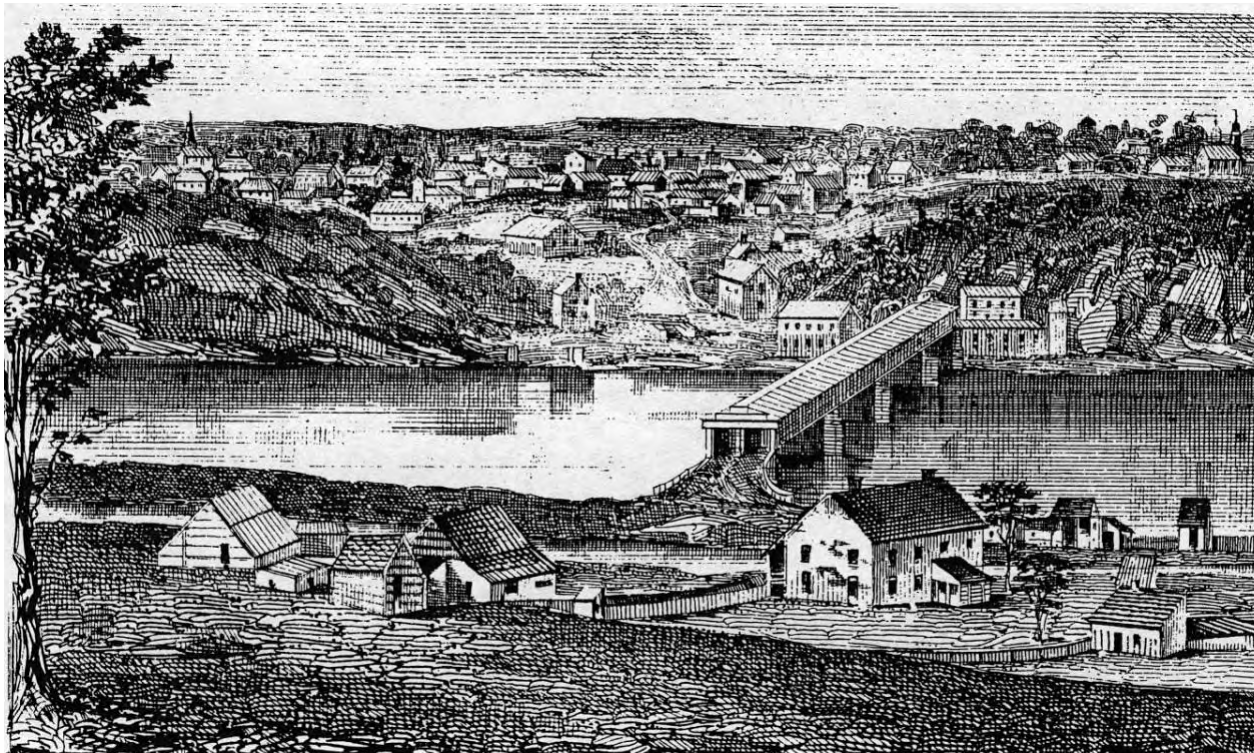


## Physical Description

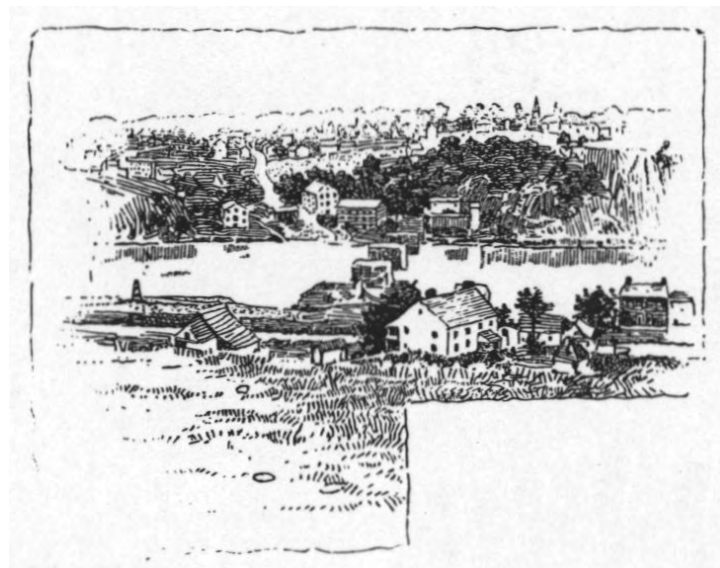
### Summary of Character Defining Features

The character-defining features of the Ferry Hill Plantation House are discussed in four categories: siting, massing, material use, and detailing. Each category will be addressed separately, although often features discussed within one area have significance and influence on another.



**Fig. 4-001:** "View of Shepherdstown" from the Maryland side c1850. The wood engraving depicts the view that would have been seen from the vicinity of the plantation house west porch. (C&O National Historical Park.)

**Fig. 4-002:** "Shepherdstown, from the Maryland side. (From a [Civil] war-time photograph.)" Sketch published in July 1886 in *Century Magazine* in an article by Maria Blunt, aka Mary Bedinger Mitchell, titled "In the Wake of Battle." The sketch depicts the view that would have been seen from the vicinity of the plantation house west porch. (GWWO.)



**Setting/Siting:**

The setting, location and general siting of the building are character-defining. The building's position within the landscape has historical, architectural and cultural significance. Positioned on the highest part of a promontory surrounded on almost three sides by the Potomac River, the plantation house commanded the views of the Maryland and (West) Virginia countryside. The views afforded for the occupants a heightened knowledge of the movement of people and of weather—two aspects that proved significant during John Blackford's tenure in the property and during the building's occupation in the Civil War. John Blackford in his diaries commented almost daily on river and canal traffic and on weather patterns.



**Fig. 4-003:** View of Ferry Hill Plantation House, Bridgeport, and the C & O Canal from Shepherdstown, c1890. (C&O National Historical Park.)

Equally important, the siting allowed the property to be seen from significant distances. In many ways the home served as a landmark for travelers along the river and canal.

The significance of the siting of the property has been recognized and discussed in the *Ferry Hill Cultural Landscape Report*, completed in June 2004. Any decisions affecting the property's future use need to consider this relationship between the building and its site. Uses that reinforce the appreciation and magnitude of the historic view sheds will help protect this character-defining feature.

**Massing:**

**Fig. 4-004:** View of the major massing elements of Ferry Hill Plantation House. The north elevation is seen to the left in the picture, and the main west front elevation is seen to the right. The two-story western porch dates to Period Four and is not character-defining. (GWWO photo, 2005.)



The original Period One massing of the building, with an L-shaped plan configuration capped on the west with a hip roof and on the east with a gable end, was and remains character-defining. The long north side and the west public side of the house afforded expanded views out over the countryside and the river. The more protected and contained inside portions of the L-plan contained two levels of porches and entries for service and family use. This location and arrangement provided a level of privacy and control to these uses. A character-defining aspect of the original massing, no longer extant, was the total isolation—for circulation—between the west block and north leg (see Period One plan (Fig. 3-009) and discussion, under Development and Use). This character defining circulation system included the original back stair, which is no longer present.

**Fig. 4-005:** View of the massing elements of Ferry Hill Plantation House, seen from the southeast. The character-defining porches are located on the south side of the north leg of the original, Period One construction. The east (kitchen) addition, seen on the right in the photograph, dates to Period Three. (GWWO photo, 2005.)



Later additions to the L-plan have diminished the strength and significance of the original arrangement. The east (kitchen) addition (Period Three), located as a telescoping volume off the east gable



**Fig. 4-006:** View of the mass of the Period Four northwest addition to the Ferry Hill Plantation House, seen from the north. This addition interferes with the character-defining massing of the original plantation house. (GWWO photo, 2005.)



**Fig. 4-007:** View of the main west entry to the Ferry Hill Plantation House. (GWWO photo, 2005.)

end of the Period One north leg, was the least intrusive of the additions. Given the use of such a traditional expansion arrangement, and the use of wood materials that were compatible and yet not confusing with the original masonry materials, this addition has architectural integrity, if not a significant historical association. Later, Period Four additions, including the northeast barroom and the west porch, not only interfered with, but actually diminished the character-defining massing features of the earlier property. The one-story, flat massing of the barroom prevented a visual appreciation of the original Period One massing when viewed from the east or northwest. The exposed concrete masonry units used for the addition conflicted with the property's original masonry materials. The out-of-scale western porch, with its two-story high columns, replaced a much more modest one-story porch with railing arrangements that dated to Period One. The current porch has no context with the building's significant history, and diminishes and interferes with the overall original massing. Only if the Period of Significance were extended to include Period Four, should it be considered a Character Defining Feature.

#### **Materials:**

Almost all of the exterior brick masonry dates to the original Period One construction and is a character-defining feature of the property. (The exception includes the masonry below the new water table on the south elevation of the west block, which dates to Period Four.) The Flemish bond used on the formal, western front shifts to a more economical common bond on the other facades. From Period One until Period Four, this masonry was stained and penciled (remnants remain on the south elevation of the west block, see Physical Description), which was a character defining feature.

The current roofing material of painted standing seam metal dates to Period Four on the original house and to Period Five on the east (kitchen) addition. Earlier roofing materials on the main house included wood shingle (Period One) and slate (later Period One through Four). The first roof on the east addition (Period Four) was wood shingle.

#### **Exterior Details:**

The front entry door and detailing, including the distinctive fan light and sidelights of leaded glass, and the wood detailing and trim, are original to Period One, of high quality and character-defining. The storm door and storm side panels date to Period Three.

The double-hung wood windows in the west block and north leg date to Period One original construction and are character-defining. Portions of all of these windows have received preservation treatments in many, if not all, subsequent Periods.

The shutters currently on the house (Period Four and Five) provide a scale and level of detail that is important to the understanding of the

proportions of the exterior architecture. It is known that louvered shutters of similar design to those now used on the house were on the west front during the latter part of Period One or the beginning of Period Two (Fig. 3-008). As such, the shutters are considered character-defining. The style or use of earlier shutters is not known.

Some detailing at the second floor south porch probably dates to Period One (definitely extant by Period Two) and is character-defining. This includes the wood framed east wall of the porch, and the eastern-most column. Other columns are Period Five replacements that failed to replicate the earlier profiles. Railing components are Period Five replacements.



**Fig. 4-008:** View of the main southwest parlor room, first floor, Ferry Hill Plantation House, showing grained door, painted casing and central hall stair in background. (GWWO photo, 2005.)

#### **Interior Details:**

The grained paneled doors (for locations, see Physical Description) are original construction dating to Period One. These doors exist throughout much of the house and have survived in many cases uncompromised. These doors are an extremely significant, character-defining decorative element.

The elaborate casing details surrounding the doors and windows, found not only in the major, formal rooms but also in many of the more humble back service areas, date to Period One and are character-defining.

The smooth, plain plastered walls and ceilings found throughout most of the rooms of the original house (see Physical Description for locations) are original to Period One, and are character-defining.

The painted wood chair rails and bases found in the formal rooms of the west block, and in portions of the north leg (see Physical Description for locations) survive from Period One and are character-defining.

The baseboard faux painting, used in several of the principal rooms (see Physical Description for locations) to simulate marble, survives intact and is character-defining.

The wood flooring currently exposed in the formal parlor room 101 and bedroom 201 is original to Period One and character-defining. The exposed wood floor in the front hall, room 103, is a Period Three installation over what is believed to be Period One flooring. It too should be considered character-defining unless the ultimate Period of Significance is designated not to extend to Period Three.

The relatively simple, yet elegant central stair, with its carved and turned railings, balustrades, and carved stringer board, is a character-defining element dating to Period One, setting the tone and dominating the interior character of the central hall.

The fire places and mantles that survive in the six rooms of the west block (rooms 101, 104, 105, 201, 204 and 205) and on the second floor of the north leg (rooms 206 and 209) date to Period One and are character-defining. Some of these fireplaces have had later renovations affecting portions of their fabric (see section on Development and Use.)

That so much of the original fabric of the interior detailing remains intact is significant. These details should be respected and protected. Although certain details were either changed or lost during the property's long history—for example the kitchen hearth and surround, a majority of the wallpapering, and the back pantry and stairs—much actually remains to interpret the story of the Blackford, Douglas and Beckenbaugh families who occupied the house for most of its history.

## Exterior



**Fig. 4-009:** Exterior view of the south and west elevations of the west block. (GWWO photo, 2005.)

### **Overview of Orientation and Period Dates:**

As described in the previous section on Development and Use, the building's major elevation is oriented toward the southwest. The National Park Service completed existing condition drawings in 1978 and designated this orientation "plan" west, a convention being perpetuated here to maintain consistency. For the components of the L-plan, the names "west block" and "north leg" will be used. Dating of the elements discussed within the Physical Description section will be according to the Periods described in the Development and Use section: Period One c1820-c1911; Period Two c1911-c1940; Period Three c1940-c1950; Period Four c1950-1979; and Period Five 1979-present.

The five Periods of Development, as described in the Development and Use Section and graphically shown in Fig. 4-010, are referenced throughout the individual room descriptions to indicate dates of origin, when known.

	Ferry Hill Plantation House	Period of Development
1800		
1825	<b>c1820:</b> House constructed by By Blackford.	<b>Period One</b>
1850	<b>c1840:</b> Transfer from Blackford To Douglas	
1875		
1900		
1925	<b>c1911:</b> Taken over by Captain John Kyd Beckenbaugh	<b>Period Two</b>
1950	<b>c1940:</b> Transfer: John Howard Beckenbaugh	<b>Period Three</b>
1975	<b>c1950:</b> Frederick W. Morrison takes ownership.	<b>Period Four</b>
2000	<b>c1979:</b> Occupancy transferred to the NPS.	<b>Period Five</b>

**Fig. 4-010:** Graphic depiction of Periods of Development.



**Fig. 4-011:** Exterior view south elevation. (GWWO photo, 2005.)

#### **Siting:**

The Ferry Hill Plantation House is located west of Sharpsburg, Maryland, on the eastern side of the Potomac River, at the top of a promontory overlooking the water. Portions of Shepherdstown, WV, can be seen in the distance. The site history of the property and the current conditions of the site have been addressed in depth in the *Cultural Landscape Report, Ferry Hill, Chesapeake and Ohio Canal National Historical Park*, completed in June 2003. The reader is directed to that report for site information. This section of the report will focus on the architectural aspects of the Plantation House itself.

#### **Exterior Massing Overview:**

The Period One masonry portion of Ferry Hill Plantation House forms

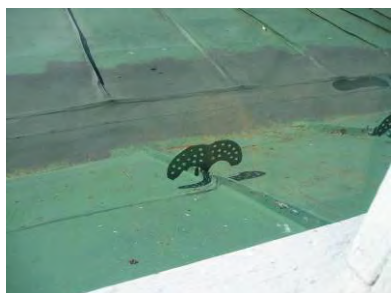


**Fig. 4-012:** Northwest corner showing the west elevation of the west block and the north elevations of both the west block and north leg. (GWWO photo, 2005.)

an L-plan, composed of a west block and north leg. The western facing block has a rectilinear footprint of approximately 55'-7" by 31'-11". This volume includes a basement area and is capped with a hipped roof, enclosing attic space. The north leg, which forms the top of the "L" projecting off the west block, has an overall exterior dimension of approximately 41'-9" by 22'-4". This volume sits above a crawl space and is capped with a gable roof that seamlessly extends the slope of the hip at the northwest corner. The north leg has first and second floor open porches facing south. To the east of the north leg, the house has a one-story wood-frame addition (Period Three) with a gable roof. To the north of this addition, the house has a one-story concrete masonry units (cmu) addition (Period Four) with a minimum-slope roof. The following discussion address the original brick-masonry massing elements first and then the additions.



**Fig. 4-013:** West elevation of the west block looking southeast, 2005. (GWWO photo, 2005.)



**Fig. 4-014:** Roof material and snow guards. Standing seam metal roof over porch is seen at the top. (GWWO photo, 2005.)

#### **West Block, West Elevation:**

##### *Roof:*

The hipped roof of this principal elevation is clad in standing seam metal (Period Four), seams spaced approximately 1'-6" on center. The roof is painted green (Period Five, Fig. 4-014). A line of fan-shaped metal snow-guards (Period Four, Fig. 4-014) attached at each seam is set approximately two feet above the eave line. 6" half-round, painted metal gutters (Period Five, Fig. 4-024) surround the roof of the main block and of the portico, and are sloped toward two 6" round painted metal downspouts (Period Five) mounted against the north and south elevations, immediately around the corners from this principal front. Two gabled dormers (Period One) break the roof plane. These are symmetrically located but do not



**Fig. 4-015:** Exterior view of door 5, the central west door opening. (GWWO photo, 2005.)



**Fig. 4-016:** West block, west elevation, first floor window. (GWWO photo, 2005.)



**Fig. 4-017:** Basement three-over-three window, with shutter hardware, and surrounding window well. (GWWO photo, 2005.)

align over the windows below or under the peaks of the hips above. Each dormer has a nine-over-six double hung wood window with an arched-headed top.

*Brick Masonry:*

The red brick masonry (Period One, Figs. 4-015 and 4-016) on this elevation is set in a Flemish bond pattern, with flat jack-arches over all the windows, and with a shallow elliptical arch over the fan-light associated with the central door (Fig. 4-015, for description, see below). The basement and first-story jack arches over window openings are three full brick courses high, but second story arches are only two courses high. Immediately above these second story arches, a banding course of brick is located that creates the base of the projecting brick cornice. The cornice is composed of a series of molded bricks, a lower course with a large cavetto flanked by fillets, and an upper course with a large ovolo flanked by fillets. These two courses are separated by a corbelled header course (Figs. 4-024 and 4-025). Two brick chimneys rise from the north and south ends of this main block. The chimneys terminate with a corbelled arrangement of standard running brick: two courses projecting out about 1-1/2", surmounted with one course inset back to the main plane, and then capped with two courses again corbelled out. The south chimney is approximately 1'-4" taller than the north chimney. All the bricks of this elevation appear to have been lightly sandblasted and repointed with a creamy-tan colored mortar.

Two masonry window wells (Period Four) are located at the far north and south window bays of this elevation. The wells are capped with a bull-nose brick shape for their final course.

*Opening Arrangement and Windows:*

The primary, west-facing block is organized with a five-bay symmetrical opening arrangement having a 2-1-2 horizontal rhythm (Fig. 4-009). The outer two side bays each contain two large, double-hung 6-over-6 wood windows dating to Period One that have 3'-8" masonry opening widths. The windows (Fig. 4-016) have simple bull-nosed wood casings around the head and jambs that terminate at rectangular wood sills. The sills project out beyond the face of the adjacent brick by approximately 2". The horizontal wall spacing between windows is slightly wider than the windows themselves, allowing room for the wood louvered half-shutters (late Period One or Period Two, with some Period Five replacements) to sit fully open, and leaving a narrow 6" clear space between the edges of the shutters. Two black-metal forged knuckle hinges support each shutter (Period Unknown). Shutter tie-backs are flat metal, bent to create an inset that friction-fits to the bottom of each shutter at its center. The central bay of the elevation is set in a wider field of masonry with an upper double-hung 6-over-6 wood window centered over the main door-transom-sidelight arrangement.



**Fig. 4-018:** Detail at porch steps (Period Four). (GWWO photo, 2004.)



**Fig. 4-019:** Detail of west elevation masonry at porch floor. The top of a jack arch for basement window 02 is visible above the porch deck. (GWWO photo, 2004.)



**Fig. 4-020:** Main Block, south elevation. (GWWO photo, 2004.)

Two shallow, three-over-three double hung wood basement windows (Period One with restorations through Period Five, Fig. 4-017) are aligned below the first floor windows at the extreme north and south bays. Originally these windows probably did not have window wells (Period Four) surrounding them, because they did have shutters. Shutter hardware exists on the wood jambs that match the hardware of the windows above. With window wells, the shutters could not fit or function properly. The shutters were probably removed at the time of the well installation (Period Four).

#### *Main West Door Opening:*

The 4' wide, 6-panel wood door is surmounted by a leaded-glass fanlight and flanked by leaded-glass sidelights (Fig. 4-015). The glazing is held with thin, radiating metal muntins that also incorporate tiny surface-applied decorative floweret details. A shallow elliptical brick arch surmounts the transom assembly. An exterior wood storm door (Period Two) has a 16-light glass panel located above three vertical wood lower panels. Exterior glazed storm panels also protect the sidelights and fanlight. The door-sidelight assembly is flanked with wood trim, including two simple wood pilaster columns surmounted by beaded capitals and supporting a rectangular beaded headboard. The entire door-sidelight assembly sits on a cut limestone sill with a projecting bull-nose edge that transitions in a reverse curve back to the vertical. The sill is raised approximately 6-1/2" above the adjacent exterior brick terrace.

#### *Porch:*

A large, 36' wide, Period Four two-story open terrace projects out approximately 12'-4" from the central three bays of the west elevation. Four Doric columns (Fig. 4-013) located at the west side of the terrace support the roof covering over the terrace. The painted wood columns sit on painted metal plinth blocks in order to elevate the base of the column to protect it from water. The brick terrace steps down by six risers (each approximately 7.1" high) to adjacent grade (Fig. 4-018). The steps extend across the entire front of the terrace. This terrace covers over two basement windows that align with the openings flanking the central bay. The jack arches to these earlier openings are visible above the plane of the brick terrace. Two basement windows remain at the end bays of this elevation. These windows are 3-over-3 double-hung wood windows (Period One), surrounded on the exterior with brick window-wells (Period Four).

#### **West Block, South Elevation:**

##### *Roof:*

The hipped roof is standing seam metal (Period Four, Fig. 4-020); seams are spaced approximately 1'-6" on center. The roof is painted green (Period Five). A line of fan-shaped metal snow-guards (Period Four) attached at each seam is set approximately two feet above the



**Fig. 4-021:** Main Block, south elevation, showing brick areaway and water table (Period Four). (GWWO photo, 2004.)



**Fig. 4-022:** Main Block, south elevation, detail at remnant of penciling. (GWWO photo, 2005.)



**Fig. 4-023:** Main Block, east elevation. (GWWO photo, 2004.)

eave line. A 6" half-round, painted metal gutter (Period Five, Fig. 4-024) is mounted at the eave line and slopes toward a 6" round painted metal downspout (Period Five) mounted at the far west side of the elevation.

*Brick Masonry:*

Brick coursing (Period One, Fig. 4-020) on the south is common bond with headers located every sixth course. The south chimney (Period One) penetrates the hip roof and terminates in the corbelling pattern as described for the west elevation. The Period One cornice of molded brick matches that described on the west elevation. Near grade on the south elevation there is a projecting Period Four brick water-table (Fig. 4-021). The water-table changes vertical location at the basement door opening, positioned five courses lower on the west side of the opening than on the east. This transition at the opening accommodates the rising grade change toward the east of the site, while keeping the water-table's relationship to grade relatively constant throughout. The water-table is formed with brick of reddish-brown color. The flat jack arch over the basement door opening aligns with three courses of adjacent brick.

Most of the bricks on this elevation have been sandblasted and repointed (Period Four), as described for the west elevation. The remnants of early staining and penciling (Period One, Fig. 4-022) are located in two areas on the south elevation, above the basement door, that were covered by utility boxes when the brick sandblasting took place.

*Opening Arrangement, Windows and Doors:*

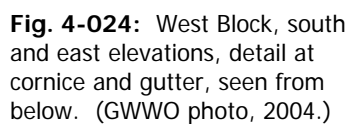
The south elevation contains no windows and one basement door. The door is surrounded by a modern brick areaway (Period Four, Fig. 4-021) and stoop, accessed by a descending concrete flight of steps containing eight risers. The wood door (Period Five) has a 6-panel wood stile and rail design, and modern hardware.

**West Block, East Elevation:**

*Roof:*

The roof is standing seam metal (Period Four, Fig. 4-023) and slopes toward the south to form a hip; seams are spaced approximately 1'-6" on center. The roof is painted green (Period Five). A line of fan-shaped metal snow-guards (Period Four) attached at each seam is set approximately two feet above the eave line. A 6" half-round, painted metal gutter (Period Five, Fig. 4-025) is mounted at the eave line and slopes toward the south. There is no downspout mounted on this elevation, and the gutter continues its slope around the corner and ultimately discharges into the downspout at the west side of the south elevation (described above.)

