplicity and its deep affection."⁷

3. PRESIDENT ABRAHAM LINCOLN FOR TWO OF THE LAST THREE WEEKS OF HIS LIFE HAD HIS EXECUTIVE OFFICE AT HEADQUARTERS, ARMIES OF THE UNITED STATES.

President Lincoln visited Grant's Headquarters at Appomattox Manor in June, 1865, and from March 24 to April 8, 1865. The President was quartered aboard the River Queen, which was anchored in the James River within view of Grant's Headquarters. During the 1865 visit, Lincoln "lived in the telegraph office" and in an adjoining tent that had been provided him as an office at Appomattox Manor.⁸ Lincoln kept in telegraphic communication with Washington and his field armies. As he informed Grant, "having no great deal to do here, I am still sending the substance of your despatches to the Secretary of War."⁹

President Lincoln came to Appomattox Manor because he wanted to be "nearer to the end of General Grant's present movement."¹⁰ It was

⁶ J. F. C. Fuller, The Generalship of Ulysses S. Grant (London, 1929), 212-13.

⁷ Porter, op.cit., 283-85

⁸ David H. Bates, Lincoln in the Telegraph Office (New York, 1939), 64-65; 334. "Lived in," of course, is not to be taken literally.

⁹ Lincoln to Grant, April 1, 1865, Collected Works of Abraham Lincoln (8 vols. and index, Brunswick, N. J., 1953-55), VIII, 379.

¹⁰ Lincoln to Stanton, March 30, 1865, ibid., 377.

during this period that Lincoln and Grant had conferences with the principal military men of the Union: Meade, Sherman, Sheridan, Ord, Porter and others.¹¹ Immediately after, General Grant began his flanking movement against General Lee that resulted in the Battle of Five Forks, the evacuation of Petersburg and Richmond, and the Appomattox Campaign, ending with the surrender of Lee's Army of Northern Virginia.

Most probably the last telegram of military importance to be sent by President Lincoln was wired from Appomattox Manor on April 7, 1865: "General Sheridan says 'If the thing is pressed I think that Lee will surrender.' Let the thing be pressed. A LINCOLN."¹²

Lincoln's son Robert was on Grant's staff, and since Mrs. Lincoln and their other son, Thomas, had accompanied the President, their stay at City Point was a family reunion. Mrs. Grant and some of her children, as well as other officers' wives and guests were also there.

4. APPOMATTOX MANOR PROBABLY IS THE OLDEST ENGLISH COLONIAL LAND GRANT IN THE UNITED STATES TO CONTINUE IN THE SAME FAMILY. The establishment of this statement as historical fact has not been undertaken. Appomattox Manor as part of an original land grant by Charles I to Captain Francis Eppes in 1635 has had continuous ownership

¹¹William T. Sherman, Memoirs of General W. T. Sherman (2 vols., New York, 1891), II, 325; Sheridan, op. cit., II, 132.

¹²Lincoln to Grant, April 7, 1865, Lincoln's Collected Works, VIII, 392.

by the Eppes family for nearly 330 years.¹³ Francis Eppes was a member of the King's Council, House of Burgesses, and held other civil and military offices. During the Revolution, the Eppes served in civil and military positions.

