

**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 *How to Complete the National Register of Historic Places registration Form* (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If an 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Hale House - Patterson Hotel
other names/site number Patton Hotel, Watertown Bed and Breakfast

2. Location

street & number 116 Depot Street not for publication N/A
city or town Watertown vicinity N/A
state Tennessee code TN county Wilson code 189 zip code 37184

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this 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 for in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally (See continuation sheet for additional comments.)

Herbert L. Hays 1/31/97
Signature of certifying official/Title Date
Deputy State Historic Preservation Officer, Tennessee Historical Commission
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See Continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

- I hereby certify that the property is:
- entered in the National Register.
 See continuation sheet
 - determined eligible for the National Register.
 See continuation sheet
 - determined not eligible for the National Register
 - removed from the National Register.
 - other, (explain:) _____

Edson H. Beall 3/14/97
Signature of the Keeper Date of Action

Hale House - Patterson Hotel
Name of Property

Wilson County, TN
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

Number of Resources within Property
(Do not include previously listed resources in count)

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

Contributing

Noncontributing

Contributing	Noncontributing	
1	1	buildings
		sites
		structures
		objects
1	1	Total

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

N/A

Number of Contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

COMMERCE: hotel

Current Functions

(Enter categories from instructions)

COMMERCE: hotel

7. Description

Architectural Classification

(Enter categories from instructions)

OTHER: Queen Anne/Classical Revival

Materials

(Enter categories from instructions)

foundation STONE

walls BRICK

roof ASPHALT

other WOOD

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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 N/A

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

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** moved from its original location.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property
- G** less than 50 year of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

COMMERCE
ARCHITECTURE

Period of Significance

1898 - 1946

Significant Dates

1898, 1919

Significant Person

(complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

UNKNOWN

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS): N/A

- 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 # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository:

Center for Historic Preservation - MTSU

Hale House - Patterson Hotel
Name of Property

Wilson County, TN
County and State

10. Geographical Data

Acreage of Property .37 of an acre

UTM References

(place additional UTM references on a continuation sheet.)

Watertown, TN 318SW

1 16 557880 3995020
Zone Easting Northing
2 _____

3 _____
Zone Easting Northing
4 _____

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Susan A. Besser and Dr. Carroll Van West
organization MTSU Center for Historic Preservation date September 1996
street & number Box 80 MTSU telephone 615-898-2947
city or town Murfreesboro state TN zip code 37131

Additional Documentation

submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 Or 15 minute series) indicating the property's location

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO) or FPO for any additional items

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Bob and Sharon McComb
street & number 116 Depot Avenue telephone 615-237-9999
city or town Watertown state TN zip code 37184-1404

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 listing. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P. O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20303.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Hale House/Patterson Hotel, Wilson Co., TN

VII. Description

The Hale House/Patterson Hotel, Wilson County, TN, is located at 116 Depot Street, Watertown, TN. Constructed in ca. 1898 and 1912, this frame, red brick veneer, two-story building began as a central hall plan and frame house. The original exterior was weatherboard. In 1912, the brick red veneer was added as well as the classic square columns and the wraparound porch. From this simple Folk Victorian style with Queen Anne influences emerged a Classic Revival hotel, as the bay of the Queen Anne style became the polygonal projection of the Classical Revival. Also, other Queen Anne influences remained in place, including the windows where the large panes of glass are surrounded by smaller panes of glass. Thus, the building is an interesting blend of Queen Anne and Classical Revival elements.

The roof of the main portion of the house is a dual pitched hipped asphalt shingle roof. The roofline of the back additions reveal a dual-pitched gable asphalt shingle roof. The foundation is limestone. In 1912 when the brick veneer was added, a water table was formed when stucco was applied to lower portion of the brick veneer.

The east (main) facade contains three bays which consists of a first floor entry centrally located. Multi-paned sidelights and transom surround a multi-paned door consisting of fifteen glass panes, three across and five down. A segmental arched wood lintel is above the entry. This arched lintel is typical of the late nineteenth century vernacular architecture and is a common element throughout the exterior of the house above each window and door. The entry is flanked by large one-over-one sash windows on either side. Operable louvered shutters are located on either side of the first story windows. A full facade colonnade porch with shed roof extends the width and height of this facade. It extends around the

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 2

Hale House/Patterson House, Wilson Co., TN

north side of the house. Five square wood columns with unadorned capitals rest on brick plinths. These columns also support the second story porch and it is further defined by a simple wood balustrade. The simplicity of the columns is typical of the vernacular interpretation of the Classical Revival style. The second story fenestration consists of a centrally located door which leads to the second story porch. The door is glass and wood paneled. Sidelights and transom surround the door. Flanking the entrance are large one-over one-sash windows that are slightly smaller than those of the first story.

The northern elevation reveals the extension of the front porch on the original portion of this structure. The first story of the original portion contains a wide one-over-one sash window to the east. A bay consisting of a single entry with transom and single one-over-one sash windows dominate this elevation of the first story. The exterior door of the bay is in the elaborate Queen Anne style with precise machine carved decorative detailing and a single large pane of glass set into the upper portion. This may have been the original front door prior to the 1912 renovation. The second story fenestration consists of two one-over-one sash windows. To the west of the porch are additions to the dwelling. The first story consists of a side entry flanked by one-over-one sash windows. The second story consists of three one-over-one sash windows, the middle window is smaller than the others.