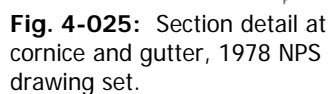
*Brick Masonry:*



Masonry window wells (Period Four) surround the two basement openings. The red-brown bricks match those found in the window wells of the west elevation. The detailing is also the same, with bull-nose cap bricks used as the final course.

### Opening Arrangements and Windows:

Each bay has one basement window that aligns in width with the windows above. These three pane hopper wood windows have wood heads and jambs with bull-nose edges that match the detailing on the openings above. There are no remnants of shutter hardware on the casings of these windows.



**Fig. 4-026:** North Leg, south elevation. (GWWO photo, 2004.)



#### **North Leg, South Elevation**

The south elevation of the north leg of the Plantation House is composed of a two-story partially-open porch, five-bays wide.

##### *Roof:*

The roof is standing seam metal (Period Four, Fig. 4-026) and at the east side terminates with a gable end; seams are spaced 1'-6" on center. The roof is painted green (Period Five). A line of fan-shaped metal snow-guards (Period Four) attached at each seam is set approximately two feet above the eave line. A 6" half-round, painted metal gutter (Period Five) is mounted at the eave line and slopes toward the east to a downspout mounted at the east end.

##### *Soffits / Exposed Ceilings:*

The ceiling of the second floor porch is painted smooth stucco. A set of ten painted hooks (Period Four?), arranged in two rows of five, with equal spacing all around, may have held the cords for exterior canvas awnings or other shading devices. No cords or shades are currently present. The exposed ceiling of the first floor porch is painted wood, with variable-width boards running in the north-south direction (Fig. 4-028).

##### *Brick Masonry and Other Wall Materials:*

The walls at the back of the porches are common coursed masonry, with headers every sixth course. Openings within the wall are headed with jack arches. On the second floor the walls are parged (probably Period Two) and painted (Period Five). On the first floor the exterior brick masonry is sand-blasted and repointed (Period Four). Inside at the glazed hall, this masonry wall is painted.

The western-most half-bay of the second floor porch is enclosed with a wood framed wall (Fig. 4-026 and 4-027), clad with horizontal wood siding with 7-3/4" exposure (Period Two). The eastern side of



**Fig. 4-027:** North Leg, South Elevation, detail at west side showing glazed first floor Entry 106 and enclosed second floor Bath 203. (GWWO photo, 2004.)



**Fig. 4-028:** First floor south porch, looking west to glazing at Entry 106 (GWWO photo, 2004.)



**Fig. 4-029:** North Leg, South Elevation, detail at east side. (GWWO photo, 2004.)

the second floor porch has a wood-framed wing wall with painted wood lapped-siding with a 6" exposure (Period One, Figs. 4-029 and 4-031).

The two western-most bays of the first level have been glazed and enclosed (Period Two, with later alterations, discussed below), creating the interior space, Entry 106. The glazing on the south side sits above a painted concrete curb (probably Period Four) that extends up approximately 1'-6" (Fig. 4-027).

#### *Floors:*

The painted wood floor (Fig. 4-030) of the second level porch slopes away from the house, down approximately 6" over the width of the area. Wood floor joints run in the north south direction, probably indicating a sub-framing running in the east-west direction. The exterior ground floor (Fig 4-028) is exposed concrete (probably Period Four), laid with a slight slope away from the house. There is a portable wood ramp (Period Five) providing access for persons with special needs through door 13. To the east of door 16, there is a cistern lid (Fig 4-254) and a simple plywood bench (Period Five). The bench is easily removed, revealing numerous electrical conduit.

#### *Porch Columns and Railings:*

The porch bays are defined on the first level by large circular masonry columns (Period One), which were later parged and painted (Period Two). Currently they are painted the cream trim color that is used throughout the exterior (Figs. 4-026 and 4-029). The columns sit on square cement parged (Period Five) masonry (Period One) plinths, approximately 1'-2" high. The bays vary in width from approximately 9'-4" to 10'-1".

The second level open porch has the same five-bay arrangement seen at the first level, but here defined by tapered wood columns (Period Five Fig. 4-029) set upon 3'-0" high, 12"-square wood plinths (Period Five) located in line with the masonry columns below. The easternmost column (perhaps Period One and certainly by Period Two, Figs. 4-029 and 4-031) does not match the others. It is a 10" column without taper. A simple, painted wood guardrail, composed of 1" square balusters spaced approximately 3-1/2" on-center and capped with a 2" round handrail, spans between each of the plinths.

#### *Opening Arrangement, Windows and Doors:*

Considered from east to west, the first floor wall has a window, door, and then two windows. The opening placement has no relationship to the bays defined by the outside columns that support the porch (see discussion in section above). The double-hung, six-over-six painted wood windows, (Period One with restoration through Period Five) have 3'-2" masonry openings, narrow muntins and exterior glazing compound to hold the glass panes.

The six-panel wood door (Period One, see interior descriptions for



**Fig. 4-030:** Second floor south porch, looking west to wall of Bath 203. (GWWO photo, 2005.)



**Fig. 4-031:** Second floor south porch, east elevation of east wing wall, showing wood siding (Period One), double-hung louver (Period One), and downspout (Period Five) running straight down beside both second and first floor columns. (GWWO photo, 2005.)

the door itself) at the first floor provides the main access to the rear block of the house. The exterior sides of the opening are cased with painted wood pilasters supporting a broken pediment (Period Four). The door is protected by an exterior wood and glass stile-and-rail storm door (Period Two?) with 12 lights of glass above one horizontal wood panel in the kick-plate location (Fig. 4-029).

At the second level, the east wood-framed wing wall contains one louvered opening—no window—with a 3'-4" sash width (Fig. 4-031). The louver (probably Period One) is a double-hung, 2-over-2 sash design with fixed louver blades. The casing surrounding this opening matches that found on the interior of the room 208.

Considered from east to west, the second floor masonry wall has a door, three windows, door, and then a final window. The opening size and placement generally aligns with the openings below, but has no relationship to the bays defined by the outside columns that support the porch. The double-hung 6-over-6 wood windows (Period One with renovations through Period Five) have narrow muntins with exterior glazing compound to hold the glass panes. The two doors are painted, six-panel wood (Period One, see interior descriptions for more detail.) Wood heads and jambs (Period One) at both windows and doors have a bull-nose edge detail. Door heads are lower and do not align with the window heads.

One wood door and wood window (both Period Two, Figs. 4-027 and 4-030) are located in the wood framed wall that encloses the second floor bath at the west end of the south porch. The door and window are described with the interior of the space, Room 203. The storm door (Period Two) has a side-hinged in-swinging upper storm panel covering an exterior screen panel.

#### **North Leg, East Elevation**

This elevation consists of the gable end of the north leg (Fig. 4-031 and 4-036). The east kitchen addition was added to this elevation, and covers a considerable portion of the original Period One end.

##### *Brick Masonry:*

The northern portion of this elevation is composed of common bond masonry with headers every sixth course. This bond pattern changes at the base of the free-standing chimney to running bond (with no headers). An attic vent opening (two feet by two feet masonry opening) filled with a painted wood louver is located high on the gable end, north of the chimney area.

##### *Wood Siding and Louver:*

The southern portion of this elevation comprises the east end of the south porch, and is made of horizontal wood siding and a large louver unit. This portion of the elevation is described with the south porch, second floor, above.

**Fig. 4-032:** North Elevation. The west block includes the four bays to the right of the downspout; the north leg includes the six bays to the left. (GWWO photo, 2005.)



**Main Block and North Leg, North Elevation:**

*Roof:*

The gabled roof of the east side of the north leg continues the slope that is established by the hip of the west block. The roof (Fig. 4-032) is clad in standing seam metal (Period Four), seams spaced approximately 1'-6" on center. The roof is painted green (Period Five). A line of fan-shaped metal snow-guards attached at each seam is set approximately two feet above the eave line. 6" half-round, painted metal gutters, mounted at the eave line, slope toward two 6" round painted metal downspouts. One downspout is located at the west corner of this elevation, the second between the fourth and fifth bay of windows. This second downspout marks the division between the West Block set of rooms and the North Leg set of rooms.



**Fig. 4-033:** Two views of the brick areaway and basement window. North elevation, west block. The foundation material changes from brick to local limestone at the east side of this opening. (GWWO photo, 2005.)

*Brick Masonry:*

Brick coursing (Period One) on the north elevation is common bond with headers located vertically every sixth course. The Period One cornice of molded brick matches that described on the west elevation (Fig 4-024). The central and east chimneys (Period One) belonging to the North Leg penetrate the roof and terminate in the corbelling arrangement consisting of two courses projecting out approximately 1-1/2", one course inset back to the main chimney plane, one course corbelled out, and a final course inset.

Masonry openings are headed with jack arches that align with three courses of masonry at the basement and first floors, and with two courses at the second floor. The north elevation has one basement window opening (Fig 4-033). The width and height of the basement window opening have been reduced with the introduction of new masonry (Period Four?) at the sides, under the original jack arch, and at the area below the window sill. The window is surrounded by a brick window well (Period Four) that projects above the surrounding grade by approximately one foot.

Foundation masonry changes from running bond brick to rough-cut local limestone at the east side of the basement window (Fig. 4-033). The stone extends eastward from this location. It matches that found on a portion of the east elevation of the west block (described above). This change in foundation material coincides on the inside with the change from basement to crawl space.

*Opening Arrangements, Windows and Door:*

The window opening size and arrangement on the north elevation differs from that found on the west or east elevations of the west block. The masonry openings of the north-facing windows average approximately 3'-3" in width, 5" smaller than the principal west and east facing windows (see drawings A1.1 and A1.3 in Appendix A for precise widths). Window heights on the north elevation average 5'-10". This is 1'-2" shorter than the principal west and east facing windows. The windows and doors on this elevation are headed with jack arches. Windows align vertically, between the first and second floors, and window heads align horizontally. However, there is no apparent horizontal rhythm between openings. Progressing from the west toward the east, the horizontal spacing between the first four masonry openings changes from 64" to 57" to 50" to 56". Such spacing would be more understandable if the windows formed a logical placement when considered from the interior. However, there is no interior symmetry, with windows in both rooms 104 and 105 located directly against the east walls.



**Fig. 4-034:** North elevation, north leg, Door 15. (GWWO photo, 2004.)

The one basement window has a fixed, two-paned metal-framed sash (Period Four or Five, Fig. 4-033). The basement window location does not align vertically with any of the upper windows. It is positioned mid-way between the second and third windows of the elevation, counting from the west. Its location places it at the northeast corner of the excavated basement area.

A door (Fig. 4-034) from the dining room is located in the sixth bay in from the west corner, centered under the second floor window. The 6-panel wood door (Period One, described with the interior) is protected by a wood and glass storm door (Period Four?) with 12-lights of glazing above a single lower wood kick-plate panel. The door is headed with a fixed, rectangular transom panel (Period One, described in the interior) that is protected on the exterior with a single storm panel (Period Four). The head of the transom light aligns horizontally with the heads of the adjacent windows. A concrete landing and five concrete steps (Period Four) lead from the door to the adjacent grade.

#### East (Kitchen) Addition



**Fig. 4-035:** South and east elevations of the east addition. To the right (north) of this addition, portions of the subsequent northeast (cmu) bar addition are visible. (right). Detail of double-ribbed metal roofing (above). (GWWO photo, 2005.)



A one-and-one-half story wood-framed, east addition (Period Three, Fig. 4-035) is attached to the easternmost portion of the north leg. The plan dimensions of the addition are approximately twenty feet wide by twenty-four feet deep. The south wall of the addition aligns with the plane of the masonry under the south porch (Fig. 4-036).

#### *Roof:*

The gable roof is clad in standing, double-ribbed metal (Period Five), painted green. Double-ribbed metal is similar to standing seam, although there are two adjacent seams (Fig. 4-035). The pitch of the roof (8.5 in 12) is steeper than that found on the main house (6.5 in 12). Double ribs are located approximately every 8". A line of snow-guards is located approximately 1' above the eave line; guards are mounted on every fourth rib. On the south elevation, a half-round painted metal gutter slopes to the west, and terminates at a painted round downspout mounted on the adjacent masonry wall of the south porch.

#### *Walls:*

The south and east walls of this addition are exposed. The north wall has been incorporated as part of the northeast addition. Assuming this east addition was roofed symmetrically, it appears that the north wall would have been located approximately 8" inside what is now the northeast addition. (When constructed, the northeast addition interfered with the termination detail at the eave of the roof, see Fig. 4-035.) The theoretical position of that wall aligns with the north wall of bathrooms 110 and 111, which further supports this theory. This interior wall may conceal the original framing for the exterior north wall of the east addition.



**Fig. 4-036:** East Elevation showing east addition. To the left (south) of the addition, the east elevation of the north leg and the east elevation of the west block are both visible. To the right (north) of the addition, a segment of the later northeast (cmu) addition is visible. (GWWO photo, 2005.)

The addition's lapped wood siding (Period Five replacement to match Period Three original siding) has a 6-1/2" exposure, and is painted the trim color used on the exterior of the house. The southeast corner of the addition has 4" corner boards into which the siding terminates.

*Opening Arrangement and Windows (Fig. Front Cover and 4-036):* Two double-hung, six-over-six wood windows (Period Three, with renovations through Period Five) face south, and are cased with flat wood stock at the head and jambs. The jamb casings terminate at a narrow projecting wood sill. The east elevation has a door (Period Three) and similar window (Period Three with renovations through Period Five). A second smaller six-over-six window (Period Three) is centered under the gable roof, serving the attic area. This opening currently appears to be the only access to the attic space. A square attic vent (Period Three?) with metal louvers is centered above this attic window. The stile and rail door has three, full-width, horizontal glass lights above two, full-width, horizontal wood panels.

Originally, a door or window may have been located on the west side of the east addition, providing access and/or light and air into the kitchen addition. This opening, if it existed, would have been positioned in the approximate location of the current women's bathroom door (door 20 on floor plan, Sheet A-1.2, Appendix A).

Originally, the north side of the addition may have had two six-over-six double hung wood windows to match those located on the south elevation. Further investigation into the framing of the north wall of the two bathrooms (rooms 110 and 111), should provide more information.

#### **Northeast (Bar) Addition**



**Fig. 4-037:** Northeast (Bar) addition. (GWWO photo, 2005.)

The most recent addition to the property is a one-story rectangular volume located north of the east kitchen addition (Fig. 4-037). The outside footprint is approximately 20'-6" by 39'-6".



**Fig. 4-038:** Northeast Bar addition showing the attachment to the eastern-most end of the north leg. (GWWO photo, 2005.)

*Roof:*

The shallow-sloped roof (Period Five) is a standing seamed metal (detail Fig. 5-003), surface coated with asphalt, sloping down from south to north. Seams are approximately 1' apart. The north side of the roof has a boxed wooden eave (Period Four, Fig. 4-038) projecting out from the plane of the north wall by approximately one foot. A painted metal half-round gutter is mounted to the eave, and slopes to a round, painted metal downspout mounted at the west edge of the north wall. The downspout discharges to grade. The east and west sides of the roof are trimmed with flat wood fascia boards, painted the trim color.

*Walls:*

The exterior of the northeast addition is constructed of 8" high by 16" wide concrete masonry units (cmu), currently painted a reddish-brown (Period Four or Five). Openings in the wall are spanned with steel lintels; no special masonry treatment is used above the heads of openings. A cmu chimney is centered on the east elevation (Fig. 4-037, detail Fig. 5-010.).

*Opening Arrangements, Doors and Windows:*

On the north elevation, a central opening with a pair of stile-and-rail "French doors" is flanked on either side by "picture" windows (Fig. 4-037). The masonry opening for each window is 4'-8" tall and 10'-5½" wide. The windows are tri-partite units: a central light approximately 4' high by 5' long is flanked on each side by a narrow vertical casement unit divided into four lights. The side casements are operable.

The doors (5'-4" wide masonry opening) are protected by storm doors that match the interior ones. Each leaf has 8 glazed lights above a single wood kick-plate panel. Outside the door, there is a (Period Four) concrete landing followed by two treads (total of three risers) that lead to the adjacent grade.

On the west elevation there is one large fixed "picture" window, with no muntins. This masonry opening is 4'-8" tall and 6'8" wide. Also mounted on this elevation is a through-the-wall air conditioning unit, located to the north of the window opening. There are no openings on the east elevation.

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### Interior

The interior of the Ferry Hill Plantation house is remarkably intact given the history of the property. A large amount of original historic fabric remains and is in relatively good condition.

This section will first describe the typical finishes and details that are common throughout the house. Following this section, each room will be addressed individually, and exceptions to the described typical conditions will be noted.

#### Typical Finishes and Details:

*Ceilings:* The ceilings are painted plaster and there is no crown molding.

*Walls:* The walls are painted plaster, with a painted wood chair rail and base. Some of the original base in the west block is painted in a faux marble design (Fig. 4-039).

*Floors:* The floors are either exposed stained wood or covered in carpeting.

*Doors:* Many of the original six-panel doors remain. Some of the doors have been painted, but many reflect the original staining that gives a faux inlay appearance (Fig. 4-040). These doors are grained in a faux cherry wood finish. Each door panel has a 3/4" inlaid darker band of faux mahogany flanked by 1/16" gold leaf strips. These bands are inset from the panel edges by 1½". There is a small gold band at the very edge of each panel.



**Fig. 4-039:** Example of typical faux-marble base. (GWWO photo, 2004.)



**Fig. 4-040:** Example of typical faux-inlay door graining. (GWWO photo, 2004.)

The door hardware is inconsistent throughout the house. Some Period One hardware can be found, but most of the doors have been fitted with hardware components that date to various periods. As such, the hardware for each door is indicated in its description.

**Fig. 4-041:** Examples of Period One hardware found on interior doors. Room 201 side of door 28 (left) and room 204 side of door 29 (right). (GWWO photo, 2005.)



**Fig. 4-042:** Examples of Period One hardware on interior doors that led to the exterior. Entry Hall 103 side of doors 5 (left) and 6 (right). (GWWO photo, 2005.)



**Fig. 4-043:** Examples of various alterations and later period additions to door hardware. Clockwise from upper left: Entrance Hall 103 side of door 8; Room 105 side of door 10; Room 206 sided of door 35; and Room 209 side of door 39. (GWWO photo, 2005.)



*Windows:* The windows in the house are primarily 6-over-6, double hung wood windows. Some of the existing lites contain bubbles and appear to be from Period One or Two. The windows have been renovated and modified throughout all five Periods, making it difficult to determine the exact age of what is seen today. With the few exceptions, (which are noted) the windows are counter-weighted. There are four types of window hardware, which are referenced as follows (Figs. 4-044 – 4-047):

**Fig. 4-044:** Type 1 (Period 1).  
(GWWO photo, 2004.)



**Fig. 4-045:** Type 2 (Period 4 or 5). GWWO photos, 2004.)



**Fig. 4-046:** Type 3 (Period 4 or 5). (GWWO photo, 2004.)



**Fig. 4-047:** Type 4 (Period 4 or 5). (GWWO photo, 2004.)



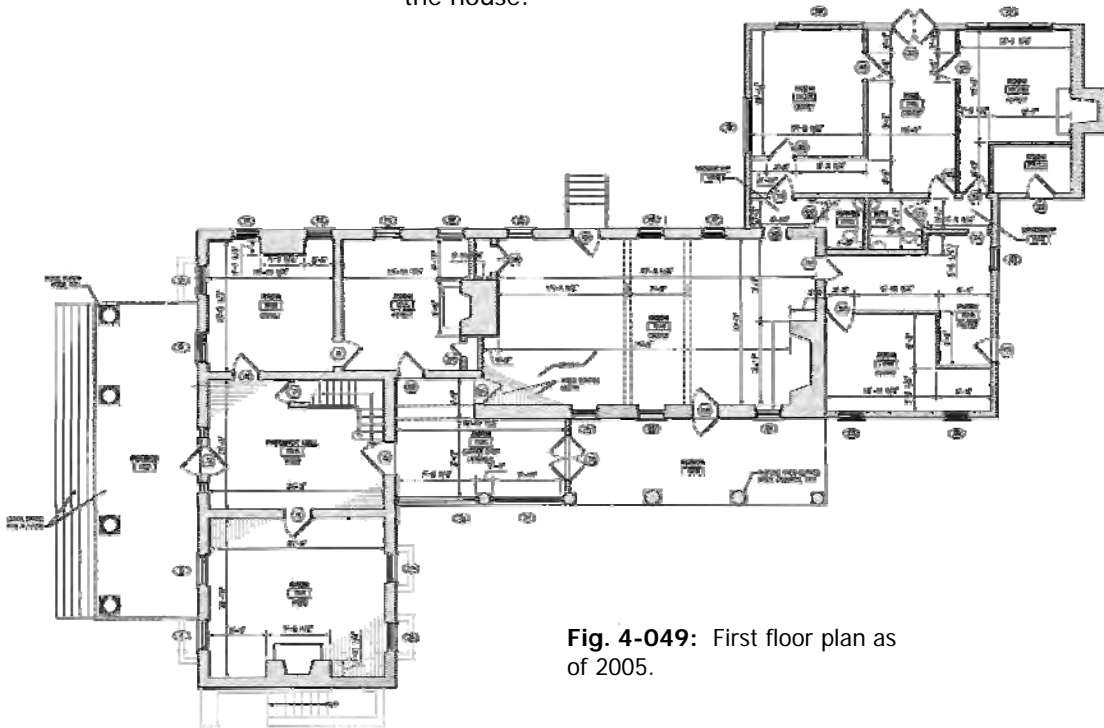
*Radiators:* All of the radiators are hot water. In early Period Four, the steam system was replaced with a hot water system (Fig. 4-048). In 1979, (Period Five) the National Park Services installed a new system (Period Five). For a complete description of these systems, please refer to Section 4, Mechanical/Electrical/Plumbing.

**Fig. 4-048:** Example of Period Four radiator (left); Example of Period Five radiator (right).  
(GWWO photo, 2004.)

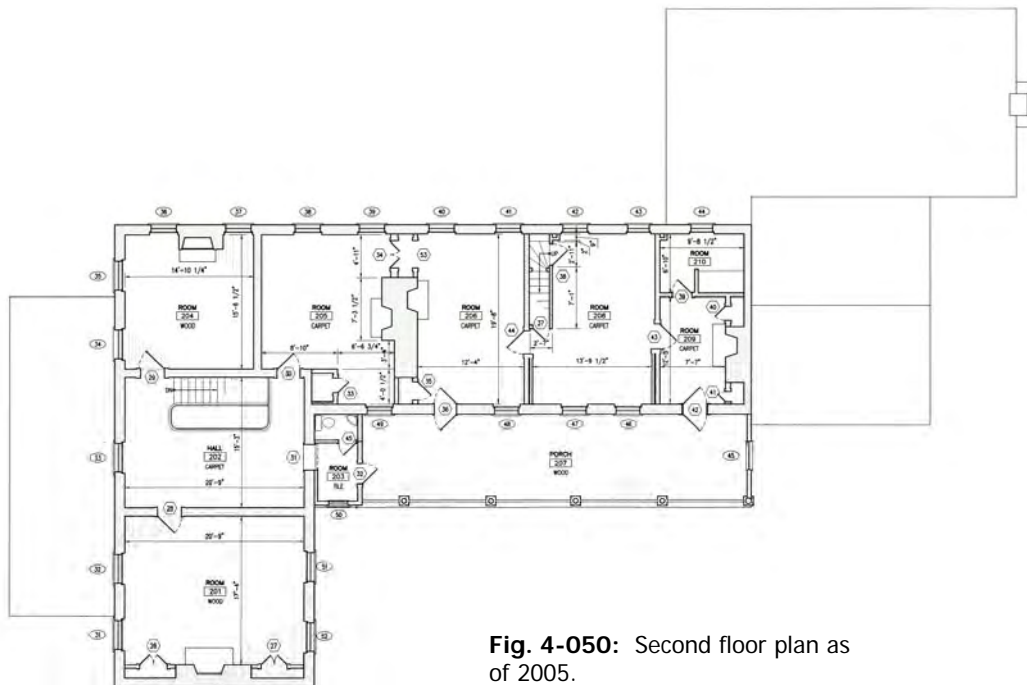


**General Layout:**

Each room shows a small diagram for the purpose of orientation only, for more detailed plans, see the drawings section of this report. The following show the current 2005 layout (Fig 4-049 and 4-050) of the house:

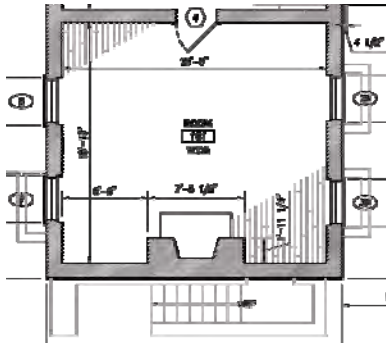


**Fig. 4-049:** First floor plan as of 2005.



**Fig. 4-050:** Second floor plan as of 2005.

### Room 101



**Fig. 4-051:** Room 101 floor plan (above) and view looking southwest (right). (GWWO photo, 2005.)



*Ceiling:* The flat plaster ceiling (Period One) is painted off-white. There is some minor cracking in the northwest and southwest corners.