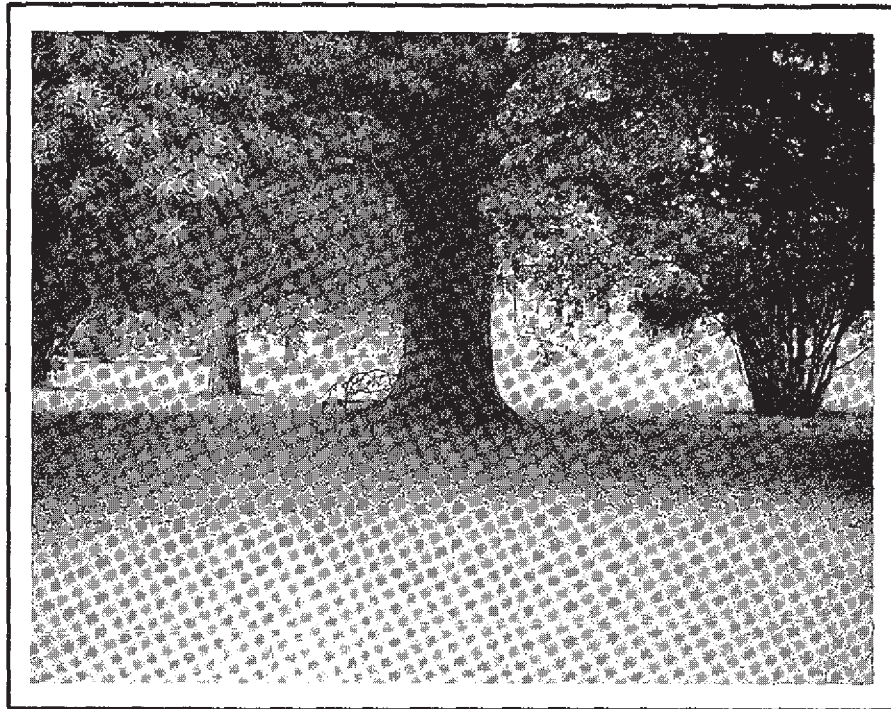
In the Revolutionary War the manor house was set afire by British forces, but was saved by the plantation slaves. In the Civil War, Union gunboats shelled Appomattox Manor.¹⁴ Evidence of this gunfire can be seen on the chimneys and veranda columns of the manor house.

The first house was constructed not long after 1635. Its site seems to have been between the present manor house and the river. It was torn down sometime prior to 1763. This date is inscribed on a wall brick in the oldest part of the present manor house. Timbers from the earlier house are said to be incorporated in the house which dates from 1763.

This is a one-and-one-half story wooden structure with a high-pitched gable roof and dormer windows. Centered in its facade is a small porch with a pedimented section set in the center of the roof. This latter porch was most probably added in the early 1900's.

¹³"Abstracts of Virginia Land Patents," Virginia Magazine of History and Biography, Vol. III, No. 4 (April, 1896), 281; 393-401; Memorandum, Regional Chief of Lands to Assistant Regional Director, September 28, 1962, in Files Southeast Regional Office, National Park Service.

¹⁴Francis Earl Lutz, The Prince George-Hopewell Story (Richmond, 1957), 89, 164; Virginia; A Guide to the Old Dominion, American Guide Series (New York, c. 1940), 577-78.



Near this large tree is located the site of Grant's cabin where he conducted the Union campaign against the armed forces of the Confederacy.



Condition of manor house in 1865.

In the 1840's an east wing had been added. It matches the general construction of the 1763 house; a veranda embellished with iron fretwork was also included in the addition. A west wing and certain other constructional features were added in the early 1900's. At present, three of the five rooms on the first floor are furnished. Nearly all the furniture antedates the Civil War.

Behind the house is a one-and-one-half story kitchen, a dairy house and smokehouses. These probably were constructed about 1710. The colonial garden south of the house, rehabilitated after damage during the American Revolution, was destroyed in the Civil War. The present gardens southeast of the house were developed after the war, as a "Reconstruction" project.

The huts constituting the headquarters of the Armies of the United States did not long survive the war. Army Nurse Adelaide W. Smith, upon leaving the area, apparently early in the summer of 1865, reports: "At City Point . . . little remained to show the old site of General Grant's Headquarters of the United States Armies... ."

The cabin occupied by the Commanding General found permanent sanctuary at Fairmount Park in Philadelphia.¹⁶

The grounds of Appomattox Manor extend to the shores of the James and Appomattox rivers. The present-day buildings and historic stairs are on a bluff affording a picturesque view of the confluence of

¹⁵Reminiscences of an Army Nurse during the Civil War (New York, 1911) 238.