The west elevation fenestration reveals an irregular pattern of windows. The first portion of the elevation has a small sash window on the first story. This distinctive window is a Queen Anne style window with a multi-paned window over a single sash. This multi-paned window creates a checkerboard pattern of green and purple glass. The second story contains a narrow one-over-one sash window. At the northwest corner of the elevation it is apparent that the original door has been boarded up and

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 3

Hale House/Patterson Hotel, Wilson Co., TN

is no longer operable. The remaining west elevation on the first story contains two single doors. The second door has a transom window. A narrow one-over-one sash window is located on the southwest corner. The second story reveals a door with a transom and two one-over-one sash windows.

On the south elevation, the irregularity of the floor plan is apparent. The first story fenestration in the original portion contains two one-over-one sash windows. The second story reveals two one-over-one sash windows. A wing on this elevation contains a large window with sidelights which corresponds to the existing dining room and a one-over-one sash window in the elevation on the southeast wing. The second story contains a narrow one-over-one sash window in the south elevation and a one-over-one sash window in the southeast elevation.

The development of the Hale House/Patterson Hotel over a period of twenty years is rather interesting. The interior of the parlor is embellished with white-painted bead board wainscoating, capped with a chair rail, a late Victorian period wall treatment. The parlor contains one large one-over-one sash window and a small one-over-one sash window. A multi-pane wood door is flanked by multi-pane sidelights.

The distinctive woodwork and door casings reflect the more classical style and were probably added in 1912. Corner blocks at corners of door and window casings, typical of the Classical Revival period, display a simple round disk or patera. The original coal-burning fireplace in the parlor is highly ornamental. The mantel shelf back is graced with a curvilinear design. Beneath the shelf are a series of arches. Paired decorative brackets are located below the shelf. Below the decorative brackets are high relief pilasters. This mantelpiece would correspond to the vernacular decor of the Queen Anne style. Adjacent to the fireplace is a five paneled,

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 4

Hale House/Patterson Hotel, Wilson Co., TN

stained door with operable transom. The area beyond this door functions as a closet. However, due to the presence of the transom window, the original function may have been as an entry into another room. The parlor is a very open space with a vista encompassing the handsome staircase. Presently, a support beam terminating with a post located 9 feet 8 inches from the front wall corresponds to the second story wall above. The parlor in the 1898 configuration may have been more separated from the hallway.

To the north of the parlor is the library. The French doors, stained and varnished, were probably added to the room in the 1912 renovation. Most likely this was originally a dining room or sitting room. The present owners added the built-in bookcases in 1989. A large one-over-one sash window is located in the east side of the room. A small one-over-one sash window is located in the north side of the room. The classical molding surrounds the doors and windows. The coal-burning fireplace is cast iron, painted black, and has been retained. The mantel shelf is slate and the detailing is in the Classical mode and it is likely to have been part of the 1912 renovation. A four-inch crown mold (1989) sets off the built in bookcases. Built-in seats (1989) are located at each window.

A study/music room is located to the west of the library. The entry to the room contains a five panel door with an operable transom. This room corresponds to the polygonal projection of the plan. The entry to the side porch is a single door with a transom. The wood door contains a large single pane of glass in the upper portion. A large double window with a northern exposure brings filtered light into the study/music room. The fireplace surround is also cast iron with the shelf supported by paired brackets. A three-inch crown mold is located at the ceiling. The original ceiling fixture, which is brass, contains five lamps. The floor of the study

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 5

Hale House/Patterson Hotel, Wilson Co., TN

consists of three-inch poplar boards which run perpendicular to the front of the house.

To the south of the study/music room is a bedroom. The room is entered through a five paneled door with an operable transom. In the 1989 renovation a section in the southwest corner measuring four by five x 5 section of this room was incorporated into the adjacent dining room to create a niche for the piano. This room contains a large one-over-one sash window, trimmed with classical detail molding. The hardwood floor in this area has been covered with wall to wall carpeting.

A large dining room is located west of the bedroom. A five panel door with operable transom serves as the entry to the dining room. The north portion of the room is flooded with daylight which comes from a large window with sidelights and two windows on either wall of the south wing. A five paneled door with an operable transom leads to the kitchen. Five-inch crown molding is located at the ceiling. The floor of the dining room is comprised of five inch wide poplar boards running parallel to the front of the house.

Two bathrooms, measuring six feet by seven feet, are located across from the dining room. These were part of a bedroom that was converted by the present owners in 1989 due to local health codes for a Bed and Breakfast and dining room that seats over fifteen people.

Located west of the study/music room is a narrow galley kitchen and a room which functions as the bedroom for the innkeepers. A recently exposed brick chimney flue with a coal-burning fireplace creates an one foot offset in this room. A desk area was built in to the offset. The side entry no longer retains its original function, but simply provides natural light to the kitchen. The exterior steps have been removed. This space

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 6

Hale House/Patterson Hotel, Wilson TN

was created in the 1989 remodeling and is adjacent to the bathrooms which serve the dining area for large functions. The back room of this portion of the structure functions as the closet and bathroom for the innkeepers, the most unique feature being the Queen Anne windows containing a green and purple checkerboard design in the top half of the sash window. It is not known when the plumbing was added. An exterior door on the southwest wall was boarded up at the time of this renovation.

Perhaps, the most striking interior feature of the house is the elaborate newel post and distinctive balustrade leading to the second story. The newel post is in the Classic style with recessed panels painted white with the large finial of the newel post stained. The banister of the balustrade is quite unique as it has a rounded hand rail curving into the square rail and appears to be milled from a single piece of lumber. This banister is stained while the spindlework railing is painted white. The balustrade of the first floor has elaborate urn-like spindles. The stringer of the enclosed stairs is set off with wood trim creating a wide border. Running along the center of this border are high relief circular motifs contributing to the Classical effect. The upstairs balustrade is a much simpler square style spindle. Due to the classic detailing of the staircase it would appear to date from the 1912 renovation. A closet located in the alcove below the staircase contains an office.