**Fig. 4-052:** Detail photograph, GWWO, 2005; and 1978 DSC detail sketch of rail in room 101. *Note: all detail sketches included in this section are from the same source unless noted otherwise.*

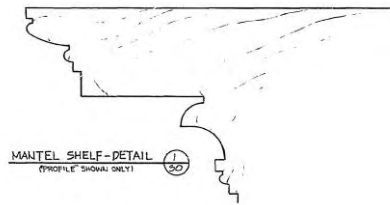


*Wall:* The flat plaster walls (Period One) are painted off-white. The room has a 2 1/2" wood chair rail (Period One), which is painted a light greenish-tan color (Fig. 4-052). The top edge of the rail is 32 5/8" above the floor. The recessed center frieze of the chair rail is flanked by a symmetrical formation of a large quirked bead, followed by a small fillet and then a large edge fillet. There is a wood trim corner guard (Period One) that runs up the outer edges of the fireplace projection that is painted to match the trim in the room.



**Fig. 4-053:** Detail photograph, GWWO, 2005; and detail of room 101 base.

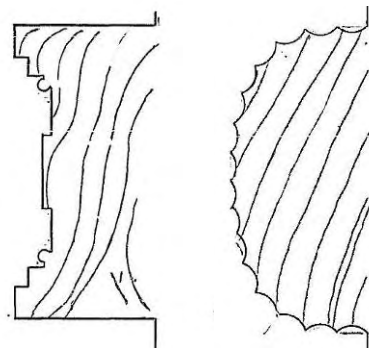
*Base:* The base (Period One) of the room is a 4 1/2" flat wood board, painted in the manner of faux marble with no quarter-round (Fig. 4-053). Above the faux marbled board, there is a 5/8" frieze that is capped with an upper quirked bead trim. At each of the window and door casings there is a plain projecting wood plinth board that is



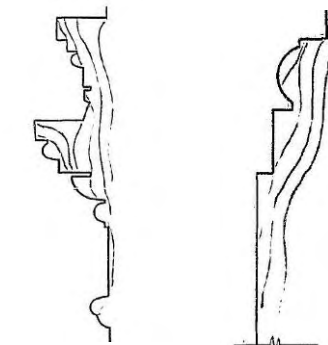
**Fig. 4-054:** Fireplace on South Wall of room 101.



**Fig. 4-055:** Fireplace, room 101 (right). Detail of Fireplace Mantle Shelf and upper pilaster (above). (GWWO photo, 2005.)



**Fig. 4-056:** Section at pilaster: upper portion (left) and lower portion (right).



**Fig. 4-057:** Profile of transition from upper to lower pilaster (left). Base profile of pilaster (right).

simply painted black. At the windows, the base steps back with curved side pieces, similar to the plinth, into the inset panels of the windows, where the marbled base continues (Fig. 4-065).

*Floor:* The exposed wood floor (Period One) is stained a medium brown. Wood boards vary in width from 5" to 6" and run north-south.



*Fireplace:* There is a fireplace on the south wall that has a wood mantle and surround (Period One) that are painted greenish-tan to match the rest of the trim in this room. The wood surround has a projecting wood shelf and two side pilasters (Fig. 4-055). The mantle shelf is ornately carved with a series of fillets and beaded fillets. Above each of the pilasters the mantle shelf projects beyond the rest of the shelf. Between the pilasters, the mantle shelf bows out in a gentle curve.

Below the mantle shelf, there is a large cavetto trim piece with a lower edge of fillets that caps a large frieze area above the firebox. There is a decorative center panel in the frieze that is made up of a series of concentric rectangles. The cavetto trim projects out slightly above this section of the frieze. The portion of each pilaster that aligns with the frieze is rectangular in shape, articulated with inset rectangles similar to those found in the central panel (Fig. 4-055).

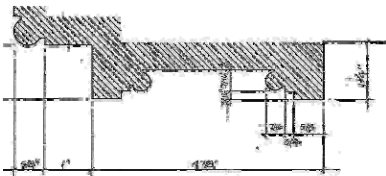
A horizontal course of fillet and beaded fillet trim separates the bottom of the frieze area from the firebox brick. This trim extends along the entire length of the fireplace, including around the pilasters. A second course of several projecting fillets surround each pilaster (Fig. 4-056). Below this, the pilasters transition, first to a smooth oval cross-sectional shape—with an upper and lower bead—(Fig. 4-057) and below this to a fluted design (Fig. 4-056). The flutes



**Fig. 4-058:** Detail of Fireplace lower pilaster and plinth. (GWWO photo, 2005.)



**Fig.4-059:** Room 101 light fixture. (GWWO photo, 2005.)



**Fig. 4-060:** Detail photo (right), GWWO, 2005; and detail (above) of window/door trim and corner block found in room 101.



**Fig. 4-061:** Door 4, (GWWO photo, 2005.)

terminate at the base of the pilaster into a lower bead that caps the projecting plinth block (Fig 4-057). The block is painted black in keeping with the other plinths found in this room (Fig 4-058). The remainder of the surround is plain with a simple beaded trim around the opening to the brick firebox. This molding is typical of that found in the late Federal Architectural Period.

The fire chamber and exposed masonry surround has been rebuilt at some point, including the addition of an interior steel lintel and fire damper (Period Four or Five). The existing bricks (Period Five) along the head of the box (Fig 4-055) are laid in a soldier course (vertical), while the bricks at each side are laid stacked (horizontal). The 1978 DSC drawings indicate that the face of the firebox was marble before this change.

The bricks inside the firebox are set in standard running bond (Fig 4-055). The inner hearth appears to be older brick, but if this brick is from Period One, it has been removed, cleaned and replaced. The brick hearth transitions to marble (Period One) as it extends into the room. There is a wood trim where the marble transitions to the wood flooring.

*Fixtures:* A brass chandelier (Period Five) with faux candles is mounted from a chain in the center of the room (Fig 4-059).



*Door 4:* The door trim (Period One) has a symmetrical cross-section with a large center inset frieze flanked on each side by a quirked bead and a large edge fillet. This profile of outer fillet and inner bead is repeated in the projecting square corner medallions. The trim turns the corner with a return bead into the casing. The door opening is encased in wood trim with inset panels (Fig 4-060). There is a wide wooden threshold (Period One).

The wood door (Period One), with six raised panels (Fig 4-061), has a faux graining to imitate mahogany with a cherry inlay banding. Two five-knuckle brass hinges secure the door to the frame casing.



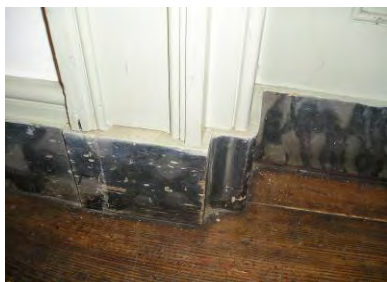
**Fig. 4-062:** Typical door casing. (GWWO photo, 2005.)



**Fig. 4-063:** Typical door hardware (Period One). (GWWO photo, 2005.)



**Fig. 4-064:** Lower window inset panel. (GWWO photo, 2005.)



**Fig. 4-065:** Detail of window plinth curved step-back condition to lower inset panel. (GWWO photo, 2005.)

The door hardware (Period One) consists of a small thumb-turn lock for the inset mortise hardware. There is also a decorative key opening with a closure piece that exists on both sides of the door (Fig 4-063).

*Windows 7, 8, 29 and 30:* (Period One with renovations through Period Five). The four windows in the room are identical. They are tall 6' 11" windows with a sill height of 2' 3" (Fig 4-051). The windows are six over six double-hung windows with rope pulleys, narrow muntins. The windows have Type Three brass thumb throw locks (Period Four or Five). The sash ropes on windows 29 and 30 are no longer attached.

The window trim is painted the same greenish-tan as the rest of the trim in this room. Below each window there is an inset wood panel (Fig 4-064) that is painted the same as the trim. The panel has a single large rectangular inset panel with a bead trim.

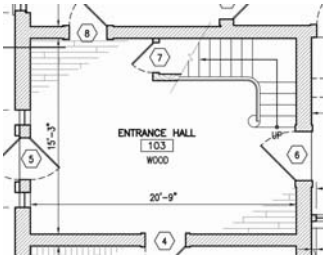
The window jamb casing terminates in a projecting plain wood plinth block with a curving side piece which steps back into the window panel (Fig 4-065). The plinth is painted black.

*Specialty:* There are three radiators in this room. They are located on the north side of the west wall (Period Four), the west side of the south wall (Period Five) and the north side of the east wall (Period Four).

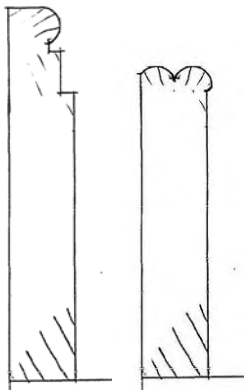
### Room 102

This exterior space is described in: Physical Description Exterior.

### Room 103



**Fig. 4-066:** Room 103 floor plan (above) and view looking west (right). (GWWO photo, 2005.)



**Fig. 4-067:** Profile of primary base (left) in room 103, and secondary base along the stair wall.



**Fig. 4-068:** Room 103, base where it transitions to the soffit of the stair stringer. (GWWO photo, 2005.)

*Ceiling:* (Period One) The flat plaster ceiling is painted off-white.

*Wall:* The flat plaster walls (Period One) are painted off-white. There is some cracking at the vent on the north wall. The room has a wood chair rail (Period One), which matches the rail in room 101. The railing is not applied to the curved north wall of the stairs.

*Base:* The base of this room (Period One) matches the base found in room 101. At each of the door casings there is a plain projecting wood plinth block that is painted black. At the side panels of the large front door (5), the base steps back with curved side pieces, similar to the plinth of the windows in room 101, into the inset panels of the side windows, where the marbled base continues.

On the wall below the open stair rail, the base changes to a different profile (Period One). The faux marble face of the base board remains the same, but there is no frieze area (Fig 4-067). Instead a simple double bead (one behind the other, rather than on top of one another) caps the marbleized base.

*Floor:* The stained wood floor boards in this room are of a similar size to those found in the adjoining room 101. However, there are several indications that this may be overlay wood flooring (Period Three on top of Period One Flooring). The wood in this room has a lighter stain than that used in room 101, and the joints run in the opposite direction, which is typical for stair halls. In addition, the flooring in this room is approximately  $\frac{3}{4}$ " higher than the flooring in room 101. There is significant wearing in front of door 7.

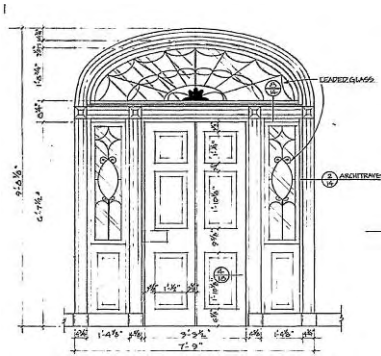


Fig. 4-069: Door 5, Room 103.



Fig. 4-070: Door 5 hardware, (GWWO photo, 2005.)



Fig. 4-071: Door 6, (GWWO photo, 2005.)

*Fixtures:* There is a brass chandelier (Period Five) as in room 101. There are three brass wall sconces (Period Five) with faux candles and glass hurricane lamps (Fig. 4-066). Two are centered on either side of door 4 on the south wall. The third sconce is on the west wall, to the north of door 5, but is not centered in this space.

*Door 4:* The casing and graining (Period One) for this side of the door are identical to that found on the room 101 side. This side of the door has the (Period One) brass knob and key hole cover.

*Door 5:* This large door (Period One) serves as the formal main entrance to the house. This 4' wide, six panel wood door has a vertical central bead running its entire height creating the appearance of two side-hinged doors (Fig 4-069). The inside face of the door is faux-grained matching the other doors in the house. There is an existing, brass, surface-mounted box lock (Period One), with a surface mounted keeper aligned on the adjacent jamb casing. There is a key-hole in the box lock as well as a brass doorknob (Fig 4-070). Two side lites and a large glass transom flank this main door. The trim around the door, side lites and transom is all painted green to match the trim in the room, and the trim (Period One) profile on this door is identical to the door trim in room 101.

*Door 6:* The trim and casing of this door (Period One) are identical to the door trim in room 101, but the inner casing is painted white instead of green. This 4' wide, six panel wood door (Period One) has a vertical central bead running its entire height that makes the door appear as if it were two, side-hinged doors (Fig 4-071). The hall side of the door is faux-grained, with significant scratches in the lower portion. Three five-knuckle hinges secure the door; although the center hinge pin is missing. There is a surface mounted brass box lock (Period One), approximately 6" x 9" x 1.5" with a brass knob. There is a large 18" limestone threshold (Period One).

*Door 7:* This six panel wood door (Period One) is faux-grained with a small brass knob (Period One) on each side. A key-hole opening with decorative closure (Period One) is on each side of the door. A missing brass thumb-throw at one time operated a recessed mortise lock. The hall side currently has a surface-mounted throw lock (Period Four or Five). The trim and casing of this door are identical to the door trim from room 101, although the left side of the trim is truncated by the north wall of this room. There is significant wear around the hardware, and deep scratches at the bottom of the door.

*Door 8:* This six-panel wood door (Period One) is faux-grained. There is a significant amount scratching damage to this door. There is a decorative key hole with a cover and a white porcelain knob (Period One with possible Period Two additions). The trim and casing of this door are identical to the door trim from room 101.

*Specialty:* There is a radiator on the north corner of the west wall (Period Four) and one on the west corner of the south wall (Period Four). There is a large door bell unit (Period Four) mounted near the ceiling to the south of door 6.

### Main Stair



**Fig. 4-072:** Second story opening (above). View looking northeast (right). (GWWO photo, 2005.)



**Fig. 4-073:** Mitered transition of chair rail. (GWWO photo, 2005.)



**Fig. 4-074:** Curved transition of base trim. (GWWO photo, 2005.)



**Fig. 4-075:** Stair opening face casing design. (GWWO photo, 2005.) and detail drawings.

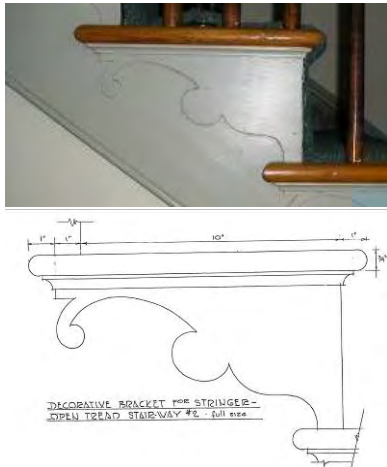


***Basic Structure and Opening.*** This L-plan stairway (Period One) has four treads (five risers) up to a landing, and then turns and continues with 13 treads (14 risers) to the second floor. The stairwell opening extends approximately three feet to the south beyond the actual stair.

***Wall:*** The flat plaster walls (Period One) are painted off-white. There is a wood chair rail (Period One) that matches the profile and paint color of room 101. The chair rail follows the slope of the stair, and transitions at the landing with mitered joints (Fig 4-072 and Fig. 4-073). The chair rail terminates into the jamb of door 29.

***Base:*** The base at the stairway walls (Period One) is similar to the base in 201, although the inset frieze is omitted so that the upper bead and fillet courses sit directly on the faux-marble base board. At the northwest and southeast corners of the landing, the trim above the baseboard (Fig. 4-074) transitions with a curve, rather than the mitered joints of the chair rail above.

***Stringer.*** The stringer face (Period One) is painted greenish-tan and is primarily a flat wood board with a double-bead on the soffit. There is a decorative curvilinear wood design (Fig. 4-076) applied to the stringer face which transitions to the underside of the tread with a painted cavetto trim piece. The stringer face transitions at the upper opening of the stair to a different profile. This upper section is decorated with half-round scallops, each ending in small stylized fleur-de-lys (Fig. 4-075).



**Fig. 4-076:** Stair stringer face design. (GWWO photo, 2005), and detail drawing.



**Fig. 4-077:** Lateral scroll terminus at lowest stair tread. (GWWO photo, 2005.)



**Fig. 4-078:** Lateral scroll handrail terminus. (GWWO photo, 2005.)



**Fig. 4-079:** Grained wood balusters, with one metal baluster at the left. (GWWO photo, 2005.)

*Treads and Risers:* The treads and risers (Period One) are carpeted (Period Five) from the wall up to the line of the balusters. The stained wood risers and treads are visible beyond the carpet (Fig. 4-077). The lowest stained tread and riser follow the lateral scroll of the handrail above, and transitions rather seamlessly into the faux marble base of the entry hall 103.

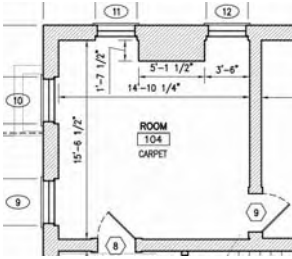
*Railing:* The stained wood hand rail (Period One), which is turned and carved, has a 2-1/4" diameter cross-section. The railing begins at the base of the steps in a lateral scroll (Fig. 4-078) and is supported by simple round balusters (three to a tread) that taper slightly, from about 7/8" at the top to 1" at the bottom.

Interspersed among the wood balusters are four metal balusters (Fig. 4-079) which serve to reinforce the railing stability. Research (Ziek, 1979) indicates that these metal balusters were at one time painted to appear as if they were wood. Their current finish is darker than the adjacent wood balusters.

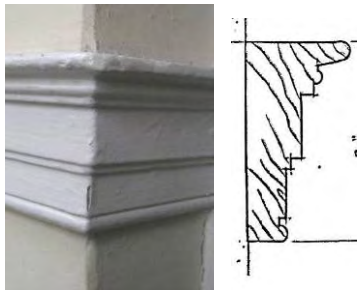
Inboard of the carved wood handrail there is a smaller, more modern bent iron pipe railing (Period Five, Fig. 4-072) supported by round posts that are not tapered, and mount into approximately every third tread.

The original wood handrail and balusters (Period One), as well as the more modern bent iron pipe railing (Period Five), continue around the opening of the stair and terminate into the wall to the west of door 30.

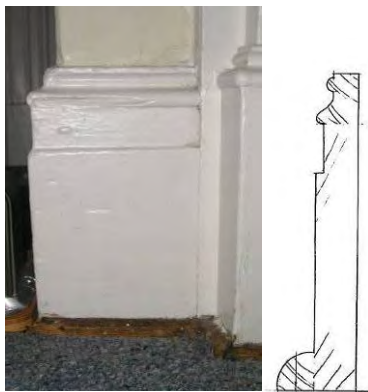
### Room 104



**Fig. 4-080:** Room 104 floor plan (above) and view looking north (right). (GWWO photo, 2005.)



**Fig. 4-081:** Room 104 rail. (GWWO photo, 2005.); and section detail.



**Fig. 4-082:** Room 104 base. (GWWO photo, 2005.); and section detail.

*Ceiling:* The flat plaster ceiling (Period One) is painted cream. Cracking in the ceiling around the fireplace is evident.

*Wall:* The flat plaster walls (Period One) are painted cream. The room has a wood chair rail (Period One, Fig. 4-081), which is painted white. The upper course of the rail has a projecting bead above a bead and a small lower beaded fillet. Below that, there is a fascia with a lower fillet, followed by another fascia which is slightly inset with a lower quirked bead.

*Base:* The 2 7/8" wood base (Period One, Fig. 4-082) is painted white and the top edge of the base is 34" above the floor. The base is made up of a plain stock wood board below a 1" inset frieze that is capped by a projecting bead and then a smaller bead course. At the foot of the base, there is a stained wood quarter-round.

*Floor:* This room has a speckled looped carpet (Period Five) that is primarily aqua-blue. It is unknown what is under this carpet.

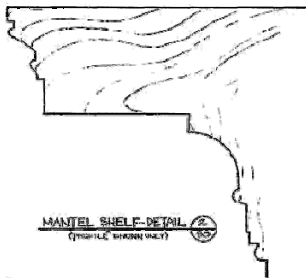
*Fireplace:* Between windows 11 and 12, the north wall projects approximately 1'-8" into the room. The fireplace is centered on this projection and has a simple carved wood mantle and surround that are painted white. The mantle shelf (Period One, Fig. 4-083 and 4-084) has an upper fillet above an elongated ogee and then a beaded fillet above a large fillet. A large cavetto trim with several beaded bands, including one at the base of the trim, appear to support the shelf. At each of the pilasters, this trim is slightly projected.

Below this trim there is a large frieze area. The corresponding portion of each pilaster has an inset rectangular panel with a beaded

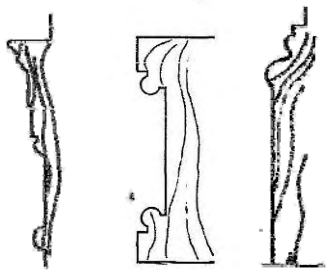
trim. Below that, there is a course of trim made up of a double stepped fascia with upper and lower beading that spans the entire



**Fig. 4-083:** Mantle shelf and upper pilaster (above), and overall fireplace (right). (GWWO photo, 2005.)



**Fig. 4-084:** Section detail of mantle shelf (lower left).



**Fig. 4-085:** Section details. Profile of Upper Pilaster (left), cross-section of pilaster column (center) and profile of pilaster base (right).



**Fig. 4-086:** Door Trim, Room 104. (GWWO photo, 2005.)

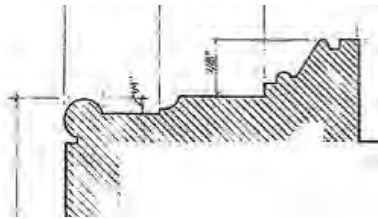
length of the fireplace, including around each pilaster (Fig. 4-085). The pilasters continue down with another tall thin rectangular inset panel edged with a beaded trim, all terminating in a tall plinth (Fig. 4-085). The plinth corresponds in height and profile with the base trim of the room.

The remainder of the surround is simple painted wood with a beaded transition to the brick firebox. The upper course of the chair rail extends in front of the edge of the surround and terminates into the side of each pilaster.

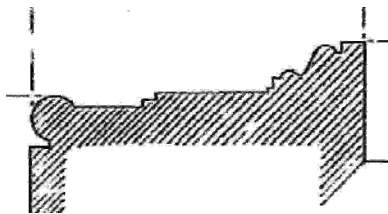
The exposed brick surround and jack arch (Period One, cleaned and repaired Period Four, Fig. 4-083). This fireplace has been filled in with horizontally laid brick (Period Four or Five). Any projecting hearth is not visible, as the area has been covered by the room carpeting.

*Fixtures:* There are two ceiling mounted fluorescent lighting fixtures (Period Five).