¹⁶Lutz, op. cit., 175.

the two rivers. During the Civil War, but now gone the way of the subordinates' huts, were a wharf and steps leading to the James River. Many native and exotic trees and shrubs were planted before the Civil War; a number of these, now spectacular specimens, survive to this day. Trees that were near Grant's quarters are among these.

5. GREATEST LOGISTICAL OPERATION OF THE CIVIL WAR WAS COMMANDED FROM, AND CONDUCTED ON, THE WATERS AND SHORE ADJACENT TO APPOMATTOX MANOR.

The chief Quartermaster of Grant's Staff was responsible for all logistical operations of the Armies of the Potomac and the James. His headquarters from June, 1864, to May, 1865, were in the Manor house. The historian of Prince George County colorfully, and accurately, describes the scope of these operations:

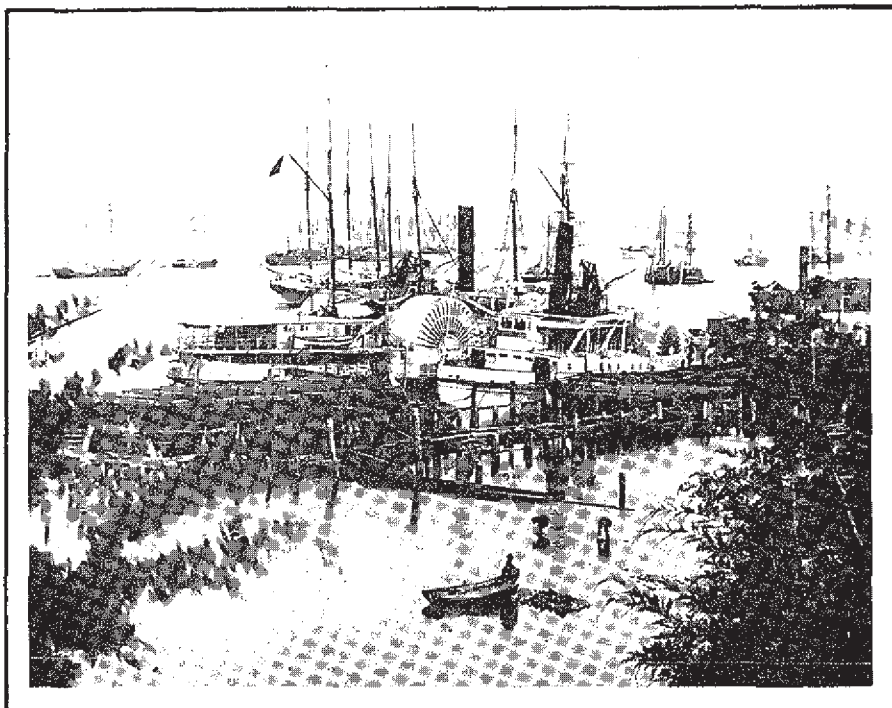
On an average day that summer /1864/, there were forty steamboats, seventy-five sailing vessels and one hundred barges tied up along the mile-long waterfront. Army hospitals to accommodate 10,000 casualties were built along the bluff from City Point to the present Hopewell Yacht Club.

Vast quartermaster, commissary and ordnance warehouses, bakeries, blacksmith shops, wagon repair shops, barracks for soldiers and quarters for civilian workers were constructed. Of course, there was the inevitable military cemetery with daily burials.

Before the end of the summer the City Point Railroad /"Grant's Railroad"¹⁷ had been changed to standard gauge /gauge/ and twenty-one miles of branches eventually were operated behind the front lines. Freight yards, coal docks, round house and repair shops were built at City Point.¹⁷

Note: Bibliography is presented at back of report.

¹⁷ Ibid., 174-75; An army nurse at City Point, Adelaide Smith, op. cit., 117, stated that the hospital capacity was over 9,000 and that it covered 25 acres.