Excluding the parlor, a nine-inch baseboard, circa 1912, is used in the hall and public areas of this structure. The door frames in the hall leading to the library, music/study room, bedroom, dining room and kitchen are fluted with corner blocks or patera. Each door frame rests on a plinth. Window frames throughout parlor, library, bedroom, and dining room are of the Classical style, circa 1912.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 7

Hale House/Patterson Hotel, Wilson Co., TN

The large kitchen has been remodeled to include modern conveniences such as a large steel triple sink which is a codes requirement for bed and breakfast operation. A half glass and wood paneled door with transom leads to the exterior of the house. The room receives additional natural light from the south facing window.

Some modifications have been made to the upstairs to accommodate fire codes and provisions for a bed and breakfast operation. The original bead board ceiling remains under a false ceiling installed at a height of nine feet as part of the fire code requirements. The hallway maintains the original doors with operable transoms at each door. The upstairs portion of this structure has been modified to incorporate a bathroom in each bedroom. In keeping with the structure's time period, period plumbing fixtures have been used where possible. Period pieces, such as antique bureaus, have been utilized as the base for a vanity sink in two areas.

Bob and Sharon McComb, the present owners, have varied the decor of each bedroom area. The bedroom on the southeast portion of the building retains its existing hardwood floor and documents the extension of the square footage during the 1912 renovation. The circa 1912 molding remains in place. Windows are located on the south and east sides of the room. The original bedroom adjacent to this area has been modified to accommodate a separate shower with storage and a separate toilet and vanity area. The remaining space serves as a laundry room.

A suite which encompasses the south wing of the house retains its original five-inch wide flooring. The suite is quite generous containing a large sitting room measuring nineteen by thirteen feet and a separate bedroom measuring thirteen by thirteen feet. The bedroom area of the suite is located directly above the dining area of the first floor and contains small one-over one sash windows on three sides of the room. The major

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 8

Hale House/Patterson Hotel, Wilson Co., TN

modification to this area consists of the addition of a full bathroom, which adjoins the sitting area. A trapezoidal space remains, functioning as a second office.

The northeast bedroom also retains the five-inch wide flooring. The molding in this room incorporates simple one inch thick lumber at the doors, windows, and baseboard, creating a simple, flat molding. Two large one-over-one sash windows located on the north and east sides bring natural light into the room. The adjacent room, originally a bedroom, has been modified to provide a full bath for the northeast bedroom. The remaining space serves as storage for the bed and breakfast operation.

The hardwood flooring in the middle bedroom is covered with wall-to-wall carpeting. A coal-burning fireplace is the focus of this room. A simple wooden mantelpiece enhances the cast iron grate and surround. The alcove created by the projection of the fireplace has been utilized to create a toilet area and a bathing area complete with a fifty-three inch long claw foot tub. This room contains one large one over one sash window on the north side surrounded by Classical molding with a corner block.

The bedroom in the northwest corner contains wall to wall carpeting. The focus of this room is also the coal-burning fireplace. A cast iron grate and surround is accented with a simple wood mantelpiece. The period feel of the room is enhanced by the addition of a bath area containing a sixty-three inch claw foot tub, toilet and wall-hung sink. One-over-one sash windows surrounded by Classical molding with a corner block are located on the west and north areas of the room.

A non-contributing outbuilding of approximately 100 square feet is located east of the building and was added by the McCombs in 1992. Its primary function is as a laundry and shop area.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 9

Hale House/Patterson Hotel, Wilson Co. TN

VIII. Statement of Significance

The Hale House/Patterson Hotel, located in Watertown, Tennessee, population 1,100. was built for Ed Hale, a local banker in 1898 as a residence. The hotel is located at 116 Depot Street. approximately one block from the site of the railroad depot which is no longer extant.

The Hale House/Patterson Hotel is eligible under Criterion A in the National Register for Historic Places due to its local significance in the development of Watertown, a small railroad town. It is also a locally significant example of a Queen Anne style dwelling updated to its present Classical Revival style and is eligible under Criterion C for the National Register for Historic Places.

The community of Watertown is located in a valley in eastern Wilson County. As with many communities, the impetus for settlement was the year-round water source known as Round Lick Creek. One of the first settlers to the community was Wilson L. Waters, who, in 1845, operated a general store which contained the local post office. Consequently, the community bore his name. This enterprising settler, who capitalized on the water source of Round Lick Creek on his property, founded a grist mill in 1857. Until 1885, Watertown was considered a crossroads community, containing a grist mill, saw mill, store, post office, and blacksmith shop. Once again Wilson L. Waters was instrumental in promoting the growth of Watertown. The Lebanon Democrat (September 16, 1928) records this account of the genesis of the railroad:

Watertown had only seven residences until the year
1885 when an important event in the commercial history

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 10

Hale House/Patterson Hotel, Wilson Co. TN

of Watertown took place. For several years, plans had been discussed for the building of the Nashville and Knoxville Railroad. Mr. W. L. Waters [today a primary residential street in Watertown is named Waters Street] was an untiring worker for the success of the movement. Plans were begun in 1885; and in 1887, before a large audience of citizens, Mr. Waters shoveled the first shovel of dirt on the new railroad, near were the depot now stands [this building is no longer extant]. On December 12, 1889, the first trip was made. The train carried nine passengers. ¹