*Door 8:* The profile of the white painted trim (Period One, Fig. 4-087) incorporates a wide fillet adjacent to an echinus ovolo and then a beaded fillet. The molding then steps down to a fascia and cavetto, with a second fascia leading into the casing return bead. The inside casing of this door is painted green to match the trim on the Entry Hall (103) side. The room 104 side of the door is also faux grained, and in better condition than the opposite, hall side. This door has a white porcelain knob in a box lock with a keyhole (Period One with possible Period Two additions). The original (Period One)



**Fig. 4-087:** Trim for Door 8 and Windows 9 and 10. Section detail.



**Fig. 4-088:** Trim for Windows 11 and 12. Section detail.



**Fig. 4-089:** Windows, room 104. (GWWO photo, 2005.)



**Fig. 4-090:** Windows plinth, room 104. (GWWO photo, 2005.)

hardware is gone. There is significant wear on the west portion of this side of the door.

*Door 9:* The trim and casing (Period One) for this door are identical to door 8, although the inner casing of the door is also painted white. The six-panel wood door (Period One) has faux graining. There is significant wear in the location where the hardware once was, and only the decorative key-hole cover (Period One) remains. This door has two hinges that are similar to door 8, although the upper hinge is not working well, and the door does not shut properly.

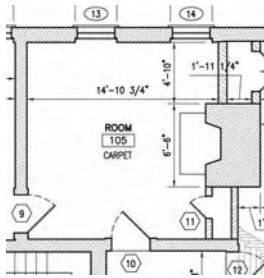
*Windows 9 and 10:* (Period One with modifications through Period Five) These two windows' trims are painted white and match the profile of door 8 (Fig. 4-087). These two 6' 11" windows, with sill heights of 2' 3", have head casings with mitered corners. The jamb casings extend from the base board to the heads of the window. The windows are six over six double-hung units with sash ropes and narrow muntins. Below each window, a fillet-and-beaded-edged wood panel fills the space between the sill and baseboard. The window jamb casing terminates into a fillet and ogee plinth block that curves back into the base below the inset panel (Fig. 4-090). These two windows have Type Two window locks (Period Four or Five) and the sash rope is unattached on window 10.

*Windows 11 and 12:* (Period One with modifications through Period Five) These two windows are not as tall (5' 11") as windows 9 and 10, but the base plinths and sill height (2' 3") are the same. (Fig 4-089). The casing reaches from the base board to the head of the window. The windows are six over six double-hung windows with rope pulleys and narrow muntins.

The trim profiles of these windows are different from the trim on the other two windows in the room. It appears that both profiles are Period One, and it is unclear why two profiles were used. The same condition is found in the room directly above this space (room 204).

The trim of these two windows (Fig. 4-088) has an outer fillet, followed by a quirked bead that steps down to a closely placed inner beaded fillet. The remainder of the trim is virtually identical to windows 9 and 10. The outer fillet of the eastern side of window 11 is partially embedded in the plaster. Both sides of the window 12 trim are partially embedded in the plaster. This condition is typical for houses of this period, since trim was applied prior to plastering. These two windows have Type Two window locks (Period Four or Five) and the sash rope is unattached on window 11.

*Specialty:* There are two radiators in this room. One radiator is located under the window that is west of the fireplace (Period Four) and is painted white. The other smaller unpainted radiator (Period Five) is located between the two west windows.



**Fig. 4-091:** Room 105 floor plan (above) and 2005 view looking southeast (right). (GWWO photo, 2005.)



**Fig. 4-092:** Room 105 typical chair rail. GWWO photo, 2005; and GWWO section detail.



**Fig. 4-093:** Room 105 chair rail found on the northwest wall. (GWWO photo, 2005) and section detail.



**Fig. 4-094:** Room 105 base. (GWWO photo, 2005), and section detail.

## Room 105



*Ceiling:* The flat plaster ceiling (Period One) is painted cream. Cracking is evident in the ceiling around the fireplace.

*Wall:* The flat plaster walls (Period One) are painted cream. The room has a wood chair rail, which is painted white. There are two chair rail profiles found in this room. Both 3 1/4" railings are mounted with the top edge of the railing 33" above the floor.

The predominant railing (Period One, Fig. 4-092) in this room is capped with a beaded fillet which transitions down to a small quirked bead. Below this, a fascia with a lower fillet caps another smaller fascia with a lower fillet, all above a small quirked bead. The detail in the 1978 DSC Drawings depicts a different profile, that is not currently found in this room. The detail in (Fig 4-092) reflects the profile of the existing railing, which is believed to be Period One.

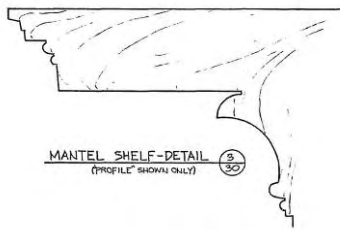
On the north wall to the west of window 13, there is a railing (Period Four, Fig. 4-093) with a distinctive center ogee that is capped by a quirked bead, a cavetto and ending with an upper fillet. Below the ogee, there is a quirked bead.

*Base:* The wood base (Period One, Fig. 4-094) is painted white. The base is made up of a plain stock wood board below an inset frieze that is capped by a double bead and then an elongated ogee that steps back to an upper bead and fillet course. At the foot of the base, there is a stained wood quarter-round.

*Floor:* This room is carpeted in a speckled looped carpet (Period Five) that is primarily aqua-blue. It is unknown what is under the carpet.



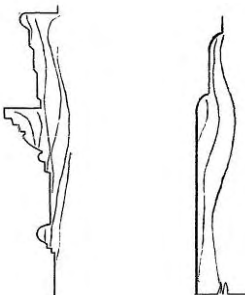
**Fig. 4-095:** Mantle shelf and upper pilaster (top left); Fireplace overview (right); Lower pilaster and hearth (bottom left). (GWWO photo, 2005.)



**Fig. 4-096:** Section profile of mantel shelf.



**Fig. 4-097:** Section profiles at pilaster: upper portion (left) and lower portion (right).



**Fig. 4-098:** Section profiles of transition from upper to lower pilaster(left). Base profile of pilaster(right).

*Fireplace:* There is a fireplace on the east wall of the room (Fig. 4-095). The north edge of the mantle shelf is flush with the edge of the fireplace projection, whereas the south edge terminates several inches before the beginning of the recessed cupboards in this room. The white painted wood mantle (Period One) is somewhat similar to the one found in room 104. The mantle shelf (Fig 4-096) has several stair-stepped fillet edges, some with beads, and there is a large projected area above each of the pilasters. A tall cavetto trim with a lower fillet and beaded edge appears to support the shelf. This trim continues across each of the projecting pilasters.

Below the mantle shelf and its trim, there is a frieze area with a lower trim of two repeating fillets and fascias. The corresponding area of the pilasters has a single recessed panel with a beaded trim and a smaller interior raised panel (Fig. 4-097).

Below the frieze area, each of the pilasters has a graduated fillet and bead capital transition area above a frieze with a lower bead (Fig. 4-098). The main shaft of the pilaster has a symmetrical cross-sectional profile that incorporates a large central bead flanked by two fascias (Fig. 4-097). The design continues outward with a series of bead courses that terminate at each side with an outer edge fillet. The plinth block at the base of the pilaster (Fig. 4-098) has a small recessed portion at the top, where it meets the ridged portion of the pilaster.

The remainder of the surround is simple plain wood with a beaded trim around the opening. Inside the firebox, a cast metal fireback, with side plates (Period Unknown, Fig. 4-099) covers most of the masonry. The side panels are embossed with an image of a fountain and flowers. At the upper back corner of either side of the firebox, there are Period One firebricks visible (Fig. 4-099). On the back wall of the firebox, below the fireback, the firebrick has been cleaned and



**Fig. 4-099:** Rm. 105 fireplace insert. (GWWO photo, 2005.)

replaced, possibly during Period Four or Five (Fig. 4-095). The hearth (Period Four or Five) is brick, dry laid in a plain running bond set parallel to the fireplace.

*Cabinets:* There is a built-in cupboard (Period One) in the east wall to the south of the fireplace (Fig. 4-100), filling the alcove left by the fireplace projection. The cupboard is made up of a taller upper cupboard with a two-panel door and a smaller lower cupboard with a single panel door. The trim around the overall cupboard matches the door and window trim of the room, and is also painted white. The outside of the doors of the cupboards are grained in the faux inlay pattern seen throughout the house, and there is a white painted strip of trim between the two cupboards at the height of the chair rail.

There are four shelves in the upper cupboard and two shelves in the lower cupboard. Each of the shelves has a double bead front face. The inside face of both doors has the original blue paint, which is in remarkably good condition. Traces of the blue paint are also seen inside the cupboard. The majority of the insides of the cupboards has been whitewashed, except on the uppermost shelves. On the underside of the shelves, the original blue paint is still visible.



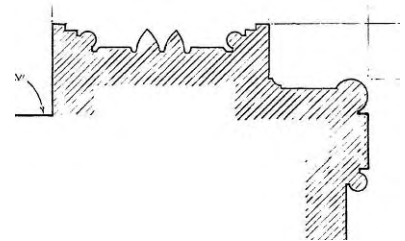
**Fig. 4-100:** Rm. 105 Upper Cabinet (L) and Lower Cabinet (R). (GWWO photo, 2005.)



The cupboard doors show evidence of earlier hardware. The inside of the upper cupboard door has staining that indicates there may have been a box lock with a key opening on the front. The cupboard casing has a recess where the keeper for the lock would have fallen. Currently, there is only a small glass pull (Period Unknown). The lower panel has the original metal box lock mounted on the inside. The door is falling off its hinges. Each door has two small three-knuckle hinges with drop pins from the top.

*Fixtures:* There are two ceiling mounted fluorescent lighting fixtures (Period Five).

**Fig. 4-101:** Room 105 door and window trim and cornerblocks (L). GWWO photo, 2005. (GWWO photo, 2005.)



*Door 9:* The upper corner blocks of the door casing (Period One) are square with a double beaded circular inset area with a central circular molding that is similar to the bullet-shaped projections found in other rooms, but here with the center hollowed out (Fig 4-101). The running trim at the head and jambs (Fig. 4-101) has a symmetrical cross-sectional design that starts at the outer edges with a fillet and steps down and inward to a quirked bead. Moving inward, narrow raised fascias meet two bullet-shaped linear projections at the center. The inner casing of this door is painted white. On this side of the room, the door (Period One) is also faux-grained. There is significant wear in the location where the hardware once was, and only the decorative key-hole cover (Period One) remains. This upper hinge is not working well, and the door does not shut properly.

**Fig. 4-102:** Room 105, door 10, showing detail of bird's eye tiger maple painted graining. The reason for the change in graining style from the rest of the house, is unknown. (GWWO photo, 2005.)



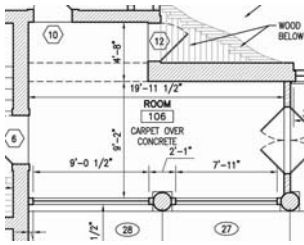
*Door 10:* This door (Period One) has the same trim as door 9, but the door itself is quite different. The room 105 side of this door is faux-grained in a bird's-eye tiger maple (Fig. 4-102), as opposed to the typical mahogany-cherry inlaid design. The reason for the change in graining style on this door is unknown.

This door has three projecting hinges, each with five knuckles and a top drop pins (Period One). The hardware on this door is an early surface-mounted box lock with a metal knob (later Period One or Period Two) mounted above evidence of an earlier, wider, box lock. There is also a surface-mounted thumb throw lock (Period Five).

*Door 11:* See Cabinet discussion above to see a detailed description of Door 11 (Period One).

*Windows 13 and 14:* The two windows (Period One with modifications through Period Five) in this room are similar to windows 11 and 12 in size and construction, but with casing and trim to match door 9. Both windows have Type Two (Period Four or Five) hardware.

*Specialty:* There is a large radiator (Period Four) in the west corner of the north wall.



**Fig. 4-103:** Room 106 floor plan (above), and view looking Southeast (right). (GWWO photo, 2005.)

### Room 106



**Fig. 4-104:** Damage to the ceiling. (GWWO photo, 2005.)



**Fig. 4-105:** View looking northeast and the archway to the alcove. (GWWO photo, 2005.)



**Fig. 4-106:** Remaining jack arch shows evidence of the previous opening. (GWWO photo, 2005.)

**This space, originally part of the open south porch, was enclosed in Period Two, and then completely modified in Period Three and Four. For a complete description of the modifications made to this space, see the Development and Use section.**

*Ceiling:* The ceiling (Period Three or later) appears to be a cementitious board painted white. There is an area above door 6 where the paint is peeling (Fig. 4-104).

*Wall:* The north and west walls (Period One) were originally exterior walls of the house, and have been painted white (Period Two through Five). The west portion of the north wall has a large brick archway (Fig. 4-105) that leads into a brick alcove outside of doors 10 and 12. While the alcove is original to the house (Period One) the archway has been significantly modified (Period Three or Four) and it is unknown how this area was originally finished. The eastern portion of the north wall shows evidence of where a Period One window was removed and the opening filled in with masonry during Period Four (Fig. 4-106). The east wall (Period Four) is entirely made up of Door 13 and its surrounding windows (Fig. 4-103). The



**Fig. 4-107:** Column paint peeling. (GWWO photo, 2005.)

South Wall (Fig. 4-103) is made up of Windows 27 and 28 above a low painted concrete base (Period Four), set in between the masonry columns (Period One) covered with parging (Period Two). There is some damage to the columns where the paint is peeling away.

*Base:* There is no base in this room.

*Floor:* This room is carpeted in a looped blue speckled carpet (Period Five) above a concrete slab floor (Period Four).

*Fixtures:* On the west wall, between doors 6 and 10, there is a wall sconce (Period Five) similar to the ones found in the entrance hall (106), but the glass hurricane lamp is missing. There are three fluorescent lights (Period Five) mounted in the ceiling.



**Fig. 4-108:** Door 6 (above), 10 (center) and 12 (right). (GWWO photo, 2005.)



*Door 6:* This 4' wide door (Period One, Fig. 4-108) is painted white and was originally an exterior door. The inner casing is 5" deep and has the typical inset panels. On this edge face of the casing panel, there is a large 7/8" bullnose trim (Period One) that transitions the casing to the outer brick. The jack arch above this door is made up of bricks, laid in an alternating soldier and header arrangement. There is an 18" limestone threshold (Period One) into room 103.

*Door 10:* Door 10 (Period One, Fig. 4-108) is painted white, and was originally an exterior door. The inner casing is 3 7/8" deep and has the typical inset panels. On this edge face of the casing panel, there is a large 1 3/8" bullnose trim (Period One) that transitions the casing to the outer brick. The jack arch above this door is a single course bricks. There is a 14" wood threshold (Period One) into room 105.

*Door 12:* Door 12 (Period One, Fig. 4-108) is painted white, and was originally an exterior door. The inner casing is 7 1/4" deep and has the typical inset panels. On this edge face of the casing panel, there is a large 1 1/2" bullnose trim (Period One) that transitions the casing to the outer brick. The jack arch above this door is a single



**Fig. 4-109:** Door 12 details, bullnose door trim (upper), and wood threshold (lower). (GWWO photo, 2005.)



**Fig. 4-110:** Door 13, French doors with transom and side lites. (GWWO photo, 2005.)



**Fig. 4-111:** Window 28. (GWWO photo, 2005.)



**Fig. 4-112:** Window 28 muntin. (GWWO photo, 2005.)



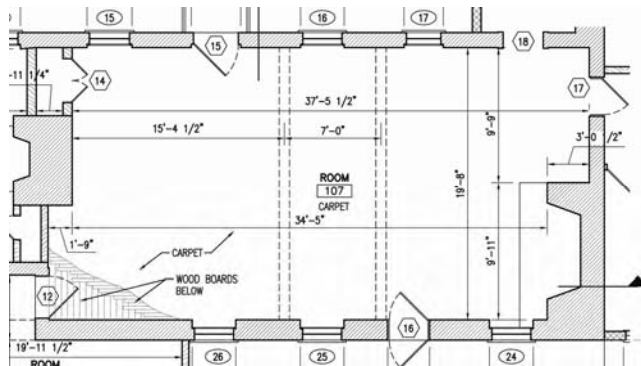
**Fig. 4-113:** Windows 27 and 28 sill and trim paint peeling. (GWWO photo, 2005.)

course of bricks. There is an 16 1/2" wood threshold (Period One) into room 107.

*Door 13:* A pair of french doors with transom and side lites (Period Four, Fig. 4-110). Each leaf has 8 divided lites above a wood kickplate with two recessed panels.

*Windows 27 and 28:* These windows are identical (Fig. 4-111). Each window has 32 lites, with wide muntions (Period Four, Fig. 1-114)

*Specialty:* There are floor-mounted electric base heaters (Period Four) along the eastern portion of the north wall, and along the entire length of the south wall.



**Fig. 4-114:** View looking southwest in room 107 (top left); View looking northeast (top right). GWWO photo, 2005. Floor Plan room 107 (bottom).



**Fig. 4-115:** Exposed lath to the west of the western beam on the south portion of the ceiling.  
(GWWO photo, 2005.)



**Fig. 4-116:** Eastern ceiling beam, showing portion opened for investigation. (GWWO photo, 2005.)

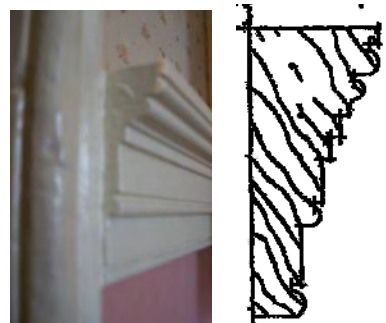
**During Periods One through Three, this room had three separate spaces: a western dining area, a central pantry and stairway, and an eastern kitchen. A detailed description of the changes made to this space can be found in the Development and Use section of this report. The variations in chair rail and base profiles are a result of these modifications.**

**Ceiling:** The plaster ceiling is painted white (Period One, with major modifications in period Four and Five). To the west of the two ceiling beams (see description below) there is a large patch of missing plaster and exposed wood lath (Fig. 4-115). Several areas of ceiling were exposed in order to more fully understand the framing and structure of the beamed area and the part of the ceiling between these two beams (Fig. 4-116). A nail (nail 3) was removed from the ceiling and is discussed in Appendix C.

***Ceiling Beams:*** There are two large beams (Period Four) running north-south that are trimmed in wood and painted cream to match the other trim color in the room. The wood trim covers steel I-beams, 4-1/2" wide by 12" high. Between the two beams, an original 2-3/4" x 8-1/2" header cross-beam is located 3'- 7-1/2" from the inside face of the north wall to the opening face of the header. Another original header of the same dimension is located on the south side, 8'- 1-1/2" in from the south wall to the opening face of the header. These headers defined the second-floor opening for the pantry stairs that have since been removed.



**Fig. 4-117:** Older wallpaper (period unknown) seen below existing paper. (GWWO photo, 2005.)



**Fig. 4-118:** Room 107 primary (Period One) railing. (GWWO photo, 2005.)



**Fig. 4-119:** Room 107 secondary (Period Four) rail. (GWWO photo, 2005.)



**Fig. 4-120:** Transition from Period Four replacement trim to Period One trim north of the fireplace (above). South wall, below chair rail which shows peeling, cracking and exfoliation (center and right). (GWWO photo, 2005.)

*Wall:* The walls (Period One with major modifications in Period Four and Five, as indicated) are covered in modern (Period Four) wallpaper. In several places, the modern paper has peeled, revealing a dark tan/scarlet floral paper below (Period unknown, Fig. 4-117).

Above the chair rail, the wall paper on the north, west and east walls has a cream background with vertical blue stripes that create alternating thick and thin sections of design. The wall paper above the chair rail on the south wall is a complimentary design that is made up primarily of the design found in the thinner section of the other walls. All the walls have an upper border that has a dark tan background with white streaming ribbon intersecting various floral arrangements. There is also an undulating pattern of repetitive blue flowers that course the center of the border.

As a result of the major modifications to this space, there are two different chair rail profiles in this room. Both 3 1/4" wood railings are painted cream and installed with the upper edge 32 1/2" above the floor. The predominant railing (Period One, Fig. 4-118) is distinctive to room 107. The upper course of this railing has an upper fillet with a lower projecting bead above a beaded fillet and then another fillet. Below that, there is a fascia with a lower quirked bead, followed by a smaller fascia with a lower quirked bead. This profile is found throughout the room, with the exception of the areas indicated below.

The other railing (Period Four, Fig. 4-119) found in this room has an ogee design identical to the railing found in the northwest corner of room 105. This trim is found between window 17 and door 18, between door 18 and door 17, and between window 24 and door 16. This railing is also found to the south of door 17 on the east wall, and transitions back to the other profile a few inches before reaching the northern side of the fireplace.

Below the chair rail, the paper has been painted bright pink (Fig. 4-114). There are several patches where the paper is cracking, peeling and exfoliating, particularly on the south wall (Fig. 4-120).



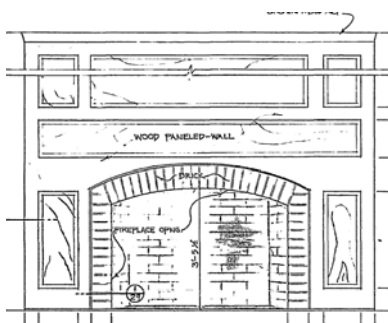
*Base:* The cream painted base (Period One and Four, as indicated) is similar in profile to that in room 104. What appear to be two different base profiles in this room are actually the same base trim



**Fig. 4-121:** Room 107 base, showing transition from Period Four base to Period One base, north of the fireplace (left). GWWO photo, 2005. Period One base profile (right).

components, installed differently, which gives the appearance of a second profile type (Fig. 4-121). At the foot of the base, there is a wood quarter-round. Throughout, the base is made up of a plain stock wood board below an inset frieze. The trim above this includes a projecting torus that steps back to a beaded fillet. With the exception of the areas indicated below, this trim is installed so that the torus is projecting out beyond the frieze. In selected areas, the trim above the frieze is installed (Period Four) flush with, or recessed from the lower portion of the base, as if it were imbedded into the wall (Fig. 4-121). This installation is found on the north wall to the east of door 15, the east wall, (until the rail and base transition a few inches north of the fireplace), and the south wall on each side of window 24, between door 16 and the fireplace.

*Floor:* The central and west areas have the original (Period One) variable width board flooring running east to west. Above that, there is a Period Four Hardwood narrow board flooring (running north to south) and then the blue speckled carpet (Period Five). The eastern 1/3 of the room has no original flooring. There is a Period Three variable width board flooring below the hardwood flooring and carpeting found throughout the rest of the room. The carpet and hardwood flooring have been removed from the central section of the room, in order to expose the original (Period One) wood flooring. A nail (nail 4) was removed from the floor and is discussed in Appendix C.



**Fig. 4-122:** Room 107 Period Four fireplace elevation drawing (above), and photo (right) (GWWO photo, 2005.)



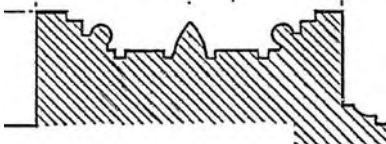
*Fireplace:* The entire southern portion of the east wall is encased (Period Four, Fig. 4-122) from floor to ceiling with wood paneling that surrounds the fireplace. There is cream painted crown molding



**Fig. 4-123:** Firebox and outer masonry surround, room 107. (GWWO photo, 2005.)



**Fig. 4-124:** Built-in cabinets (Door 14) in the northwest corner of the room. (GWWO photo, 2005.)



**Fig. 4-125:** Trim sectional profile for door 12, 14, 15 and windows 15 and 26.



**Fig. 4-126:** Door 15. (GWWO photo, 2005.)

where the paneling meets the ceiling. The wood casing is made up of large recessed panels with smaller interior raised panels and is painted cream. Along the top there is a very large square center panel flanked on each side by a large rectangular panel of the same height. Below these upper panels, a large horizontal panel stretches the entire length of the casing. The lowest row of panels is made up of two smaller rectangles that flank the firebox. The tops of these panels line up with the lowest point on the arch of the firebox. On the north side of the casing, the panel pattern is repeated, with a large rectangle, a square, and a smaller rectangle.

The edge of the casing against the firebox (Period Four) is trimmed in a simple quirked bead. The face of the firebox is made up of exposed brick with an arch along the top, and one row of horizontally laid, stacked brick up either side (Fig. 4-123). The inside of the firebox is brick, and the outer hearth has been completely covered by the carpeting of the room.