The James River at Appomattox Manor was the logistical center for the armies of Grant's operation against Richmond and Petersburg in 1864-1865. On an average day in the summer of 1864 there were more than 100 vessels tied to the wharf at City Point.



The James River of today is an important artery for ocean going vessels.

THE REMAINING OPPORTUNITY

Integrity

It is well established that the 15-acre tract under consideration is a portion of the Union Military base maintained at City Point during the final year of the Civil War. The manor house and several out-buildings such as the kitchen, smokehouse and dairy house have survived the ravages of time and all are in a good state of repair. Minor alterations which have been made could easily be corrected to return the buildings to their historical appearance.

Nearby the manor house, and in the area where a number of temporary log cabins existed during Union occupation of the site, nothing remains above ground beyond a small mound of bricks said to be the remains of the fireplace chimney of one of the log cabins. On the other hand, no modern buildings or other developments occupy this area and it may be possible that archeological study could establish the location of the sites of some of the small buildings which were important parts of the military establishment.

Adaptability

Historical and archeological study and research would be necessary to establish authenticity and accuracy of any interpretive exhibit displayed or story told at Appomattox Manor, but once this is accomplished, the site appears to be adaptable for effective preservation, administration, interpretation, development and use.

Comprehensive Unit

The 15-acre tract is the site of Grant's headquarters of 1864-65. Most of historic importance to the Manor story proper lies within the boundary.

Accessibility

Appomattox Manor is easily accessible from all points in Eastern Virginia. U. S. Highway 1, 301 and Interstate 95 give access from the north and south, and several good state highways pass through and near Hopewell, Virginia, the city streets of which lead directly to the Manor grounds.

Availability

Mrs. Ashley P. Cutchin holds a life estate in about 14 acres of the property. It then goes in fee simple to her brother, Richard Eppes, who lives adjacent to the Manor. His son, presumably, would be the next heir. The residence of Richard Eppes and adjacent area of about one acre are owned by him.

The manor, structures and grounds of the 14-acre area are at present leased for a period of five years to the Appomattox Manor Development Corporation which has made considerable improvement in the property. The corporation had hoped to realize a return on its investment, and accordingly charges admission to the Manor and also operates a gift shop there. Any sale of the property would have to be agreed to by Mrs. Cutchin, her brother Richard Eppes, and their consorts.