Typically, a railroad town utilized one of three town plans, symmetric, orthogonal and T-plan. The earliest plan, symmetrical, consisted of the town business district being equally divided by the rail line. Watertown developed a modified version of this plan. Main Street was the residential and commercial center. The lots along the street faced the rear of properties on the south side of Main Street as opposed to facing the front of the property. This orientation was determined by the original route of a turnpike prior to the development of the railroad. Oral history from local residents and examination of historic maps have determined that an industrial corridor in Watertown was located on the north side of the railroad tracks. The structures in the industrial corridor as well as the depot no longer survive. The depot figured centrally in the plan of Watertown. Located on the east side of Depot Street, it faced a local feed and seed store which is still in existence. An extension of Depot Street offered the connection from the tracks to Main Street. This continuous line of various commercial structures along Depot Street running perpendicular to Main Street formed the nucleus of Watertown business district.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 11

Hale House/Patterson Hotel, Wilson Co., TN

Figuring prominently in this district was Hale House/Patterson House located on Depot Street just south of Main Street. The Hale House/Patterson Hotel, which was built in 1898, began as the residence of a local banker, Ed Hale. This date would place the construction of the house during the largest growth of the Tennessee Central Railway, the period of 1897-1898. The depression of 1893 had been disastrous for the entire United States and economic recovery was gradually taking effect.

In order to underscore the significance of the Hale House/Patterson Hotel, it is essential to understand the history of the railway in eastern Wilson County and its association with this building. Jere Baxter, a Nashville businessman, founded the Tennessee Central Railway in 1893. The importance of a railroad to small town communities cannot be understated. "Success," according to John R. Stillgoe in the Metropolitan Corridor, "in turn-of-the century small-town America involved a clear understanding of the metropolitan energy that flowed along the high iron and spilled out the depot door."² Baxter, understanding this importance of the railroad to the Wilson County area garnered the necessary funds and partners, from 1893-1898, to gain a controlling interest of the line from Nashville to Knoxville. A depot in Nashville was Baxter's next goal and proved almost insurmountable; however, after a four year struggle, a Nashville terminal was opened in 1902. With the opening of the Nashville depot, it appeared that the Tennessee Central Railway would flourish. Unfortunately, with Baxter's death in 1904, those strong leadership skills were lost and the remaining partners, lacking his entrepreneurial spirit, were unable to stimulate growth. The leasing of the eastern branch (which included the line through Watertown) of Tennessee Central to the Southern Railway signaled the beginning of financial problems for the railway. The Louisville and Nashville line management proved formidable to the Southern Railway, taking away its business interest in 1908. Financial

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 12

Hale House/Patterson Hotel, Wilson Co., TN

problems continued to plague the railway from 1908 to 1912 leading to bankruptcy proceedings. Filing bankruptcy provided a means for railways to continue to do business. This was the case for Tennessee Central Railway. Bankruptcy provisions allowed the railway to continue to operate passenger service to Watertown. In 1922 the line became a freight line and continued this service until 1968. Although the decline of Tennessee Central would signal a slow down in Watertown economy, during the period from 1900 to 1930 the town flourished. This steady growth proved the impetus for incorporation in 1905.

The Hale House, which had been solely a residence for banker Ed Hale, was purchased by Rufe "Roof" Patterson in 1912 and converted into a railroad hotel known as the Patterson Hotel. The likelihood of a conversion of the Hale House into a railroad hotel as the railway was facing bankruptcy would seem implausible. It is apparent that Mr. Patterson realized that the Watertown economy was experiencing a strong, steady growth and determined that an additional hotel was needed despite the financial difficulties that the railway was experiencing. Although the railway was a primary means of transportation to Watertown, people also came to Watertown by horse and buggy and then, eventually, by automobile.

The railroad hotel was more than a place to stay for traveling salesmen; it also spoke of the community's sense of permanency and prospects for the future. In an economic sense, a small town without a railroad hotel appeared hopeless and inconsequential.³

Consequently, Rufe Patterson made major renovations to the structure, extending the length of the house by four feet to create a more fashionable facade covering the exterior in brick. Given the constant threat of fire, a brick veneer appeared a likely solution.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 13

Hale House/Patterson Hotel, Wilson Co., TN

Drummers (traveling salesmen) who provided continuous business for the hotel, were met at the depot with a light one-horse spring wagon complete with driver. The composition of the clientele of the Patterson Hotel varied greatly throughout the years.

The daily activities of a railroad hotel would constitute a great variety of tasks. Certainly, the registering of guests, changing of linens, and cleaning of rooms would consume a great deal of the owner's time. Additionally, the preparation and serving of meals, especially breakfast and dinner would have been time consuming. The extensive dining room would have accommodated a large group of people and made for a bustling, active evening for the owners and guests. The atmosphere in a railroad hotel during this period would have been oriented to people contact rather than entertainment such as radio and television. Before the advent of these inventions, it is likely that the guests may have entertained each other by playing card games, board games, music, or charades. Due to the large number of drummers that occupied the hotel the guests may have taken turns relaying stories as a drummer was considered the "consummate joke teller and entertainer."⁴

In addition to drummers, the variety of clientele of the Patterson Hotel would have included, travelers passing through Tennessee, or permanent residents such as Dr. J. R. Doak, the town doctor. Mr. Edsel Floyd who has served as mayor and postmaster of Watertown, recalls his parents taking him to the Patterson Hotel in the middle of the night when he was suspected of having appendicitis.⁵ Hotels during this period also served as living quarters for bachelors or unmarried women who did not wish to keep house. Oftentimes, a hotel was the first home of a newlywed couple. According to Pat Parkerson, whose parents lived in the hotel as newlyweds, the hotel served as the residence of many of the factory workers who were employed in the industrial area of Watertown.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 14