*Cabinets:* At the north end of the west wall, built-in cabinets (Period One) fill the alcove created by the fireplace projection from room 105. The trim and cabinet doors are painted cream to match the trim in the room (Fig 4-124). The lower cabinets have a set of side-hinged, single-panel doors that are slightly taller than the height of the chair rail. There is one round thumb throw piece of hardware on one of the lower doors. The upper cabinets have a set of side-hinged, double-paneled doors. There is no hardware on the upper doors. On both sets of doors, there is a rabbet, so that the south door closes first, and the north door closes to secure the pair of doors. The cupboards have small three-knuckle hinges.

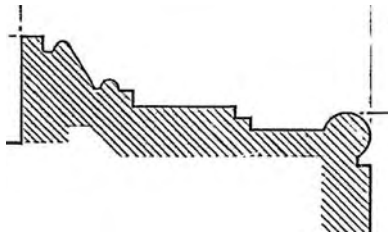
Inside, the board shelves are also painted, and have a double bead on the face. A horizontal bead separates the upper doors from the lower doors. There are four shelves in the upper cabinet. In the lower cabinet, there is a shelf and then the floor itself. The floor of the cabinet is painted white wood boards, which run north-south. It appears that there is blue paint below the white paint where the paint has come up in the southeast portion of the cabinet.

*Fixtures:* There are eight ceiling-mounted florescent light fixtures (Period Five).

There are four double bracket wall sconces (Period Five) mounted to the west of doors 15 and 18, to the east of door 16, and centered between door 12 and the window on the south wall.

*Door 12:* This door (Period One) has trim and cornerblocks similar to that found in room 105, although there is only one center bullet piece (Fig. 4-125). The south portion of the trim is truncated by the southern wall. The door is a six panel wood door that is painted cream. There is a large box lock (Period One).

*Door 14:* See Cabinet discussion above for a detailed description of door 14.



**Fig. 4-127:** Trim for Door 16 and Window 25



**Fig. 4-128:** Door 18 (left) and 17 (right). (GWWO photo, 2005.)



**Fig. 4-129:** Trim for Windows 16, 17 and 24.

*Door 15:* This door (Period One) has trim and cornerblocks similar to that found in room 105, although there is only one center bullet piece (Fig. 4-125). The door is a six panel wood door (Period One) that is painted cream. There is a leaded glass transom lite (Period One). There is a large box lock (Period One) above a thumb throw dead bolt (Period Five).

*Door 16:* This door (Period One) has mitered trim (Fig. 4-127) similar to that found on Window 25. The door is a six panel wood door (Period One) that is painted cream. There is a large box lock (Period One) above a thumb throw dead bolt (Period Five)

*Door 17:* This opening (Period Three, Fig. 4-128) has been modified (Period Four and Five.) There is a 17" flat board inner casing and mitered trim (Period Four or Five) are painted cream. The door is a modern (Period Five) door that is painted white and has a cut-through view panel.

*Door 18:* This opening (Period Unknown, Fig. 4-128) has been modified through Period Five. There is a 16" flat board inner casing and mitered trim (Period Four or Five) that are painted cream. There is no door in this opening, although hinges remain on the western casing.

*Window 15 and 26:* These six over six, double-hung windows (Period One) are virtually identical to the windows in 105 in construction, trim and lower inset panels. However, there is only one "bullet" center trim piece (Fig. 4-125). Both windows have Type Four hardware (Period Four or Five) and the sash rope is missing on Window 26.

*Window 16, 17 and 24:* have the same simple double bead trim (Fig. 4-129). The six over six, double-hung windows have Type Four (Period Four or Five) hardware. Window 16 has sash weights as found throughout the house. Windows 17 and 24 do not have counterweights. These three windows do not have lower inset panels.

*Window 25:* This six over six, double-hung window (Period One) has mitered trim that matches Door 16 in this room (Fig. 4-127). This window has a lower inset panel. This window has Type One (Period One) hardware, and is not counterweighted.

*Specialty:* There are three large radiators (Period Four) that are painted cream. They are located to the east of door 16, and to the west of doors 15 and 18. There is also a baseboard radiator (Period Four) located between door 12 and the fireplace.

### **Room 108**

This exterior space is described in: Physical Description Exterior.

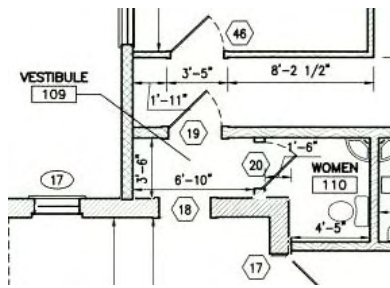


Fig. 4-130: Room 109 floor plan.

### **Room 109**

**This room is a Period Three space with modifications through Period Four and Five.**

*Ceiling:* The ceiling is gypsum wall board painted white.

*Wall:* The ceiling is gypsum wall board painted white.

*Base:* The plain wood base is capped by a large ogee trim and painted white. There is a stained quarter-round.

*Floor:* The floor has the same blue speckled carpet as found in the rest of the house.

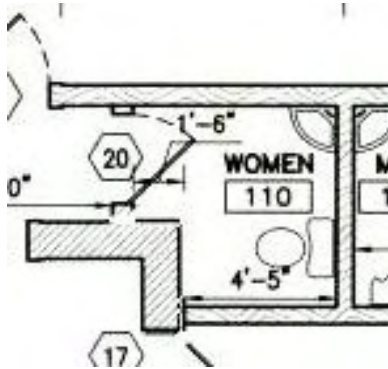
*Fixtures:* There is one ceiling-mounted circular light fixture.

*Door 18:* This doorway is cased in wood and painted white. This opening does not have a door, although the hinges remain.

*Door 19:* Modern single white door with simple white painted trim and brass hardware. This door has a small cut through opening similar to door 50.

*Door 20:* Modern single stained door with simple white painted trim and brass hardware.

### Room 110



**Fig. 4-131:** Room 110 floor plan (above) and view looking northeast (right). (GWWO photo, 2005.)



**This room is a Period Three space with modifications through Period Four and Five.**

*Ceiling:* The ceiling is gypsum wall board painted white.

*Wall:* The upper portion of the wall is gypsum wall board painted white. There are square 4" x 4" sage ceramic tiles on the lower 5 feet of the wall, capped by a horizontal running band of 2" x 6" tiles with an upper bull nose trim.

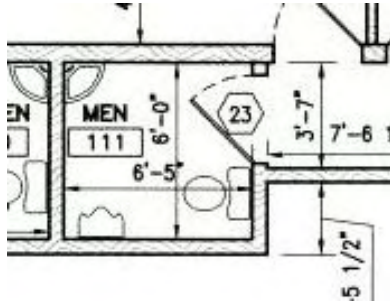
*Base:* The white painted base is made up of a plain board capped by a large bead trim.

*Floor:* The floor is sheet vinyl flooring with a 4" square grid design.

*Fixtures:* This bathroom contains a modern toilet, a small corner sink, a soap dispenser, a paper towel dispenser, and a wall mounted mirror.

*Door 20:* This door is a Period Five door and frame with simple trim and hardware.

### Room 111



**Fig. 4-132:** Room 111 floor plan (above) and view looking west (right). (GWWO photo, 2005.)



**This room is a Period Three space with modifications through Period Four and Five.**

*Ceiling:* The ceiling is gypsum wall board painted white.

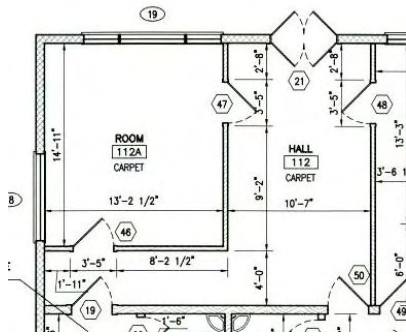
*Wall:* The upper portion of the wall is gypsum wall board painted white. There are square 4" x 4" sage ceramic tiles on the lower 5 feet of the wall, capped by a horizontal running band of 2" x 6" tiles with an upper bull nose trim.

*Base:* The white painted base is made up of a plain board capped by a large bead trim.

*Floor:* The floor is sheet vinyl flooring with a 4" square grid design.

*Fixtures:* This bathroom contains a modern toilet, urinal, a small corner sink, a soap dispenser, a paper towel dispenser, and a wall mounted mirror.

*Door 23:* This door is a Period Five door and frame with simple trim and hardware.



**Fig. 4-133:** Room 112 floor plan (above) and view looking north (right). (GWWO photo, 2005.)

### Room 112



**Fig. 4-134:** Hallway leading to doors 19 and 46. (GWWO photo, 2005.)



**Fig. 4-135:** Door 50. (GWWO photo, 2005.)

**This room is a Period Four space with modifications through Period Five.**

*Ceiling:* The ceiling in this room is made up of white acoustical tiles.

*Wall:* The walls are covered in varying width faux-wood sheet paneling. There is a simple wood chair rail, painted gold.

*Base:* The base is a simple board painted gold.

*Floor:* The floor is covered in the same blue speckled carpet found throughout the house.

*Fixtures:* The lighting fixtures are ceiling-mounted fluorescent lights.

*Door 19, 46, 47, 48 and 50:* Modern single stained doors with simple gold painted trim and brass hardware. Doors 19 and 50 each have a small cut-through vision panel (Fig. 4-135).

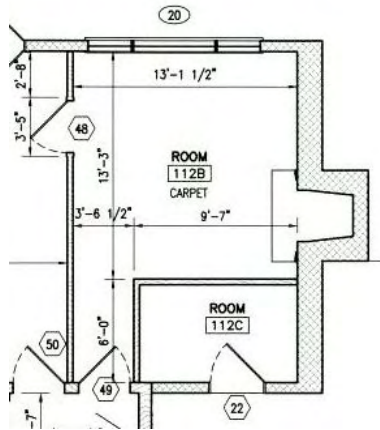
*Door 21:* This modern set of double doors (Fig. 4-133) has typical brass hardware. The frame and trim are painted gold and each door has five rows of two lites for a total of ten lites in each door.

*Specialty:* There is an air conditioner mounted through the wall to the west of door 21. There is a convector along the west wall south of door 47.

A photograph of a small, wood-paneled office or classroom. In the foreground, a wooden table is surrounded by wooden chairs. A large window in the background offers a view of bare trees outside. To the right, there is a desk with a telephone and a bulletin board. The ceiling has a grid pattern with recessed lights.



*Specialty:* There is a convector (Period Five) beneath each of the windows.



**Fig. 4-138:** Room 112b floor plan (above) and view looking northwest (right). (GWWO photo, 2005.)

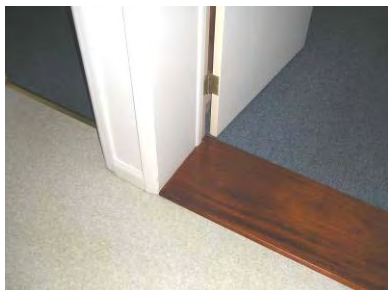
### **Room 112B**



**This room is a Period Four space with modifications through Period Five.**



**Fig. 4-139:** Fireplace room 112B. (GWWO photo, 2005.)



**Fig. 4-140:** Wide threshold at door 49. (GWWO photo, 2005.)

*Ceiling:* The ceiling in this room is made up of white acoustical tiles.

*Wall:* The walls are covered in varying width faux-wood sheet paneling. There is a simple wood chair rail, painted pink/tan.

*Base:* The base is a simple board painted pink/tan.

*Floor:* The floor is covered in the same blue speckled carpet found throughout the house.

*Fixtures:* The lighting fixtures are ceiling-mounted recessed fluorescent lights.

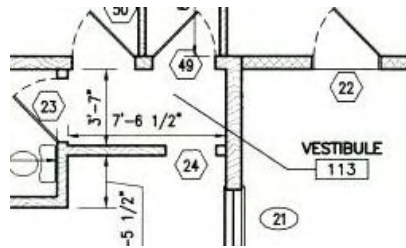
*Fireplace:* The mantle and surround for the fireplace in this room are carved and stained (Period Five) to mimic other mantle surrounds found throughout the house. The face of the firebox has a soldier course along the top, and horizontally laid brick down the sides. The hearth is common bond firebrick (Fig. 4-139).

*Door 48:* Modern single stained door with simple mitered and painted (pink/tan) trim and brass hardware.

*Door 49:* Modern single stained door with simple mitered and painted (pink/tan) trim and brass hardware and a large threshold (Fig. 4-140).

*Window 20:* This large picture window is flanked by two four-lite casement windows with and brass hardware. The simple wood mitered trim matches the doors in this room.

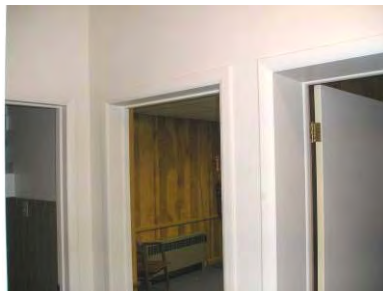
*Specialty:* There is one convector (Period Five) beneath the window.



**Fig. 4-141:** Room 113 floor plan.



**Fig. 4-142:** Room 115 ceiling damage. (GWWO photo, 2005.)



**Fig. 4-143:** Room 115 doors, showing wider casing of door 50. (GWWO photo, 2005.)

### **Room 113**

**This room is a Period Three space with modifications through Period Four and Five.**

*Ceiling:* The ceiling is gypsum wall board painted white. There is some water damage and cracking in center of the ceiling. (Fig. 4-142.)

*Wall:* The ceiling is gypsum wall board painted white.

*Base:* The plain wood base is capped by a large ogee trim and painted white. There is a stained quarter-round.

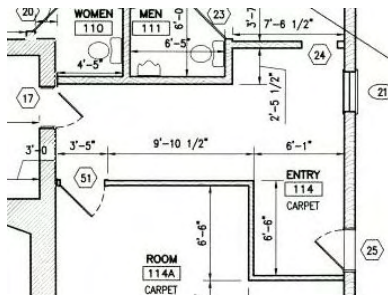
*Floor:* The floor is covered in speckled tan sheet vinyl.

*Fixtures:* There is one ceiling-mounted circular light fixture.

*Door 23, 49 and 50:* All three of these doors have modern white painted doors with simple white painted trim and brass hardware. Door 50 has a small cut through opening (Fig. 4-135). Door 49 has a wide casing and threshold (Fig. 4-140 and Fig. 4-143).

*Door 24:* This door opening has simple modern trim, but there is no door in this opening.

### Room 114



**Fig. 4-144:** Room 114 floor plan (above) and view looking southeast (right). (GWWO photo, 2005.)



**Fig. 4-145:** Door 17. (GWWO photo, 2005.)

**This room is a Period Three space with modifications through Period Four and Five.**

*Ceiling:* The ceiling is covered in acoustical tile.

*Wall:* The walls are covered in varying width faux-wood sheet paneling.

*Base:* There is a simple wood board base that has an upper bullnose and is painted brown.

*Floor:* The floor is covered in vinyl composition tiles (Period Four) over a concrete floor (Period Four). The concrete replaced the original wood framing (Period Three) that was over the crawl space.

*Fixtures:* There are three fluorescent light fixtures.

*Door 17:* This opening (Period Three) has been modified (Period Four and Five.) There is a 17" flat board inner casing that is painted cream. The mitered trim (Period Four or Five) and the door (Period Five) door are painted brown. The door has a small cut-through view panel.



**Fig. 4-146:** Door 25. (GWWO photo, 2005.)

*Door 24:* This opening is framed with simple mitered trim that is painted, and there is no door in this opening.

*Door 25:* This door is a painted wood door with brass hardware and trim that matches the other doors and windows in this room (Fig. 4-146). The door has three lites over two wood inset panels.

*Door 51:* This painted wood door has a simple mitered and painted wood trim.

*Window 21:* The double-hung, six-over-six window is trimmed in simple mitered wood trim that is painted brown.

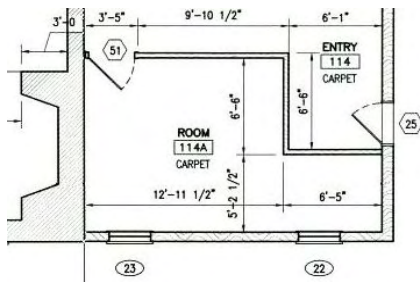


**Fig. 4-147:** Door 17 trim profile. (GWWO photo, 2005.)



**Fig. 4-148:** Window 21. (GWWO photo, 2005.)

### Room 114A



**Fig. 4-149:** Room 114a floor plan (above) and view looking south (right). (GWWO photo, 2005.)



**Fig. 4-150:** Window 23 trim and sill. (GWWO photo, 2005.)

**This room is a Period Three space with modifications through Period Four and Five.**

*Ceiling:* The ceiling is covered in acoustical tile.

*Wall:* The walls are covered in varying width faux-wood sheet paneling.

*Base:* There is a simple wood board base that has an upper bullnose and is painted brown.

*Floor:* The floor is covered in vinyl composition tiles (Period Four) over a concrete floor (Period Four). The concrete replaced the original wood framing (Period Three) that was over the crawl space.

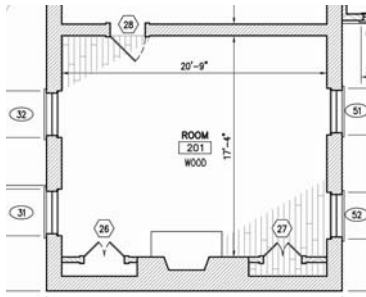
*Fixtures:* There are three fluorescent light fixtures.

*Door 51:* This painted wood door has a simple mitered and painted wood trim.

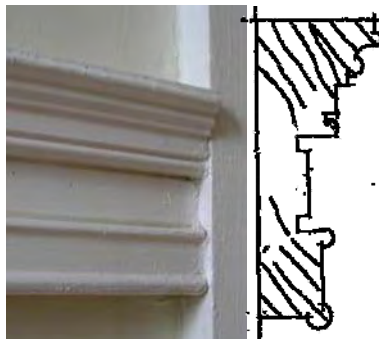
*Window 22 and 23:* These double hung six-over-six windows with simple mitered wood trim (Fig. 4-150) that is painted brown.

*Specialty:* There is a convactor below window 23 (Fig. 4-149).

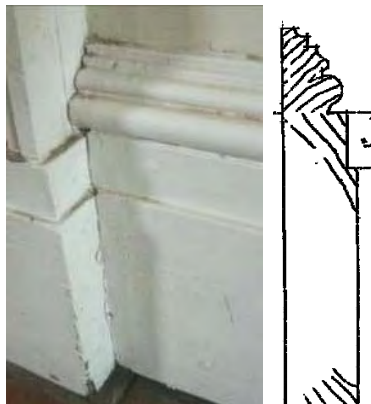
### Room 201



**Fig. 4-151:** Room 201 floor plan (above) and view looking south (right). (GWWO photo, 2005.)



**Fig. 4-152:** Room 201 rail with section profile. (GWWO photo, 2005.)



**Fig. 4-153:** Room 201 base with section profile. (GWWO photo, 2005.)

*Ceiling:* The flat plaster ceiling (Period One) is painted cream. There is some cracking in the ceiling and around the fireplace.

*Wall:* The flat plaster walls (Period One) are painted cream, and there is some minor peeling on the south wall. The room has a 3 ¼" wood chair rail (Period One, Fig. 4-152), which is painted white and installed with the upper edge 33 ½" above the floor. The upper course of the rail has a quirked bead capped by a large fillet with a center bead. The lower fillet of the quirked bead sits above a small fascia with a projecting lower bead above a recessed frieze. The lower course of the rail includes a less recessed frieze flanked by an upper bead and a significantly larger lower bead.

*Base:* The wood base (Period One, Fig. 4-153) is painted white. The base is made up of a plain stock wood board below an inset frieze. The upper trim has a large rounded bead course below a slightly smaller bead course and two stepped fillets.

*Floor:* The stained wood floor (Period One) shows minor wear near the door. The floor is stained a honey golden color. The wood appears to be pine, with joints running north-south. The floorboards vary in width from approximately 3.5" to 6", but average about 4-4.5".

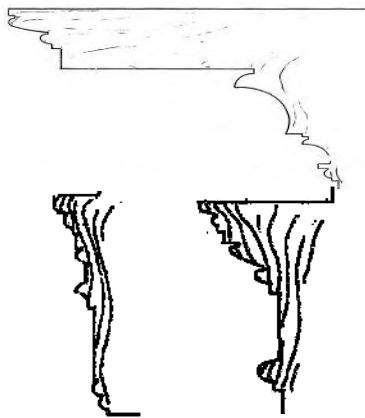


**Fig. 4-154:** Rm. 201 fireplace (right). Detail of mantel shelf and upper pilaster (upper left); detail of lower pilaster (lower left). (GWWO photo, 2005.)

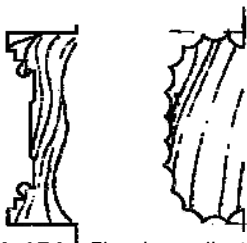


*Fireplace:* The fireplace is located on the south wall between the two large cabinets. However, the fireplace is not centered between the cabinets, and sits significantly closer to the western side (Fig. 4-151). This fireplace has a white painted wood surround (Period One) that is applied to the wall with a beaded trim opening that is much larger than the firebox, revealing the painted plaster wall beneath, (rather than brick as is found in room 101). The mantel shelf (Period One, Fig. 4-154) has a series of graduated fillets and has projected portions above the pilasters. Below the shelf, the fireplace frieze and pilasters (Fig 4-155 and 4-156) are virtually identical to the one in room 101, although here there is no decorative center panel on the frieze.

The firebox has been rebuilt, including the addition of an interior steel lintel and fire damper (Period Four or Five). The existing firebox is lined with brick, set in a running bond with a tan mortar. The inner and outer hearths (Period Four or Five) are dry laid brick in a herringbone pattern. On the two sides of the outer hearth, there is no transition, and the floor boards butt the sides of the recessed brick. Along the front face of the outer hearth, there is a single band of wood border that is mitered into the floorboard at each side (Fig. 4-156).



**Fig. 4-155:** Profile of mantel shelf (upper) lower frieze trim (lower left) and upper pilaster (lower right)

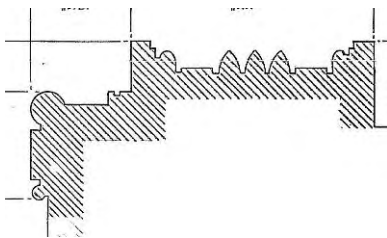


**Fig. 4-156:** Fireplace pilaster section: upper portion (above left) and lower portion (above right). Mitered border at front face of hearth (right). (GWWO photo, 2005.)





**Fig. 4-157:** Cabinets to the east and west of the fireplace. (GWWO photo, 2005.)



**Fig. 4-158:** Room 201, section detail of door and window trim.



**Fig. 4-159:** Door and window trim and corner block (above); Window trim and inset panel. (below). (GWWO photo, 2005.)

*Cupboards:* Two recessed cupboards (Period One, Fig. 4-157) are built in to the alcoves on either side of the fireplace made up of a set of upper and lower cabinets (doors 26 and 27) that are separated by a painted white beaded strip of trim at the height of the chair rail. The casing and trim around the cupboards match the window and door trim (Fig. 4-158) in this room and are also painted white.

The cupboard doors are grained in the faux inlay manner found throughout the house and have brass key holes. Each lower cupboard door leaf is single-paneled, side-hinged. The upper door leaves are three-panel, side-hinged.

*Fixtures:* There are four ceiling mounted fluorescent lighting fixtures. A brass chandelier with faux candles is ceiling mounted in the center of the room from a chain. Research indicates that this, as well as other similar fixtures found in the house, is not historic.

*Door 26 and 27:* See Cupboards description above for information on these cabinet doors.

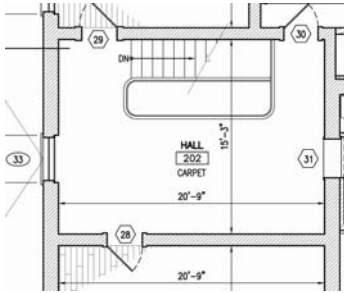
*Door 28:* The door (Period One) to this room is the standard six panel faux-grained door found throughout the house. On the room side of the door there is a brass knob, a key surround that is sculpted and a small pull-knob for a privacy lock (Period One).