Public Interest and Support

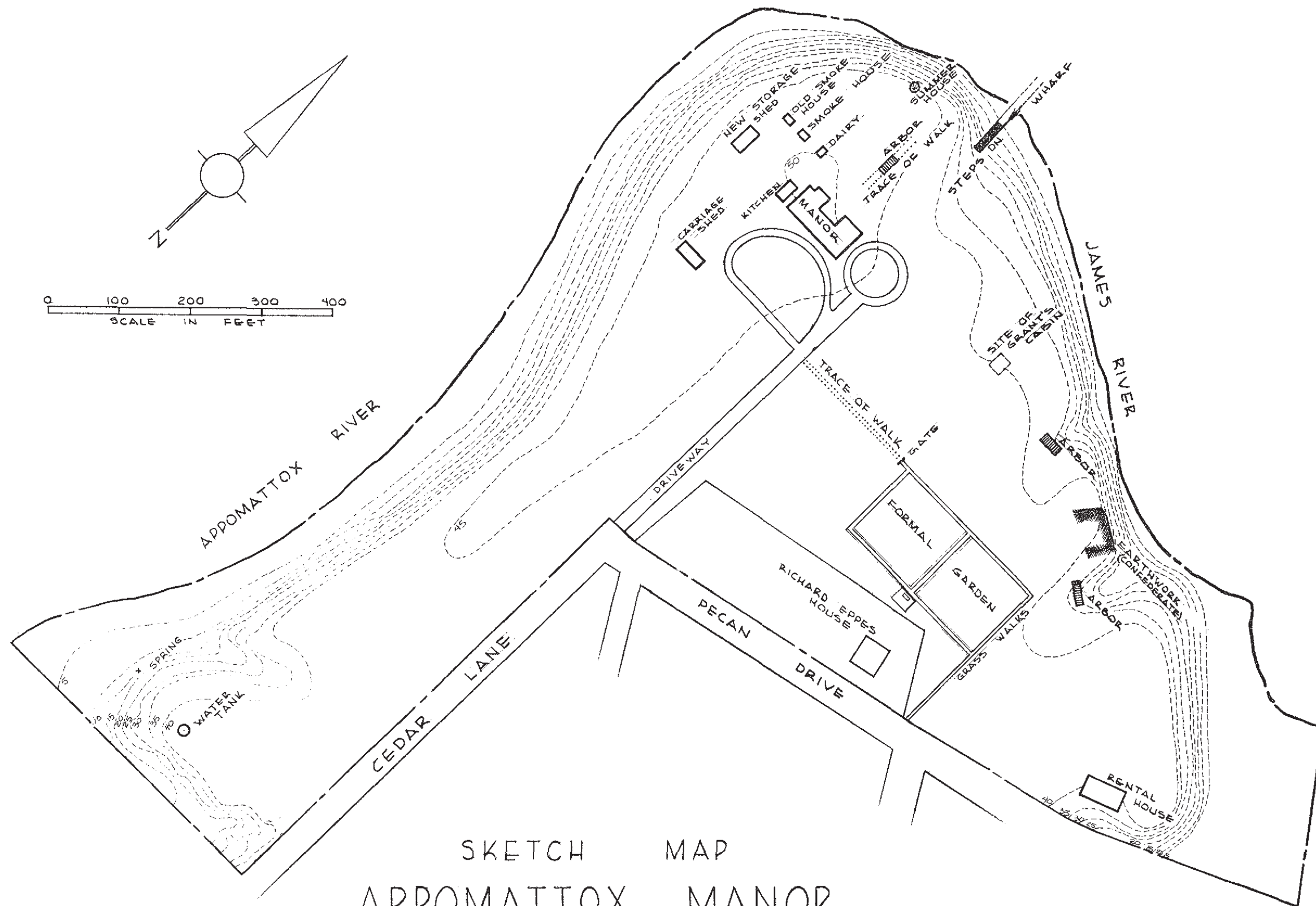
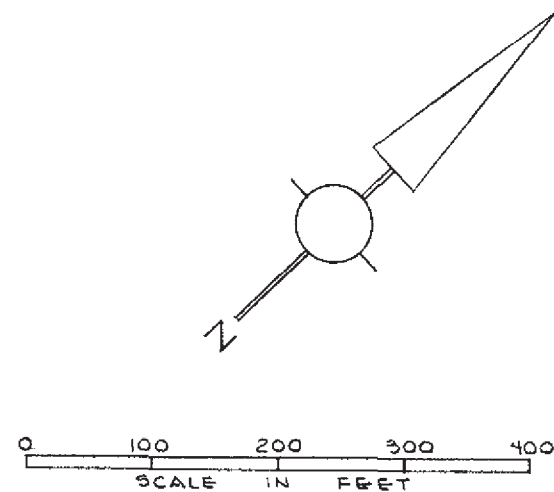
In recent months, interest in Appomattox Manor and support for the suggestion that it be added to Petersburg National Military Park has been increasing. The Chamber of Commerce of Hopewell, Virginia, is much in favor of the idea and a number of interested individuals have raised support for the suggestion.

Timing

The Civil War Centennial period appears to be an appropriate time for this area to be considered for permanent preservation and development for public use and enjoyment.

Boundaries

The Manor property is bounded on the north by the James River; on the west by the Appomattox River; on the east and south by city streets.



SKETCH MAP
APPOMATTOX MANOR
HOPEWELL, VIRGINIA

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	25,817 T

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73	20,300 X
	1,366 =
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