Hale House/Patterson Hotel, Wilson Co., TN

The Patterson Hotel continued to operate as such until 1937. The hotel fell into receivership in 1930. While the house was in receivership, Mr. & Mrs. Sam Mathis lived in the house and kept the hotel in operation from 1930-1934. Zollie Patton and Charles Andrews purchased the house in 1934. T. D. Patton, Zollie's son, assumed ownership in 1939. In 1946, T. D. Patton gave the hotel to his mother, Sallie Mai Patton. During the period of 1939 to 1985 the house functioned as a boarding house. Joe Neal of Austin, Texas, formerly of Watertown, bought the house at auction in 1985.

At least three additional hotels were available in Watertown to travelers during the latter part of the nineteenth century. The first hotel, Ellen Hotel, was built in the 1890's by Wilson L. Waters and bore his wife's name. According to local resident, Jennie Beard, the two-story frame structure was located on the south side of Main Street. In this same area, Jimmy Cox managed a hotel on the property where Dr. Parker's office exists. Unfortunately, a 1903 fire destroyed both buildings. A third hotel, Johnson Hotel, was managed by Ocie King Johnson and was located on the south side of W. Main Street in front of the Watertown Clinic Building. This structure was leveled by fire in 1952.

The Hale House/Patterson Hotel is significant as the last surviving railroad hotel in Watertown. The structure has been inhabited during its nearly 100 year history with the function dictated by each corresponding time period. The significance of hotels to small towns in terms of setting the standards for conveniences such as indoor plumbing and electricity cannot be over emphasized. Daniel Boorstin, in The American: The National Experience, outlines the manner in which hotels became "testing places" for conveniences which were not yet in private homes. As hotels vied for business, it was necessary to add indoor plumbing complete with large claw footed tubs.⁶ The railroad hotel served as the exchange for

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 15

Hale House/Patterson House, Wilson Co., TN

news from around the country as new arrivals could bring others up to date on regional news during dinner conversation.

Anthony Trollope who was a nineteenth century writer speaks of the character of American hotels. "When a new hotel rises up in the wilderness, it is presumed that people will come there with the express object of inhabiting it. The hotel itself will create a population--as the railways do. With us (Europeans) railways run to the town; but in the States the towns run to the railways. It is the same thing with the hotels."⁷

"Hotels were among the earliest transient facilities that bound the nation together," relates Daniel Boorstin expounding on the significance of hotels to the growth of the United States and reinforcing Trollope's theory. These hotels, according to Boorstin, established towns and societies making it apparent the need for a communal experience as a means to avoid the isolation in sparsely settled areas. "Americans," states Boorstin, "lived in a new realm of uncertain boundaries, in an affable, communal world which, strictly speaking, was neither public nor private: a world of first names, open doors, front porches, and front lawns, and naturally, too, of lunch counters, restaurants, and hotel lobbies."⁸ The hotel brought about a new definition of family which began to include "casual acquaintances." This new lifestyle according to Boorstin had its upside. "If it loosened family ties," says Boorstin, "at the same time it broke down caste walls. If intimacy and individuality were stifled, a sense of fellowship was invigorated."⁹

Even today as one enters the grounds through the gate of the white picket fence to the Hale House/Patterson Hotel, now Watertown Bed and Breakfast, and steps on the wide porch complete with swing, he/she is Hale

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 16

House/Patterson Hotel, Wilson Co., Tn

transported to another era when life moved at a slower pace and interaction among others was preferred to the present day lifestyle of cocooning on the den sofa to retreat from the world. The Hale House/Patterson Hotel, now a prospering bed and breakfast reminds us of a time when the bustling, communal lifestyle was encouraged and enjoyed.

In the context of surviving hotels in Watertown, the Hale House/Patterson Hotel appears to be the only hotel which remains, largely due to the foresight of Rufe Patterson when he converted the residence into a hotel after the destruction by fire of two local hotels in 1903. Drawing from that experience Mr. Patterson wisely decided to veneer the exterior with brick during the 1912 renovation. The present owners conversion of the building to a bed and breakfast adds much to the economy and local culture of Watertown. It is an excellent example of the evolution in adaptive use from an early twentieth century perspective. The Hale House/Patterson Hotel adapted to the socioeconomic changes in Watertown reflecting the need for a comfortable dwelling for Ed Hale, then as a railroad hotel, next a boarding house, then once again a residence when Mr. Neal resided in Watertown. The Hale House/Patterson Hotel has served Watertown in many aspects. In its present state, it is architecturally significant and contributes to the surrounding area for its evolution from the Queen Anne period to the Classical Revival era. The survival of this structure adds significance to the property's significant associations with the social and economic development of Watertown and Wilson County.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 17

Hale House/Patterson Hotel, Wilson Co., TN

Endnotes

¹Lebanon Democrat 16, September 1928.

²John R. Stillgoe, Metropolitan Corridor: Railroads and the American Scene (New Haven: Yale University Press, 1983) 209.

³Carroll Van West, Tennessee's Historic Landscapes, A Traveler's Guide (Knoxville: University of Tennessee Press, 1995) 381.

⁴Timothy B. Spears, 100 Years on the Road: The Traveling Salesman in American Culture. (New Haven: Yale University Press, 1995) 107

⁵Edsel Floyd, personal interview, 4 August 1995.

⁶Daniel J. Boorstin, The Americans: The National Experience (New York: Vintage Books, 1965) 137.