The white painted wood trim (Period One, Fig. 4-158) in this room is very similar to the trim in 105, although in this room there are three center bullet projections. This trim terminates at the base into square painted plinth blocks that project from the base in the room. The inner casing of this door has the standard inset panels, and is painted green to match the trim in the hallway 102. The upper corner blocks are square with a circular inset panel with a beaded trim (Fig. 4-159). There is a center bullet projection that is surrounded by a circle of trim with a bullet profile.

*Windows 31, 32, 51 and 52:* The four windows (Period One with modifications through Period Five) in this room are identical. They are tall, 6' 11" windows, with sill heights of 1' 9". The six-over-six double-hung units have counter weights and narrow muntins. The casing (Fig. 4-158 and 4-159) reaches from the baseboard to the head of the window. There are lower stepped-back inset panels under the windows, with inner beading. These windows have Type Four hardware (Period Four or Five) and the sash ropes on windows 51 and 52 are not connected.

*Specialty:* Two radiators (Period Four) are located on the north end of the east and west walls. A slightly smaller radiator (Period Five) is located between the windows on the east wall.

### Room 202



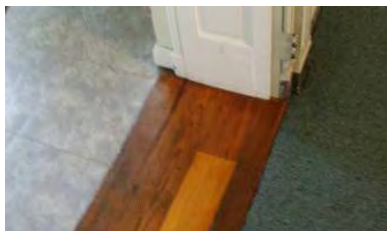
**Fig. 4-160:** Room 202 floor plan (above) and view looking east (right). (GWWO photo, 2005.)



**Fig. 4-161:** Room 202, base detail. (GWWO photo, 2005.)



**Fig. 4-162:** Ceiling Fan. (GWWO photo, 2005.)



**Fig. 4-163:** Detail of wood threshold at door opening 31. (GWWO photo, 2005.)

*Ceiling:* The flat plaster ceiling (Period One) is painted off-white.

*Wall:* The flat plaster walls (Period One) are painted off-white. The room has a wood chair rail (Period One), which is identical to room 201, although it is painted the same greenish-tan as is found in the entry hall 103.

*Base:* The base of the room is identical in profile to that in room 201 (Fig. 4-161), but the paint treatment differs. Here, the base painting matches that found in entry hall 103, with a faux-marble lower portion and a greenish-tan frieze and upper trim. The plain projecting wood plinth blocks at the each of the window and door casings are painted black. At the window, the base steps back with curved side pieces, similar in height to the plinth, into the inset panels of the windows, where the faux marbled base continues.

*Floor:* This room has a speckled looped carpet (Period Five) that is primarily aqua-blue. It is unknown what is under this carpet.

*Fixtures:* A ceiling fan (Period Five, Fig. 4-162) with three white opaque glass light fixtures is mounted in the center of the ceiling.

*Doors:* The four doors in this room are virtually identical, and any unusual or notable features are indicated for each door. Each door opening includes a wide wood threshold. The trim and corner blocks on these doors are identical in profile to that found in room 201, although they are painted greenish-tan. The doors are six-panel doors that have been stained in the faux-graining style found throughout the house.



**Fig. 4-164:** Room 202, example of door trim, casing and corner block (above). Door 30, with the eastern corner block and jamb truncated by the east wall of this room (lower). (GWWO photo, 2005.)

*Door 28:* The hall side of this door (Period One) has a single brass knob.

*Door 29:* The hall side of this door (Period One) has a single brass knob (Period One) and the decorative key hole and cover (Period One). There is some scratching and wear around the hardware on this door.

*Door 30:* The eastern jamb of the door trim and the cornerblock (Period One) are truncated by the east wall of this room (Fig. 4-164). The hall side of this door has a single brass knob (Period One).

*Door 31:* The inner casing of the door is painted white, and there is no door mounted in this opening (Period One).

*Windows 33:* This window (Period One with modifications through Period Five) has greenish-tan painted trim and corner blocks that match the windows in room 201. The plinths are similarly shaped, but are painted black to match the base in this room. This window also has Type Four hardware (Period Four or Five).

*Specialty:* There is a radiator (Period Five) on the south corner of the west wall.

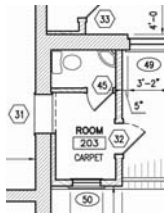


Fig. 4-165: Floor plan room 203



Fig. 4-166: Trim profile for door 32 and window 50. (GWWO photo, 2005.)

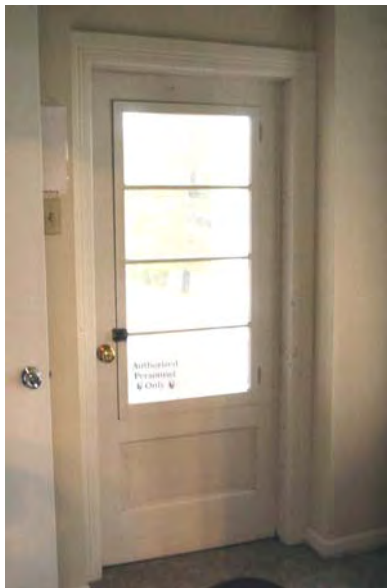


Fig. 4-167: Door 32 (Period Two). (GWWO photo, 2005.)

### Room 203

**During Period Two, a room was created by enclosing a portion of the second floor porch. During Period Five, this room was divided into two smaller rooms.**

*Ceiling:* The plaster ceiling (Period Two) is painted cream. A portion of the ceiling has been furred-out and painted cream.

*Wall:* With the exception of the newer Period Five wall that creates door 45, the walls of the room are from Period Two. The north and west walls are cream painted plaster over brick. The east wall is furred-out and painted cream.

*Base:* There is a simple wood base (Period Five) in the small room outside the bathroom. Inside the bathroom, there is vinyl base (Period Five).

*Floor:* There is Period Five vinyl composition tile (Period Five) in this room.

*Fixtures:* The bathroom has a modern toilet (Period Four or Five) and a small corner sink (Period Four or Five), similar to the bathrooms found in the downstairs addition.

*Door 31:* The inner casing of the door is painted white, and there is no door mounted in this opening (Period One).

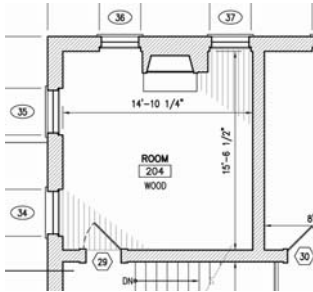
*Door 32:* This Period Two wood door has the same trim (Fig. 4-166) as the window in this room. The door is a 4-lite storm screen door (Period Two, Fig. 4-167) with Period Five brass knobs.

*Door 45:* This door has plain mitered Period Five trim and casing (Fig. 4-166), and a painted wood Period Five door with a brass knob (Period Five.)

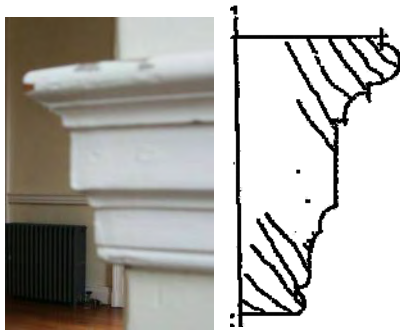
*Window 50:* This double-hung one-over-one wood window (Period Two, with modifications through Period Five) is counterweighted and has Type Four hardware. The trim and casing match Door 32 in this room.

*Specialty:* There is a small radiator (Period Four) below the window.

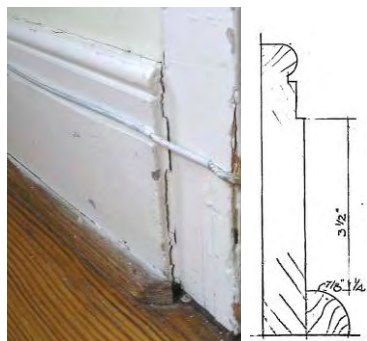
### Room 204



**Fig. 4-168:** Room 204 floor plan (above) and view looking north (right). (GWWO photo, 2005.)



**Fig. 4-169:** Room 204 rail with section profile. (GWWO photo, 2005.)



**Fig. 4-170:** Room 204 base with section profile. (GWWO photo, 2005.)

*Ceiling:* The flat plaster ceiling (Period One) is painted cream. There is some cracking on the ceiling in the northwest corner between windows 35 and 36.

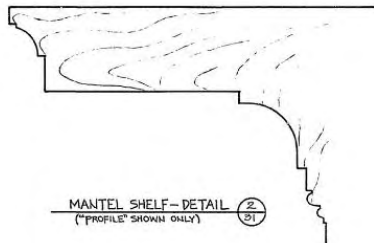
*Wall:* The flat plaster walls (Period One) are painted cream. The paint is cracked and peeling in the west corner of the north wall. There is also cracking above windows 34, 35 and 36 that extends into the ceiling and onto the chimney. The room has a 3 1/4" wood chair rail (Period One, Fig. 4-169), which is painted white and installed with the upper edge 33 1/2" above the floor. The upper course of the rail has a projecting torus. Below this, there is a fascia with an upper cavetto. A similar profile is repeated immediately below this, though smaller and slightly inset with a lower quirked bead. There is a portion of chair rail on the side of the fireplace that is partially covered with plaster and installed unevenly (Fig. 4-171).

*Base:* The wood base (Period One, Fig. 4-170) is painted white. The base is made up of a plain stock wood board surmounted by an inset frieze capped by a large projecting quirked torus course. At the foot of the painted base is a stained quarter-round.

*Floor:* The 6" wide wood floor boards (Period One) are stained a honey golden brown. The joints run in the north-south direction.



**Fig. 4-171:** Chair rail on north face of chimney projection, which is unevenly installed and has a crudely truncated end (above); detail of mantle shelf and surround (center); overall fireplace (right). (GWWO photo, 2005.)



**Fig. 4-172:** Mantle shelf section detail.



**Fig. 4-173:** Profile of frieze molding (left); profile for mitered molding surround (right).



**Fig. 4-174:** Door hardware for door 29. (GWWO photo, 2005.)

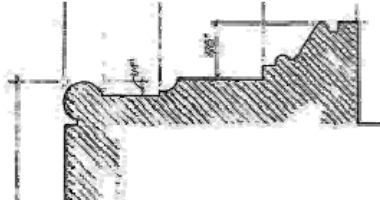
*Fireplace:* The simple fireplace in this room is located on the north wall. The surround is mounted off-center (Fig. 4-171) on the projecting wall/chimney area, with its western edge flush with the edge of the projection, and actually truncated and unfinished in its installation. This arrangement leaves nearly a foot of space on the eastern end of the projection, to accommodate the flu from the first story fireplace below.

The very simple wood mantle shelf has a cavetto trim with a large upper and lower fillet. Below the shelf there is a large cavetto trim with lower fillets that runs the entire length of the surround (Fig. 4-171 and 4-172). There are no pilasters on this fireplace, but in the large frieze area, there are two modillions in a simplified scroll arrangement. The mantle shelf and the cavetto and fillet trim project outward above each of the modillions below (Fig. 4-173).

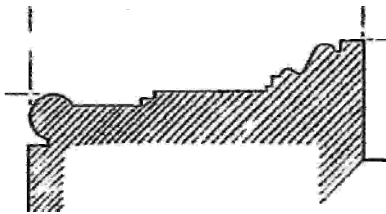
Below this frieze area there is a thick mitered trim made up of a series of fillets that surround what would have been the opening to the firebox. This opening has been completely covered by a painted piece of flush plywood. The outer hearth of the fireplace incorporates the same detail of herringbone non-mortared brick and the same hearth trim as found in room 201.

*Fixtures:* There are two fluorescent light fixtures (Period Five) in the ceiling.

*Door 29:* The hall side of the door (Period One) has a single brass knob (Period One) and the decorative key hole and cover (Period One). There is some scratching and wear around the hardware on this door (Fig. 4-174).



**Fig. 4-175:** Section profile at trim for windows 34 and 35.



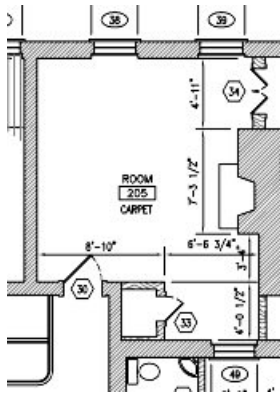
**Fig. 4-176:** Section profile at trim for windows 36 and 37.

*Windows 34 and 35:* These two 6' 11" windows (Period One with modifications through Period Five) are identical to windows 9 and 10 in construction and trim (Fig. 4-175), although they are installed at a lower elevation (sill height of 1' 9"), and therefore have a much smaller lower inset panel. Also, the room base continues between the plinths, with no flat board trim as found in room 104.

*Windows 36 and 37:* These two 5' 11" windows (Period One with modifications through Period Five) are identical in construction and trim (Fig. 4-176) to windows 11 and 12, although they are installed at a lower elevation (sill height of 1' 9"), and therefore have a much smaller lower inset panel. Also, the room base continues between the plinths, with no flat board trim as found in room 104.

*Specialty:* There are two radiators in this room. The radiator (Period Four) in the west corner of the north wall is covered, while the radiator (Period Five) between the windows on the west wall is fully exposed.

### Room 205



**Fig. 4-177:** Room 205 floor plan and view looking east in room 205. (GWWO photo, 2005.)



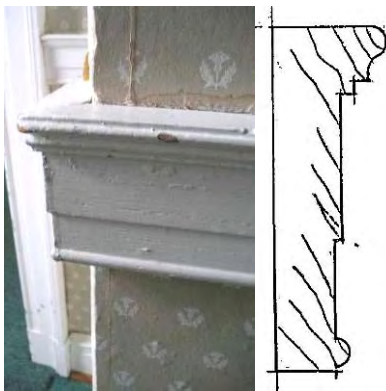
Originally, this room did not connect to room 206. During Period Two, an opening was created through an existing closet (now doors 34 and 53). Also during Period Two, a closet was created in the southwest corner of the southern leg of the room (now door 33).

*Ceiling:* The ceiling (Period One) in this room is painted white. In various areas, the paper underlayment is flaking off. Earlier wall papering may still exist under the paint, or some taping and spackling repair. Some damage to the ceiling is evident.

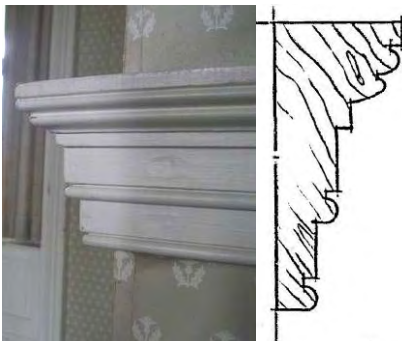
*Wall:* The walls (Period One) in this room are wallpapered with a modern paper (Period Unknown) that is peeling at the edges. The background of the paper is a mossy green with a repeating white design of two leaves and a center abstract blossom design.

There are two different profiles of 3 1/4" chair rail, both painted white and installed with the upper edge 34 1/4" from the floor. With the exception of the area around the newer built-out closet, the entire room has the same railing profile (Period One, Fig. 4-178). The upper course of this profile has a projecting fillet with a large center bead that caps a slightly smaller and inset version of that same profile. Below that there is a large fascia above a smaller inset frieze with a lower bead.

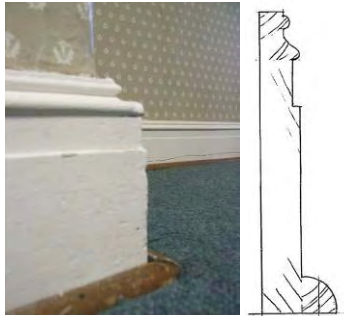
The two walls surrounding the closet addition have a different chair rail design (Period Two, Fig. 4-179). This rail is more ornate, and is found in several areas of the house where alterations have been made. An upper course shelf, with a fillet and lower quirked bead,



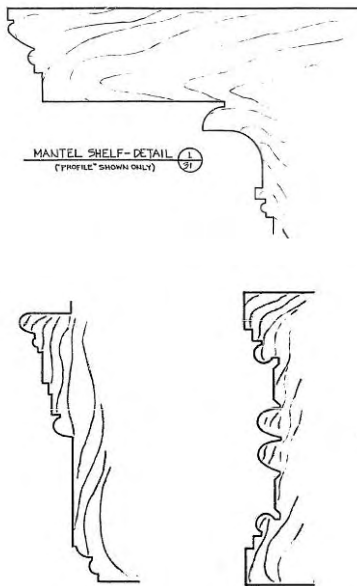
**Fig. 4-178:** Room 205 predominant rail, with section profile. (GWWO photo, 2005.)



**Fig. 4-179:** Room 205 rail at closet, with section profile (GWWO photo, 2005.)



**Fig. 4-180:** Room 205 base, with section profile. (GWWO photo, 2005.)



**Fig. 4-181:** Profile of mantle shelf (top); profile of upper pilaster transition (lower left); section of lower pilaster (lower right).

projects over an ogee with a large lower fillet. The rail cross-section continues with a fascia with a lower quirked torus. This pattern is repeated again, though slightly inset from the fascia above. This more ornate rail begins to the west of the jamb casing of door 30, and continues around the closet to the southwest corner, west of window 218, where it terminates into the more typical trim of this room.

*Base:* The base (Period One, Fig. 4-180) in this room has the same profile and installation method as the primary base found in room 107. This base has a stained quarter round at the shoe.

*Floor:* This room is carpeted (Period One) in a speckled looped carpet that is primarily aqua-blue.

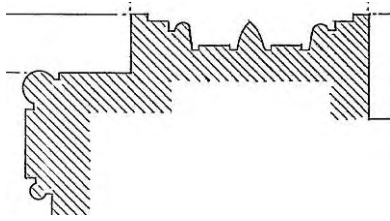
*Closet:* The closet (Period Two), which is located west of the south window, appears non-original to the room. The door to the main portion of the closet is modern. It is a six panel door with modern hardware and lockset. Above this door, a pair of two-paneled, side hinged doors access the upper portion of the closet. The closet door opening is cased in simple molding that does not terminate into a plinth, and appears to be modern.

*Fireplace:* The white painted wood fireplace surround (Period One, Fig. 4-182) in this room is similar in design to the one found in room 105. The pilaster frieze design has a center vertical bead strip, as do the lower pilaster designs (Fig. 4-181). This fireplace also has brick on the face of the firebox surround, whereas the 105 fireplace has exposed plaster.

The brick surround has been cleaned and reworked (Period Four or Five, Fig. 4-182). The brick at the head of the firebox is laid in a soldier course, and there is one course of horizontally laid, stacked brick at each side of the face (Period Four).



**Fig. 4-182:** Photograph of fireplace. (GWWO photo, 2005.)



**Fig. 4-183:** Room 205 section detail of window and door trim.



**Fig. 4-184:** Damage at lower window panel, window 39. (GWWO photo, 2005.)

The inside of the firebox has been cleaned and repointed (Period Four) and reset with a damper insert (Period Two or Three). The inner and outer hearth of this fireplace exhibit the same dry laid herringbone pattern as found in room 201 (Period Four or Five). The carpet is covering the wood flooring, so it is unknown if the hearth-to-floor transition is similar.

*Fixtures:* There is one fluorescent light (Period Five) mounted in the ceiling. There are also two square glass flush-mounted ceiling light fixtures (Period Four) that do not appear to function.

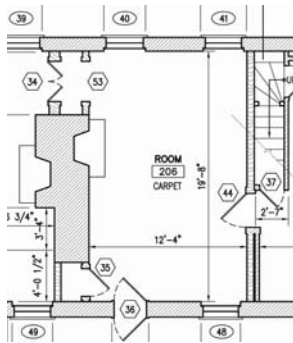
*Door 30:* The casing and trim (Period One) of this door are similar to the basic symmetrical trim found in 105, although there is only one center bullet bead (Fig. 4-183). This door (Period One) has the typical graining as is found throughout the house. The door hardware includes a brass knob, swing key and a thumb throw. The rosette is missing on both sides of the door.

*Door 33:* See the Closet discussion above for a detailed description of door 33 (Period Two with renovations through Period Five).

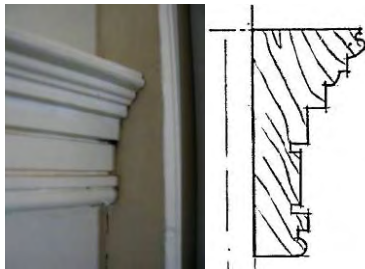
*Door 34:* This opening (Period Two) is cased in trim that matches the profile of Period One trim found in room 206 (Fig. 4-190). The pair of side-hinged doors in the opening date to Period Four or Five, as do the brass pulls.

*Windows 38, 39 and 49:* These three windows (Period One with modifications through Period Five) have trims that match Door 30 (Fig. 4-130). Windows 38 and 39 have Type Three hardware, and also sash ropes. Window 49 is not counterweighted and has a damaged Type One hardware. On window 39, the paint is peeling on the wood sill, and the panel below the window is peeling and warping (Fig. 4-184).

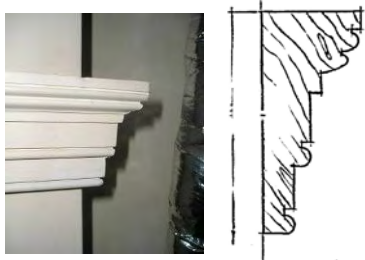
*Specialty:* There is one very long metal radiator (Period Five) on the north wall of this room.



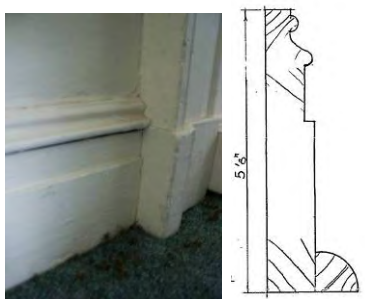
**Fig. 4-185:** Room 206 floor plan and view looking east. (GWWO photo, 2005.)



**Fig. 4-186:** Room 206 Period One railing, with section profile. GWWO photo, 2005.



**Fig. 4-187:** Room 206 Period Two railing, with section profile. (GWWO photo, 2005.)



**Fig. 4-188:** Room 206 Period One base, with section profile. (GWWO photo, 2005.)

## Room 206



**Originally, this room did not connect to either room 205 or 208. This room was only accessible from the upper porch (207). During Period Two, an opening was created through an existing closet (now doors 34 and 53). Also during Period Two, door 44 was created to access room 208)**

*Ceiling:* The flat plaster ceiling (Period One) is painted white.

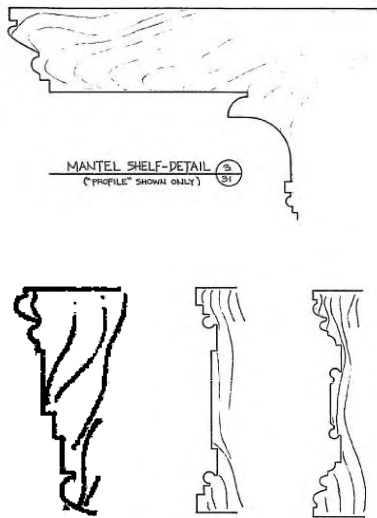
*Wall:* The flat plaster walls (Period One) are painted white. There is a 3 1/4" wood chair rail which is installed with the upper edge 34" above the floor and painted white.

Two chair rail profiles exist in this room. The chair rail at the arched opening (Door 53) north of the fireplace matches the profile of the chair rail around the closet in room 205 (Period Two, Fig. 4-187). This trim extends from the north side of the fireplace to the northwest corner of the room. The rail returns around the arched cased opening and terminates into the north and south walls of the alcove/former closet.

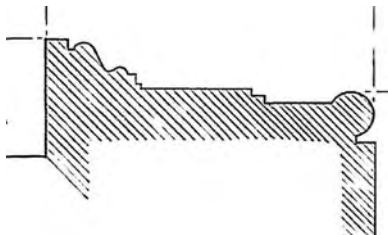
The rail (Period One, Fig. 4-186) throughout the rest of the room has an upper course with a projecting beaded fillet placed above a slightly recessed beaded fillet. Below this, a large recessed fillet is flanked by two large projecting fillets. The lowest course of the railing includes a thick quirked bead.

*Base:* The wood base (Period One) in this room is painted white. The base (Fig. 4-188) is made up of a plain stock wood board surmounted by an inset frieze. This is capped by an elongated ogee with an upper double bead. There is no base found around the walls that form the arched opening.

*Floor:* This room is carpeted (Period Five) in a speckled looped carpet that is primarily aqua-blue above Period Four hardwood floors.



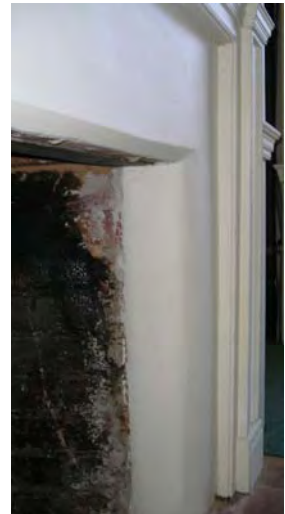
**Fig. 4-189:** Profile of mantel shelf (top); profile of transition between pilaster and frieze (lower left); section of upper pilaster (lower center); section of lower pilaster (lower right); photograph of fireplace (right); detail of plaster curve at side of hearth. (GWWO photo, 2005.)



**Fig. 4-190:** Trim profiles for doors 34 and 36 and windows 40, 41 and 48.



**Fig. 4-191:** Pegboard inside closet behind door 35. (GWWO photo, 2005.)



**Fireplace:** The white painted wood fireplace surround (Period One) in this room is very similar to the one found in room 205, with a slightly different pilaster design (Fig. 4-189). The frieze portion of the pilaster has a recessed panel with a series of concentric rectangular beads and a raised center panel. The lower portion of the pilaster has a raised center strip with bead trim on both sides separated from a series of bead courses by a small frieze. The opening of the wood surround reveals the plaster wall. This fireplace is unique in that rather than the plaster transitioning to the interior of the firebox at a right angle, the plaster is rounded as it curves into the firebox (Period Four, Fig. 4-189).

The inner and outer hearths (Period Four or Five) are herringbone laid brick with mortared joints, which is different from the other fireplaces. There is a steel lintel and damper (Period Four). A wood trim surrounds the brick as it transitions to the carpet in the room.

**Closet:** This closet (Door 35, Period One) has a six-panel 36" wide stained door with a Period One Box Lock. The trim and casing to this door match door 36 in this room (Fig. 4-190). Inside the closet the Period Four hardwood floors are visible, and (Period One) peg rail is along three walls (Fig. 4-191).

**Fixtures:** There are three fluorescent light fixtures in the ceiling.

**Door 35:** See the Closet discussion above for a detailed description of door 35.

**Door 36:** This door opening (Period One) has a 37"-wide, six-panel door (Period Five) with period five hardware. The door is painted white on the exterior and is left unfinished on the interior.

**Door 44:** This opening (Period Two) has a 37"-wide faux-stained (Period One) door that appears to have been relocated from some unknown location in the house. This side of the door is weathered,



**Fig. 4-192:** Door 44, weathered side. (GWWO photo, 2005.)



**Fig. 4-193:** Trim found on both sides of door 44 that is also found in room 203. Both these alterations occurred during Period Two. (GWWO photo, 2005.)

as if it had been exposed to the elements for some time (Fig. 4-192). The profile of the trim and casing (Period Two, Fig. 4-193) of this door matches the trim in the Period Two bathroom (room 203). The door has a box lock (Period One or Two) with a brown porcelain knob.

*Door 53:* This arched opening has no door or casing (Fig. 4-185). (Period Two with possible modifications in later periods.)

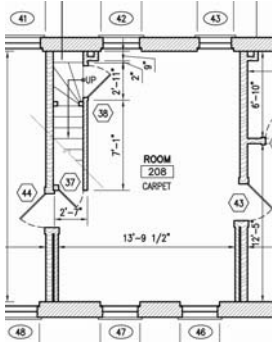
*Windows 40, 41 and 48:* These three windows (Period One with modifications through Period Five) have trims that match Doors 35 and 36 of this room. All three windows have sash ropes, although the ropes on window 41 are not attached. Window 40 and 41 have Type Three hardware and Window 48 has a damaged Type One hardware. On windows 40 and 41 the paint is peeling on the wood sill and on the panel below the window.

*Specialty:* There is one radiator (Period Four) on the north side of the east wall of this room.

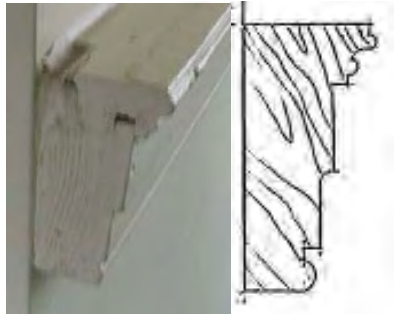
### Room 207

This exterior space is described in: Physical Description Exterior.

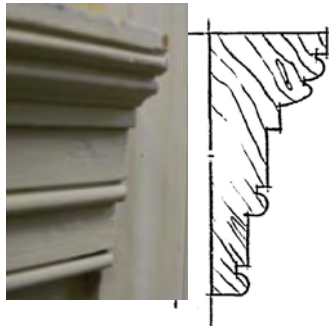
### Room 208



**Fig. 4-194:** Room 208 floor plan and view looking west. (GWWO photo, 2005.)



**Fig. 4-195:** Room 208 Period One railing, re-applied to a southern, Period Five, furred-out wall. (GWWO photo, 2005.)



**Fig. 4-196:** Room 208 Period Two railing on the west wall that creates the closet under the attic stairs. (GWWO photo, 2005.)

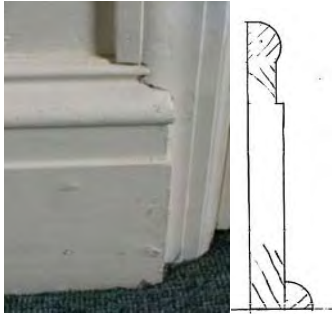
**During Periods One through Three, this room had a stair leading to the pantry below. A detailed description can be found in the Development and Use Section.**

*Ceiling:* The flat plaster ceiling (Period One) is painted white.

*Wall:* The flat plaster walls (Periods One through Five) are painted white. There is a wood chair rail, painted white. The primary rail profile (Period One, Fig. 4-195) in the room has an upper projection of a large bead with an upper fillet. Below this, a quirked bead with lower fillet caps a 1" fascia above a slightly inset  $\frac{3}{4}$ " fascia with a lower quirked bead. This trim is found on all four walls, although there are several areas with anomalies. The chase wall (to accommodate Period Five installation of air system) in the northwest corner only has chair rail on the eastern portion. On the north portion of the east wall, the chair rail is partially-to-completely embedded in the plaster, indicative of a wall re-plastering episode. The walls south of doors 43 and 44 on the east and west sides were furred out during Period Five to accommodate the new air system. The chair rail has been roughly re-applied to the outside of these furred walls, but does not appear on the projecting sides.

There is a different chair rail (Period Two installed during Period Four, Fig. 4-196) on the portion of the west wall that is south of door 38 (to the attic) that makes up the east wall of the closet. This chair rail is the same profile that is found around the room 205 closet.

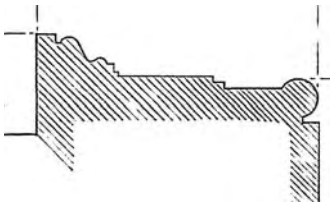
*Base:* The wood base in this room is painted white. There are several different base profiles in this room. The primary base (Period



**Fig. 4-197:** Room 208, Period One base. (GWWO photo, 2005.)



**Fig. 4-198:** Room 208 Period Five base. (GWWO photo, 2005.)



**Fig. 4-199:** Room 208 trim profiles for door 43 and windows 42, 43, 46 and 47.

One, Fig. 4-197) is made up of a plain stock wood board surmounted by an inset frieze. This is capped by a projecting torus which is flush with the base board below. This base is found on the north wall, south wall, and the northern portion of the east wall. The chase wall in the northwest corner, and the southern portion of the east and west walls have a simple base (Period Five, Fig. 4-198) that is the same overall height as the other base in the room. However, this plain wood board base has a simple quirked bead at the top and a painted quarter-round at the shoe (Period Four). South of door 38 on the outer side of the closet wall there is a third base that is very similar to the base found in room 107 (Period One and Four).

*Floor:* This room has blue speckled carpet (Period Five) above hardwood strip flooring (Period Four). This is over variable board flooring (Period One) with north to south joints, except in the center of the room where the stair once was. This area has a plywood subfloor (Period Four) that aligns with the Period One flooring.

*Fixtures:* There are three fluorescent lights (Period Five).

*Closet:* There is a closet (door 37) built-out under the stairs that lead up to the attic. The wood floor of the closet is exposed flooring with joints that run north-south. On the west wall of the closet, there is a chair rail (Period One) that matches the rail found in the rest of the room and continues clear to the sloped ceiling that runs under the attic stairs. There is no chair rail on the east wall (Period Four) of the closet. The base (Period One) on the west wall of the closet is of similar profile to the primary base in the rest of the room. The base (Period Four) on the east wall of the closet matches the newer, simpler base that is found on the furred-out walls.

*Door 37:* See the Closet discussion for a description of door 37.

*Door 38:* This door opening (Period One, with modifications in Period Four and Five) has a Period Four or Five six-panel door that is painted white. The door has modern hardware. The trim to this door is simple Period Four or Five mitered trim with no corner blocks.

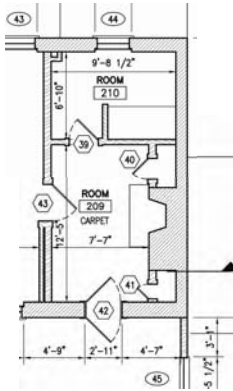
*Door 43:* This six panel door (Period One opening, Period Five door) is unpainted. The casing and trim match the windows in this room (Fig. 4-199). It has modern hardware (Period Five), one set of modern latch set and no evidence of earlier hardware.

*Door 44:* This opening (Period Two) has a (Period One) door that has been painted. The trim and casing (Period Two, Fig. 4-193) match the trim in room 203. The door has a box lock (Period One or Two) with a brown porcelain knob.

*Windows 42, 43, 46 and 47:* These windows trims (Period One with modifications through Period Five) match Doors 43 (Fig. 4-199). None of the windows are counterweighted. Windows 42 and 43 have Type Three hardware, while 46 and 47 have Type One.

*Specialty:* There is one large radiator (Period Four) in this room on the north wall between the windows.

### Room 209



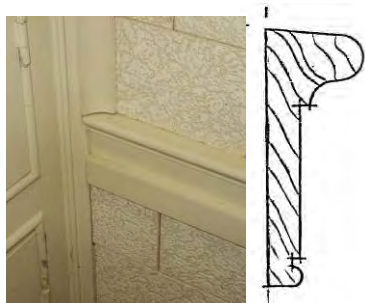
**Fig. 4-200:** Room 209 floor plan (above) and view looking east (right). (GWWO photo, 2005.)



**Rooms 209 and 210 were originally one room. During Period Three, the rooms were separated into two by the addition of a wall. In Period Four, the alcove between the new wall and the fireplace was made into a closet.**



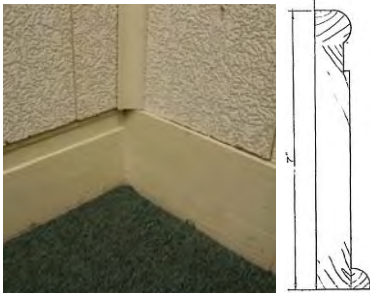
**Fig. 4-201:** Ceiling and wall tiles and corner edge molding. (GWWO photo, 2005.)



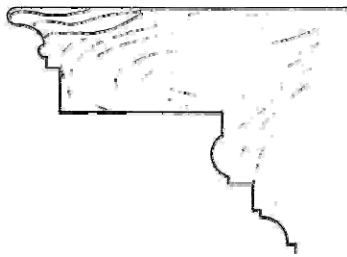
**Fig. 4-202:** Room 209 Period One rail, with section profile. (GWWO photo, 2005.)

*Ceiling:* The ceiling (Period One) in this room is covered in square white acoustical tiles (Period Five, Fig. 4-200). A molding is installed where the wall meets the ceiling, and there is a medallion at each corner where the molding transitions and runs vertically down each corner of the room (Period Five, Fig. 4-201).

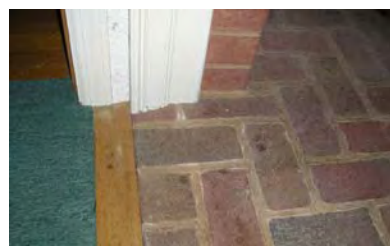
*Wall:* The walls (Period One, except the north wall) in this room are covered in square white acoustical tiles (Period Five, Fig. 4-200). The north wall of this room was added in Period Three to create a bathroom (room 210). At this time, a closet (Period Three) was created by closing in the alcove between the new wall and the fireplace.



**Fig. 4-203:** Room 209 base detail showing northwest corner where Period One and Period Five base meet. (GWWO photo, 2005.) Period One base section profile.



**Fig. 4-204:** Profile of mantle shelf (above); profile of wood surround (right); overall fireplace (right center); detail of mantle shelf and surround (far right). (GWWO photo, 2005.)



**Fig. 4-205:** Steel lintel and inner firebox stained by carbon (above); outer hearth and transition to the carpeting (below). (GWWO photo, 2005.)

There is vertical molding in each corner of the room (Period Five, Fig. 4-201) that reaches from the base to the ceiling. There is a chair rail (Period One, Fig. 4-202) on the west and south walls and south of the fireplace on the east wall. The acoustical tiles have been installed around it, so that it appears that the chair rail is partially embedded in the tiles. The profile of the rail has an upper torus shelf with a lower cavetto above a middle frieze section. Below that, there is a large projecting fillet.

*Base:* The base on the north wall of this room is a plain wood board (Period Four), painted cream. The south, east and west walls have what appears to be the original base (Period One), which matches the primary base in room 208 (Fig. 4-203).

*Floor:* This room is carpeted in a blue speckled looped carpet (Period Five) above strip hardwood flooring (Period Four). This is above the Period One variable board flooring.



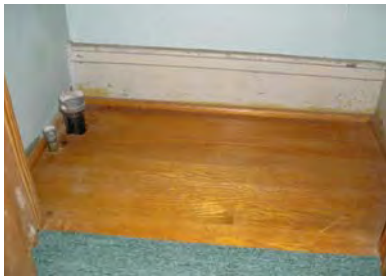
*Fireplace:* The fireplace in this room is on the east wall. The white painted wood surround (Period one) has a single large panel that covers the entire background of the surround. The shelf does not extend beyond this panel. The shelf edge profile has an upper torus with a lower beaded fillet and then a large lower fillet. Under the shelf, where it meets the paneling below, there is a thickly beaded fillet and cavetto course that is centered horizontally and terminates several inches inboard of where the shelf ends (Fig. 4-204).

A very simple beaded molding (Fig. 4-204), made up of a series of flat panels with beads and indentations, surrounds the opening to the firebox. The firebox has been reworked, similar to room 205, however, this firebox displays the most authentic interior brick, as it is aged and carbon stained (Fig. 4-205). The face of the firebox is made of horizontally coursed, stacked bricks. The inside of the firebox is coursed with running bond; a metal lintel runs along the top of the opening (Fig. 4-205). The hearth and wood transition strip match that of the fireplace in room 206 (Fig. 4-205).

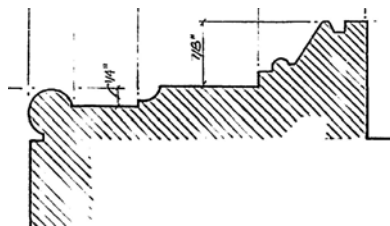
*Cupboards:* There is a recessed cupboard on either side of the fireplace. To the north of the fireplace there is a narrow six-panel, side-hinged closet door (door 40, Period Four, Fig. 4-206) with modern hardware that opens to reveal four shelves. The closet is trimmed in a simple modern trim that is painted to match the trim in



**Fig. 4-206:** Period Four cupboard to the north of fireplace (left); Period One cupboard to the south of fireplace. (right). (GWWO photo, 2005.)



**Fig. 4-207:** Interior of Period Four cupboard to the north of the fireplace, showing Period One base. (GWWO photo, 2005.)



**Fig. 4-208:** Doors 41, 42, 43

the room. The outside of the door is painted to match the trim, and the inside is stained. The inside of this closet is painted blue (Period One) and the floor is not carpeted, which reveals 4" wood flooring with joints running north-south (Period Four). The base on the east and south walls inside the closet matches the Period One base of the room, here painted a pale pink (Fig. 4-207). There is a stained quarter round at the shoe of the base, which is not found in the rest of the room. Above the closet is another storage area, trimmed similarly to the closet, but with two side-hinged, two-panel doors. The doors are painted on both sides to match the trim.

To the south of the fireplace, (door 41, Fig. 4-206) there are two smaller recessed cupboards (Period One) that were original to the room. There is an upper and a lower cupboard which meet just below the level of the chair rail. The trim of these cupboards matches the trim profile of door 42 that leads outside, and the heads align, indicating that this cupboard is historic. The upper cupboard has a two-panel, side-hinged door, and the lower cupboard has a single-panel, side-hinged door. Both doors are painted on both sides, and both cupboards have older historic shelves. Inside the cupboard, there are areas of old blue stain and whitewash (appears Period One), as well as remnants of some pieces of hardware (appears Period One).

*Fixtures:* There are two fluorescent lights (Period Five) in the ceiling.

*Door 42:* This door (Period One) leads to the outside porch. It is a 6-panel door with mitered molding and casing that matches door 8 in room 104 (Fig. 4-208). The hardware is the smaller, surface mounted box locks, black cast iron with a brown porcelain knob (Period One). Below it is a modern thumb throw, surface mounted lock (Period Five). The door also has an older thumb throw latch lock on the upper cross rail. The door sits with three, five-knuckle hinges.

*Door 43:* This door (Period One opening, Period Five door) is unpainted. The casing and trim match window 44 in Room 201 (Fig. 4-212). It has modern hardware (Period Five), one set of modern latch set and no evidence of earlier hardware, major hardware. There are five plugged holes however, around that hardware that indicates something earlier had been drilled in it.

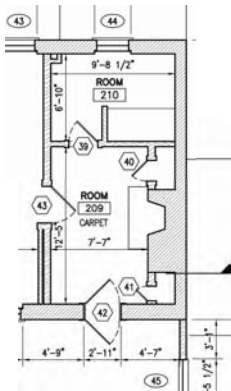
*Door 39:* This 2-panel wood door (Period Three) has a plain mitered wood board trim that is 3 1/2" wide. Both the door and the trim are painted cream. It has a very simple, Victorian, rectangular hardware (Period Three) with a metal bronze knob that is on both sides of this door. Above the hardware is a lock hasp (Period Five).

*Door 40:* See the Cupboard discussion above for a detailed description of door 40.

*Door 41:* See the Closet discussion above for a detailed description of door 41.

*Specialty:* There is a radiator (Period Five) to the south of door 43.

### Room 210



**Fig. 4-209:** Room 210 floor plan (above) and view looking east (right). (GWWO photo, 2005.)



**Fig. 4-210:** Room 210, chase wall in northwest corner. (GWWO photo, 2005.)

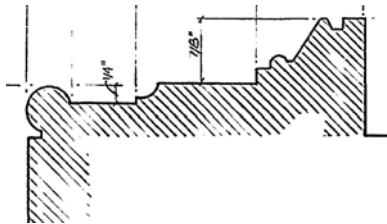
This room was originally part of room 209, before the addition of the wall during Period Three. There is a chase wall (Period Five) on the northwest corner of the room that was installed to accommodate HVAC systems. This room has been used as a bathroom in its past history, but has most recently been converted to storage.

*Ceiling:* The plaster ceiling (Period One) is painted off-white. A vent remains in the ceiling of the alcove where the bathtub once was located.

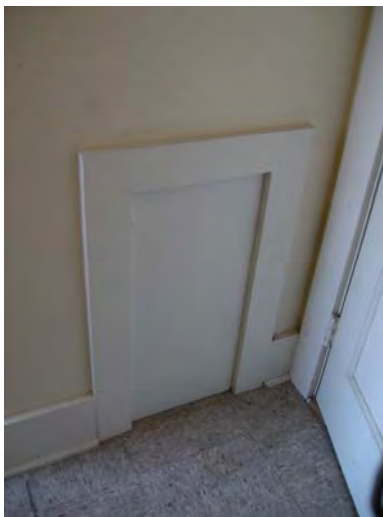
*Wall:* The plaster walls (Period One with modifications through Period five) are painted off-white, and there is no chair rail in this room. The south wall of this room was constructed in Period Three



**Fig. 4-211:** Room 210, detail of Period One base (right) and base on chase wall (left). (GWWO photo, 2005.)



**Fig. 4-212:** Room 210, trim profile for window 44.



**Fig. 4-213:** Access panel for enclosed tub. (GWWO photo, 2005.)

to create a bathroom (with modifications through Period Five). The chase wall (Fig. 4-210) in the northwest corner is from Period Five.

*Base:* The base in this room is a mixture of new and historic base. The original base (Period One, Fig. 4-211) can still be found on the west wall and on the north wall between the chase wall and the window. The historic base is similar to that found in room 208. The historic base also has a painted quarter round shoe. The rest of the room, except the chase wall in the northwest corner, has the plain 6" wood board base (Period five) that is found in room 209, with a painted quarter-round. The chase wall (Fig. 4-210) has the same painted base that is found on the chase wall in 208 (Period Five), with no quarter-round. The enclosed tub area does not have a base, but there is a painted quarter-round.

*Floor:* The floor in this room is 12" x 12" vinyl composition tile (Period Five).

*Fixtures:* There is a single bulb light in this room with a glass jar-like globe fixture (Period Five).

*Door 39:* This 2-panel wood door (Period Three) has a plain mitered wood board trim that is 3½" wide. Both the door and the trim are painted cream. It has a very simple, Victorian, rectangular hardware (Period Three) with a metal bronze knob that is on both sides of this door.

*Window 44:* This window (Period One) is identical in construction and trim profile to windows 9 and 10 in room 104 (Fig. 4-212). The window has Type Four hardware and this window is not counterweighted.

*Specialty:* The alcove along the south wall where the tub once was has been converted to shelving (Period Five). The tub itself has been boxed out with a simple wood covering. The tub may still remain under the boxed-out covering. Stained boards have been installed above the tub area. The modern soap dish remains on the south wall of the alcove and holes exist in the west wall where the showerhead, faucet and knobs once were installed.

There is a small radiator (Period Four) below the window on the north wall that is painted white. There is an access panel (Fig. 4-213) on the east wall that surrounds the tub next to door 39 that is framed in simple mitered boards and painted white.