⁷Boorstin, 141.

⁸Boorstin, 144.

⁹Boorstin, 144.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 18

Hale House/Patterson Hotel, Wilson Co., TN

IX. Bibliography

Floyd, Edsel. Personal interview. 4 August, 1995.

Hudson, John C. Plains Country Towns. Minneapolis: University of Minnesota Press, 1985.

Lebanon Democrat. September 16, 1928.

Lebanon Democrat. June 26, 1985.

McAlester Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1991.

McComb, Sharon. Personal interview, 10 July, 1995, 9 February, 1996.

Parkerson, Pat. Telephone interview. 7 March, 1996

Phillips, Steven J. Old-House Dictionary: An Illustrated Guide to American Domestic Architecture (1600-1940). Washington: Preservation Press, 1994.

Seale, William, Recreating the Historic House Interior. Nashville: American Association for State and Local History, 1979.

Spears, Timothy B. 100 Years on the Road: The Traveling Salesman in American Culture. New Haven: Yale University Press, 1995.

Stilgoe, John R. Metropolitan Corridor: Railroads and the American Scene. New Haven: Yale University Press, 1983.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 19

Hale House/Patterson Hotel, Wilson Co., TN

Traywick, Ben T. and Lowell A. Bogle. In a Place Called Watertown, (NP: Red Maries, 1992) pp. 18-19.

West, Carroll Van. Final Report Historical and Architectural Survey of Watertown, Wilson County, Tennessee, July 1, 1994.

West, Carroll Van. Tennessee's Historic Landscapes, A Traveler's Guide. Knoxville: University of Tennessee Press, 1995.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 20

Hale House - Patterson Hotel
Wilson County, TN

X.

Verbal Boundary Description

Beginning in the east margin of Depot Avenue in Watertown, Tennessee, then N76 50' 15"E 154.00 feet to a point; then S12 12' 49"E 78.72 feet to a point; then S 76 21' 40"W 18.79 feet to a point; then S11 34' 28"E 30.57 feet to a point; then S76 55' 03"W 134.33 feet to a point in the east margin of Depot Avenue 129.25 feet to the point of the beginning, contain .37 acres more or less. This description being the same as Lot 8, Section D on Map 128H of the Wilson County Tax Maps.

Verbal Boundary Justification

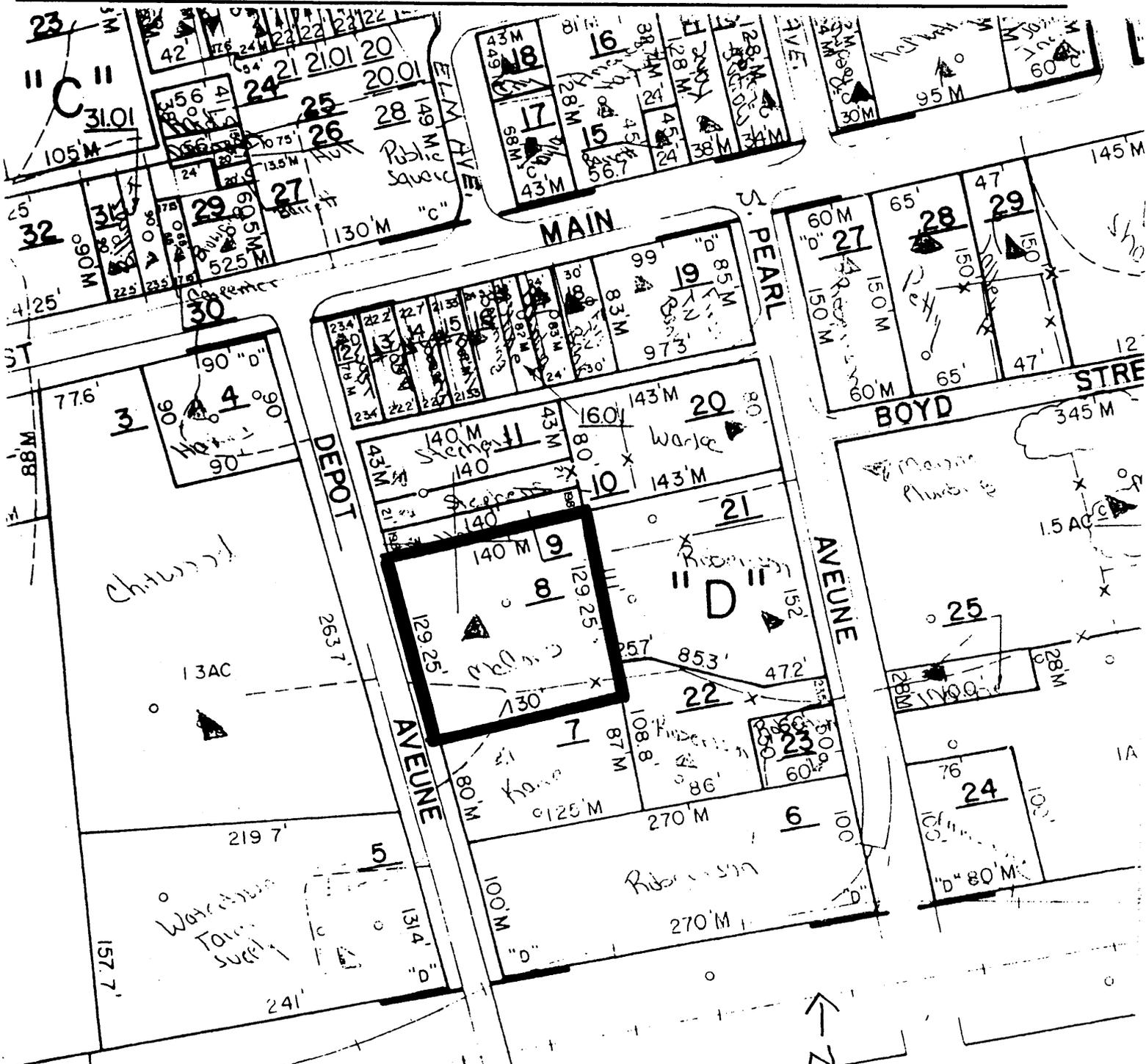
The property includes the extant historical property associated with the Hale House - Patterson Hotel.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 20a

Hale House - Patterson Hotel
Wilson County, TN



Map 128H DB 408 PG 101

1" = 100'

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Photos Page 21

PHOTOGRAPHS

Hale House/Patterson Hotel, Wilson Co. TN

By: Carroll Van West

MTSU Center for Historic Preservation

Date:

Negatives: Tennessee Historical Commission
2941 Lebanon Road
Nashville, TN 37243

House, east facade, facing west
1 of 27

House, northeast facade, facing southeast
2 of 27

House, north elevation, facing south
3 of 27

House, west elevation, facing east
4 of 27

House, northeast elevation, facing southwest
5 of 27

House, south elevation, facing north
6 of 27

House, southeast elevation, facing northwest
7 of 27

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Photos Page 22

Hale House/Patterson Hotel, Wilson Co., TN

House, southeast elevation, facing northwest
8 of 27

House, southeast facade, facing northwest
9 of 27

Interior, central hall, first floor, facing west
10 of 27

Interior, parlor, first floor, facing west
11 of 27

Interior, parlor, first floor, facing south
12 of 27

Interior, staircase, first floor, facing west
13 of 27

Interior, library, first floor, facing west
14 of 27

Interior, library, first floor, facing north
15 of 27

Interior, music room/study, first floor, facing east
16 of 27

Interior, music room/study, first floor, facing north
17 of 27

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Photos Page 23

Hale House/Patterson Hotel, Wilson Co., TN

Interior, auxiliary kitchen, first floor, facing west
18 of 27

Interior, bedroom, first floor, facing north
19 of 27

Interior, dining room, first floor, facing south
20 of 27

Interior, primary kitchen, first floor, facing northwest
21 of 27

Interior, central hall, second floor, facing west
22 of 27

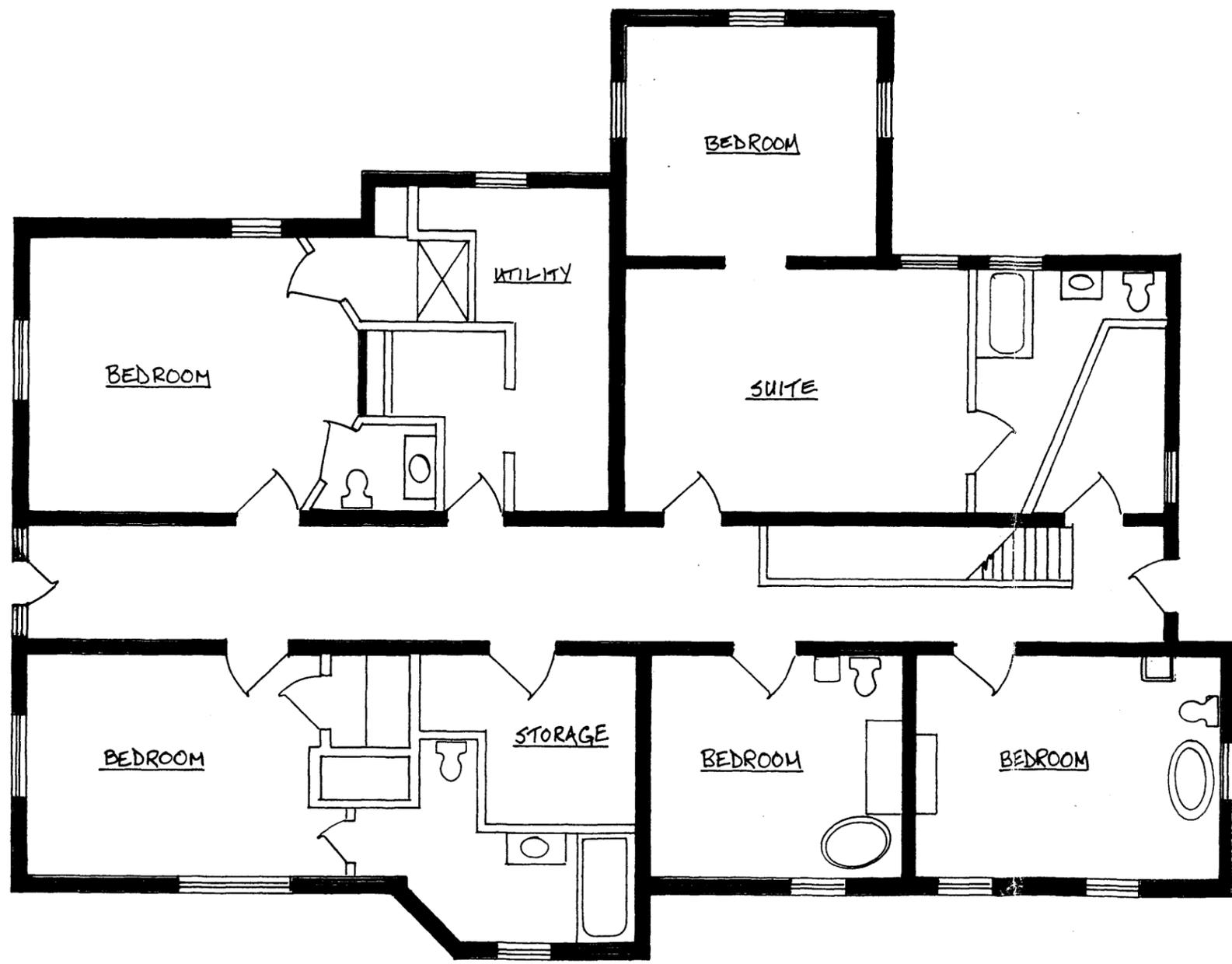
Interior, northwest bedroom, second floor, facing west
23 of 27

Interior, north bedroom, second floor, facing north
24 of 27

Interior, sitting room of suite, second floor, facing southwest
25 of 27

Interior, bedroom of suite, second floor, facing south
26 of 27

Interior, bathroom of suite, second floor, facing southwest
27 of 27

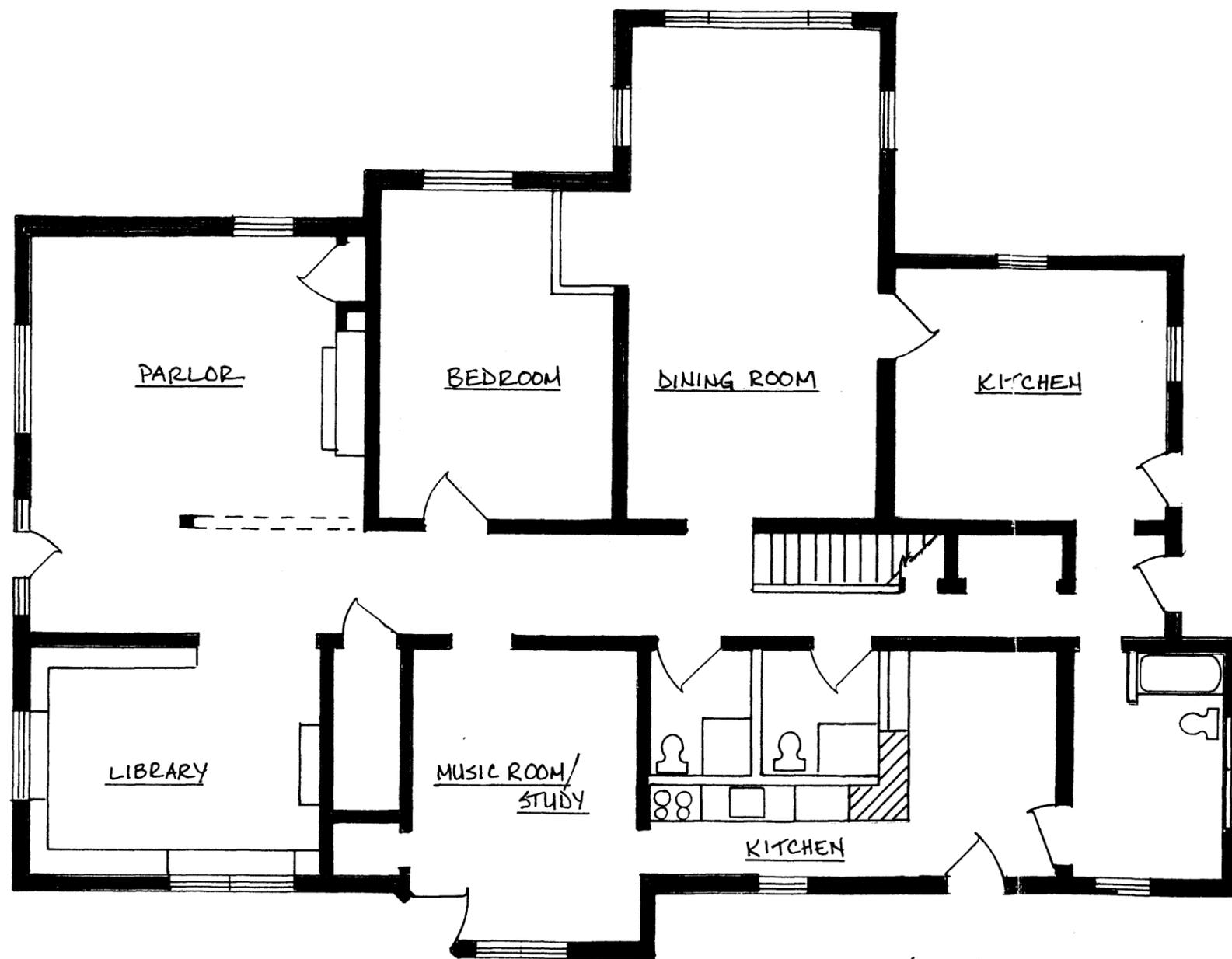


SECOND FLOOR



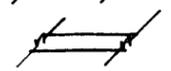
ORIGINAL
NEW

<u>HALE HOUSE/PATTON HOUSE</u>			
SCALE: <u>1/8" = 1'-0"</u>	APPROVED BY:	DRAWN BY:	
DATE:		REVISED:	
			DRAWING NUMBER



FIRST FLOOR



 ORIGINAL
 NEW

HALE HOUSE/PATTON HOUSE		
SCALE: 1/8" = 1'-0"	APPROVED BY:	DRAWN BY
DATE:		REVISED
		DRAWING NUMBER