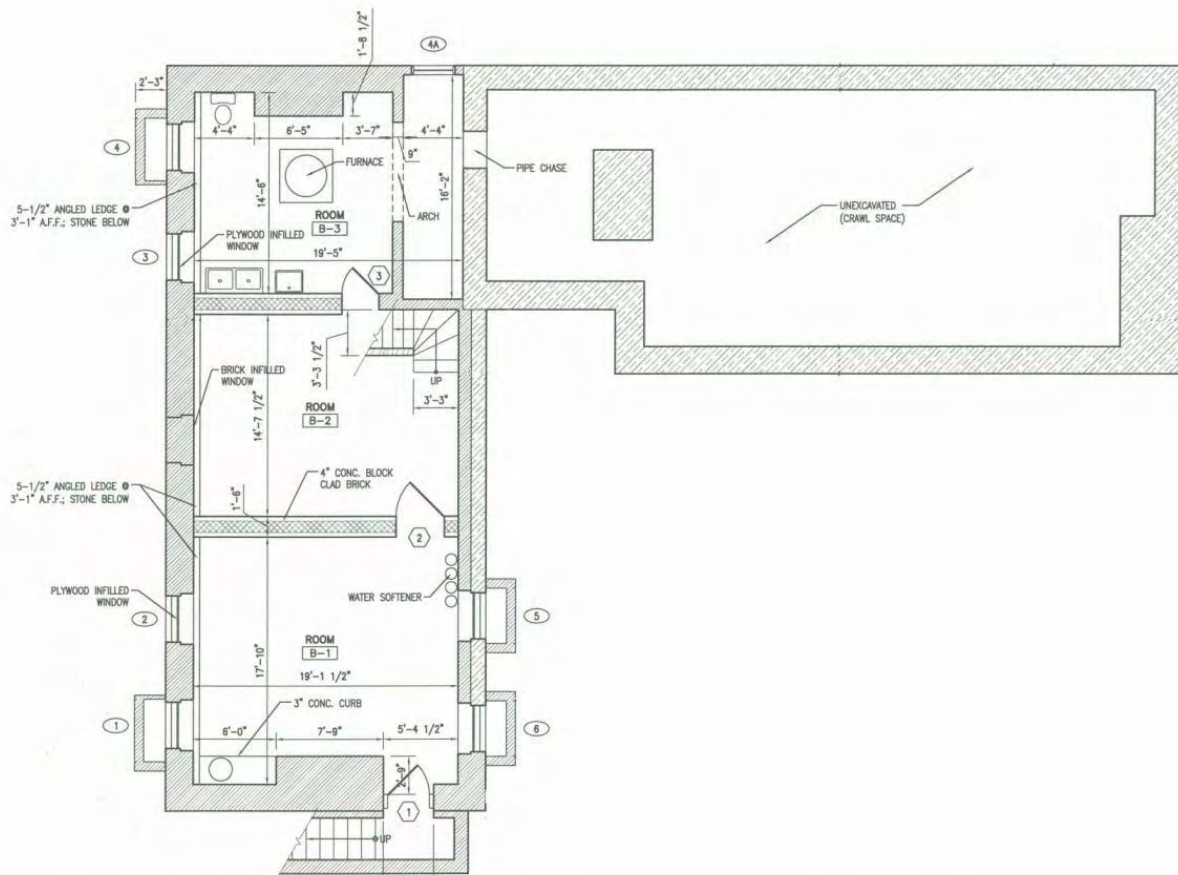


**Fig. 4-214:** Stairs leading to the basement. (GWWO photo, 2005.)

### Basement

Unless otherwise noted, the fabric of the basement is Period One. The basement is only under the west block, although there is a small crawl space beneath the north leg.

The only access to basement is through stair in west block. The stairs are located in room 103, through door 7. The wood stairs have rubber tread runners (Period Five). The walls of the stairway are plaster, and there is a wooden handrail (Period Five) on the southern wall.



**Fig. 4-215:** Basement floor plan.

### Room B-1



**Fig. 4-216:** Overview of room B-3 looking southwest. (GWWO photo, 2005.)



**Fig. 4-217:** Alcove on the south wall. (GWWO photo, 2005.)



**Fig. 4-218:** Window 5. (GWWO photo, 2005.)



**Fig. 4-219:** Lantern (Period Four or earlier). (GWWO photo, 2005.)

*Ceiling:* Painted plywood (Period Four) nailed to the underside of floor joists (Period One).

*Walls:* The south, west and east walls are masonry (Period One), parged with an unknown white coating. The north wall is CMU (Period Four), painted white. On the south wall, there is an arched alcove, which provides structural support for the fireplaces above (Period One, Fig. 4-217). The arched construction is 3'-10" wide by about 1'-7" high. The base of the shelf is about 4'-10" off the floor, its depth is 2'-3".

*Floor:* The floor is concrete (Period Four).

*Window 1:* This window (Period One, modifications through Period Five) is a 3-over-3 double-hung wood window with narrow muntins.

*Window 2:* This window opening (Period One) has been filled in and covered with a painted wood bookcase unit, and it is unknown if a sash still remains.

*Windows 5 and 6:* These three-lite windows have narrow muntins (Period One, modifications through Period Five, Fig. 4-218).

*Door 1:* This 6-panel wood door (Period Unknown), which leads to the outside areaway, is painted cream.

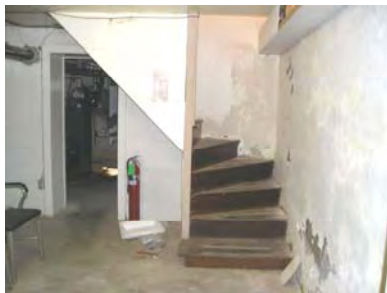
*Door 2:* This plain wood door (Period Four) has brass hardware and simple mitered wood trim and casing that are painted white.

*Specialty:* On the floor is a large lantern fixture (Period Four, possibly earlier, Fig. 4-219) that may have been used on the west porch. The overall height is approximately 3'-1". The lantern is an eight-sided glass lantern. The widest part of the lantern is located 7" from the top of the body and 1'-4" up from the bottom.

### Room B-2



**Fig. 4-220:** Room B-2 showing equipment, looking west. (GWWO photo, 2005.)



**Fig. 4-221:** Lower portion of the stairs to basement. (GWWO photo, 2005.)

*Ceiling:* Painted plywood (Period Four) nailed to the underside of the floor joists (Period One).

*Walls:* The east and west walls are masonry (Period One), parged with a white coating. The north and south walls are CMU (Period Four), painted white. In the northeast corner of the room, the stairs have five winders at the bottom, leading to the straight run of stairs up to the entrance hall (Fig. 4-221).

*Floor:* The floor is concrete (Period Four).

*Previous Opening:* There was a 3' 6" wide window or vent opening (Period One) on the west wall, located under the area of the original porch. This opening was in-filled with masonry (Period Four).

*Door 3:* This plain wood door (Period Four) has brass hardware and simple mitered wood trim and casing that are painted white.

*Door 2:* This plain wood door (Period Four) has brass hardware and simple mitered wood trim and casing that are painted white.

### **Room B-3**



**Fig. 4-222:** Masonry arch and alcove. (GWWO photo, 2005.)



**Fig. 4-223:** Former window 3, north wall. (GWWO photo, 2005.)

***Ceiling:*** The ceiling is made up of Styrofoam and plywood (Period Four) nailed to the east-west joists (Period One) that form the first floor.

***Walls:*** The north, west and east walls are masonry (Period One), parged with a white coating. The south wall is also painted white, but is made of CMU (Period Four). On the north wall, there is an arched alcove in the wall which provides structural support for the fireplaces above. The arched construction is 3'-10" wide by about 1'-7" high. The base of the shelf is 4'-10" off the floor, its depth is 2'-3".

A low, wide masonry arch (7'-1" wide by 6'-3" high) on the north east side of the room opens into a small alcove that is approximately 4'-2" wide. The masonry (Period One) in this alcove has been parged with an unknown white coating. In the northeast alcove there is also toilet and a small shower room with a six panel modern door (both Period Four)

High on the east wall of the alcove, there is a small masonry opening to access the crawlspace below the north leg. The opening is small, and is currently filled with piping and ductwork.

***Floors:*** The floor is concrete (Period Four).

***Window 3:*** This opening (Period One) is partially enclosed with plywood toward the south. The northern third of the window has an inoperable, louvered vent (Period Unknown, Fig. 4-223). It is unknown if the sash remains behind the closure.

***Window 4:*** This window (Period One) is a 3-over-3 double-hung wood window. The window has a very narrow muntin.

***Window 4a:*** This opening (Period One) was made smaller and in-filled and made smaller with side masonry, and now houses this metal framed three-lite fixed unit (likely Period Three).

***Door 3:*** This plain wood door (Period Four) has brass hardware and simple mitered wood trim and casing that are painted white.

***Specialty:*** This room houses the furnace. For more information on the furnace, see the Mechanical/Electrical Section. Leaning against the wall there is a faux-grained door (Period One, from an unknown location in the house) with hinges on the right hand side and a flush mounted box lock on the left hand side. The back side is painted and has a Period One knob. The width of the door is 36.5 inches.

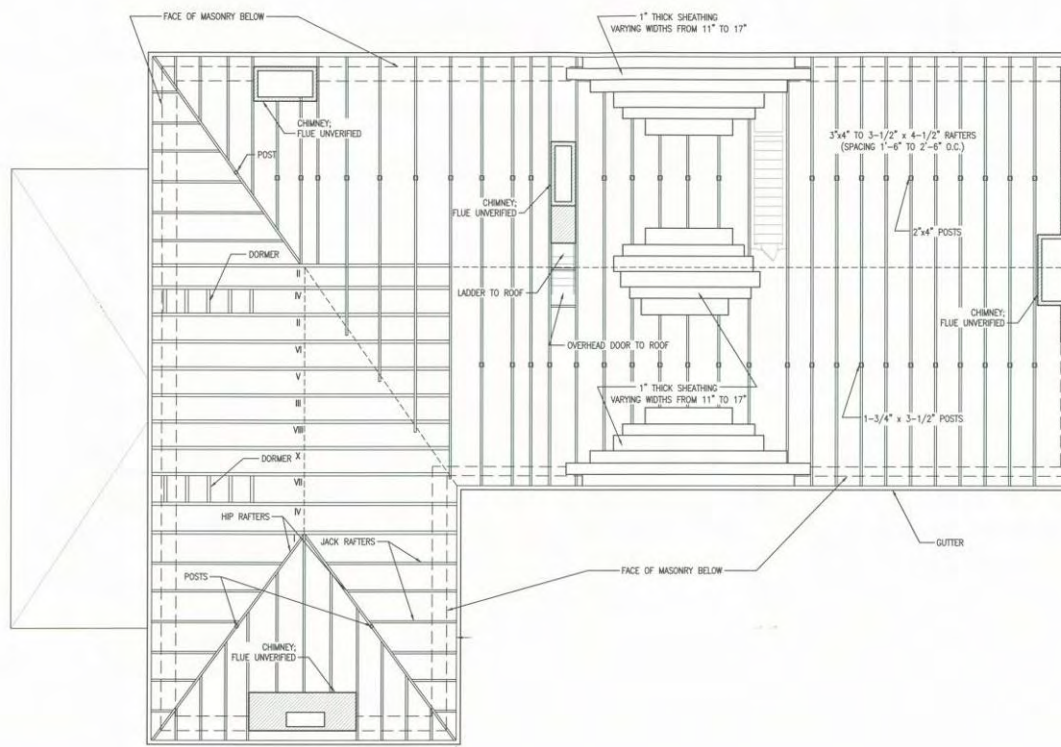
### Attic



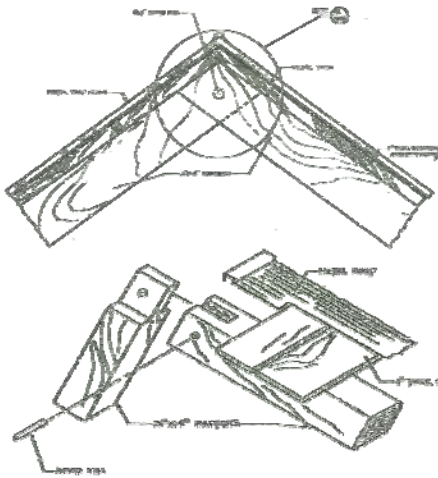
**Fig. 4-224:** Door 52 (above) into the attic and stairs leading up to the to attic (right). (GWWO photo, 2005.)



The attic is the only area of the house where the West block and North Leg are connected as one space (Fig. 4-225). The attic is only accessible through the stair in North leg. The stairs, which are located through door 38 in room 208, are stained wood (Fig. 4-224), with a simple cavetto trim under the lip of the treads. Typically, the fabric in the attic is Period One.



**Fig. 4-225:** Attic floor plan.



**Fig. 4-226:** Detail drawings of the roof ridge section and construction connections (above); hip peak with mortise and tenon joints (right). (GWWO photo, 2005.)



*Roofing/Rafters:* The west portion of the attic, the skipped sheathing above the roof-rafters runs in the north-south direction. The boards vary in width, with some 14"-16" wide, and some 12" wide. The seamed metal roofing can be seen between the openings in the skipped sheathing. The skipped sheathing is held up by the main roof rafters that are approximately 4" x 3" in cross-section and are variably spaced approximately 1'-10" to 1'-11" apart.



**Fig. 4-227:** Examples of marriage marks on the rafters (above and right). Marriage mark that appears to be a reverse "N" (right). (GWWO photo, 2005.)



Also in the western portion of the attic, the central roof rafters are paired with roman numeral marriage marks (Fig. 4-227). Proceeding from north to south rafters have the following paired construction assembly numbers: II, IV, II, VI, V, III, VIII, X, VII, next what appears to be a reverse "N" (Fig. 4-227) and then finally an I. At the peak of the hip, the rafters come together in a mortise and-tenon joint (Fig. 4-226).



**Fig. 4-228:** Exposed lath behind the finished plaster on the two walls that flank the steps. (GWWO photo, 2005.)



**Fig. 4-229:** Attic floorboards looking west. (GWWO photo, 2005.)

**Fig. 4-230:** At right: edges of the original (Period One) wood shingles that are visible at the dormers. (GWWO photo, 2005.)



**Fig. 4-231:** Ladder to roof hatch. (GWWO photo, 2005.)

*Walls:* The exposed lathing (Fig. 4-228) is visible behind the plaster finish on the walls that flank each side of the attic stairs. The eastern wall is brick masonry and has the louver, as discussed in the exterior description.

*Dormers:* The northern dormer is located between the rafters that are marked with the IV and the second set of II's. The southern dormer is between the VII and the reverse "N".

On the north face of the southern dormer, the edges of wood shingles are visible (Fig. 4-230). These are located in a roof plane underneath the exterior wood siding to the dormer itself. On the northern dormer, the shingles are visible on north and south sides. These remnants indicate the house began its life with wood shingles, and the dormers were cut into the roof after the shingles were in place.

*Floor:* The floor joists (Fig. 4-229) are dimensional 2½"-3" x 9" sawn lumber joists spaced at 16" to 24" on centers. These floor joists are covered with 1" thick tongue and groove sawn lumber boards oriented perpendicular to the joists.

Several nails were recovered in the attic for analysis which are discussed in detail in Appendix C. For additional discussion of attic structure, see Structural Physical Description below.

*Door 52:* This door (Possibly Period One, Fig. 4-224) is a plain stained single-panel solid door.

*Specialty:* In the center of the attic, there is a ladder up to an access hatch to the roof. The roof hatch and ladder are both worn and aged with patina, and appear original to the construction (Period One, Fig. 4-231).

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### **Structural**

The following areas were observed during the investigation of the existing structure.

1. First floor: A small area of the existing plaster ceiling is spalled in the room 107, located in the North Leg of the building. (Sheet no. A1.1) Spalled plaster is located in the center of the room, near the south wall. Existing wood lath attached to the bottom of the second floor joists is intact. In addition, several small holes were cut into the ceiling and the underside of the encased beam (and one existing hole in the floor was re-opened), at the location of the previously removed stair and pantry, for inspection.
2. Basement: In the furnace room, room B-3, located at the southwest corner of the building, portions of ceiling board are missing and joists are exposed.
3. Second Floor: None of the walls, floor or ceiling is exposed.
4. Attic: Partial floor framing, (second floor ceiling), and the entire roof structure is exposed. Roof and floor framing supports at the exterior walls are partially exposed to view.

Observations of exposed areas of the framing indicate that the structure is constructed using a combination of several framing types. The attic structure is a post and beam type construction, but remaining structure is floor joists supported by masonry walls. The structure does not strictly fit the definition of any traditional house framing type (post and beam, balloon frame or platform frame.) In general, the roof and floor rafters and joists that are visible are vertically sawn timber members supported by exterior brick bearing walls.

### **Foundation**

The building has a full basement under the West Block and a crawl space under the North Leg. The crawl space is inaccessible for inspection. The foundation of the North Leg is solid stone. This is most easily visible on the north elevation of the North Leg. The foundation of the West block is also solid stone, but changes to brick above grade, giving the appearance of a brick foundation. However, a small portion of the lower stone foundation is visible on the east elevation of the west block.



**Fig. 4-232:** First Floor framing at Room 107, below original pantry area. (GWWO photo, 2005.)

### **First Floor Framing**

The first floor joists were inspected through a very limited exposed ceiling above the furnace room and an approximately 4" x 5" hole at the dining room floor (Fig. 4-232). The first floor structure above the furnace room and at the dining room is dimensional 2" x 9" sawn lumber joists spanning in east-west direction above the furnace room and north-south direction at the dining room. These joists are spaced at 16" to 18" on centers and are supported on a masonry walls. The floor structure was inaccessible for direct view. The photographs were taken by lowering a camera through the floor hole at the dining room. These photographs revealed stacked concrete

masonry units from grade to the underside of floor joists, approximately near mid span.



**Fig. 4-233:** Second floor framing above room 107, above area near original pantry. (GWWO photo, 2005.)

#### **Second Floor Framing**

The second floor structure above the first floor dining room, room 107, is dimensional 2½" x 9" sawn lumber joists, spanning in north-south direction, are spaced at 16" on centers with a wood plank deck. These joists bear on an exterior brick wall (Fig. 4-233). Two steel "I" beams, with 4-1/2" wide flanges and 12" high webs, are a recent (Period Four) insertion. These beams align with the location of earlier walls that defined the pantry area and stair.

#### **Porch**

The exposed porch floor is a 1"x3" painted wood deck (Fig. 4-234). Water damage to the floor decking was observed at several locations at the porch. Floor joists were not exposed for inspection.



**Fig. 4-234:** At right: water damage at porch deck, space 207. (GWWO photo, 2005.)



**Fig. 4-235:** Hand hewn wooden nail at joint between roof rafters. (GWWO photo, 2005.)

#### **Roof and Attic Floor Framing**

The roof structure is post and beam construction. Roof rafters are generally 4"x4" spaced at 24" to 29" on centers. These rafters are generally vertically sawn members with several hand hewn members. Rafters are connected at the ridge using open mortise and tenon joints with a single hand hewn wooden nail (Fig.4-235). Rafter pairs are supported at the exterior brick walls and at two



**Fig. 4-236:** Interior post supports at roof rafters, typical. (GWWO photo, 2005.)



**Fig. 4-237:** Roof rafter and deck, showing "skipped" sheathing. (GWWO photo, 2005.)



**Fig. 4-238:** Roof rafter and deck deterioration caused by water infiltration at the eave line. (GWWO photo, 2005.)



**Fig. 4-239:** Scarf joint at end of roof rafter. (GWWO photo, 2005.)

**Fig. 4-240:** Scarf joint failure condition at end of roof rafter. (GWWO photo, 2005.)

intermediate posts, located approximately at one-fourth of the span (Fig. 4-236). These posts are made of irregular shapes, ranging from 1x3 boards to 4x4 posts and are connected to the rafters using iron nails. It appears that these posts were not part of the original construction but added at a later date. They may have been introduced when the roofing material changed from wood shingle to slate (later Period One alteration), due to the added roof loads associated with the slate material. Several of these posts are missing.

Approximately 12" from the masonry wall support, rafters have a stepped scarf joint with two wooden nails (Fig. 4-239). Several of these joints are failed (Fig. 4-240). Roof sheathing boards are 1" thick and 6" to 12" wide, nailed to the rafters with a  $\frac{3}{4}$ " to 2" gap—traditionally called sheathing boards—between them (Fig 4-237). Metal roofing is nailed to the roof sheathing boards. Several of the rafters were rotted at their bearings, located on the south side of the west wing, above the porch. Water damage from old roof leaks was observed at these areas (Fig. 4-238). The ceiling above the main east side entrance also exhibited water damage, but the structure was not exposed for inspection.

The attic floor structure is dimensional  $2\frac{1}{2}$ "-3" x 9" sawn lumber joists spaced at 16" to 24" on centers. These floor joists are covered with 1" thick tongue and groove sawn lumber boards of varying width oriented perpendicular to the joists.



## Mechanical/Electrical/Plumbing

### Existing Mechanical System

#### *Ventilation/Cooling:*

Up until the installation of a mechanical cooling system in 1992, Ferry Hill was tempered by cross ventilation. Windows and doors would be opened to allow for the natural air movement through the structure.

In 1992 the NPS had a Unico High Velocity air conditioning system installed as referenced in "CHOH Park Maintenance Records, Williamsport." (Figs. 4-241 and 4-242) Four separate zones were created with the air-handling equipment located in the attic and basement and each associated air cooled condensing unit located outside on grade tucked into the L created by the northern wall of Room 107 and the western wall of Room 112A. (Fig. 2-243) The high velocity air handling unit system delivers cooled air to each space through 2-inch round openings at a velocity that is 3 to 4 times greater than a standard system. (Fig. 2-243)

**AHU-1** is located in Basement Room B2. AHU-1 is a 2.5-ton unit that provides cooling to the following rooms:

- Room 101 – 4 floor outlets
- Entrance Hall 103 – 3 floor outlets
- Room 104 – 3 floor outlets
- Room 105 – 2 floor outlets and 1 sidewall above the southeast closet door

The return air to AHU-1 is transferred to the basement stairwell by a grill (16x26) in Entrance Hall and Stair.

**AHU-2** is located in the attic space above the bar addition. AHU-2 is a 3-ton unit that provides cooling to the following rooms:

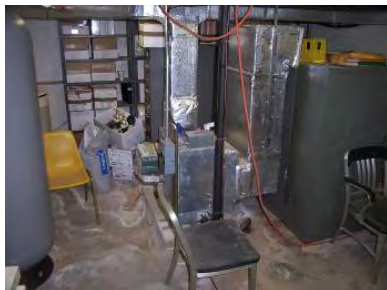
- Entry 114 – 2 ceiling outlets
- Storage 114A – 3 outlets
- Women 110 – 1 ceiling outlet
- Men 111 – 1 ceiling outlet
- Hall 112 – 2 ceiling outlets
- Office 112A – 5 ceiling outlets
- Meeting 112B – 3 ceiling outlets

The system has two ceiling return air grills. One is located on the Entry 114 side of door 17 and the other is in the new corridor in the Hall 112 slightly west of door 19.

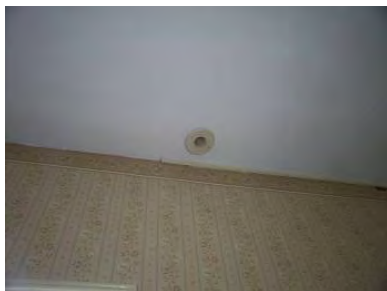
**AHU-3** is located in the original attic space in the western end above Hall 202. AHU-3 is a 2.5-ton unit that provides cooling to the following rooms:



**Fig. 4-241:** Unico System. (GWWO photo, 2005.)



**Fig. 4-242:** Unico System. (GWWO photo, 2005.)



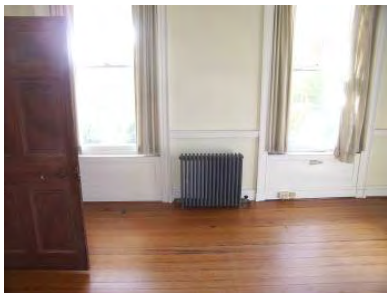
**Fig. 4-243:** Air Diffuser. (GWWO photo, 2005.)



**Fig. 4-244:** Air Cooled Condensing Units. (GWWO photo, 2005.)



**Fig. 4-245:** Fireplace, room 104. (GWWO photo, 2005.)



**Fig. 4-246:** 1950's Radiator. (GWWO photo, 2005.)



**Fig. 4-247:** Boiler and 5 Zone Circulators. (GWWO photo, 2005.)



**Fig. 4-248:** Exterior, north side, oil tanks. (GWWO photo, 2005.)

- Room 201 – 6 ceiling outlets
- Hall 202 – 3 ceiling outlets
- Bath 203 – 2 ceiling outlets

A single ceiling return air grill located in Hall 202 south of door 31 collects the system return air.

**AHU-4** is located in the original attic space just west of Stair. AHU-4 is a 4-ton unit that provides cooling to the following rooms:

- Entry 106 – 4 ceiling outlets (assumed)
- Room 107 – 8 ceiling outlets and 1 sidewall outlet located above door 14.
- Room 204 – 3 ceiling outlets
- Room 205 – 3 ceiling outlets
- Room 206 – 4 ceiling outlets
- Room 208 – 4 ceiling outlets
- Room 209 – 2 ceiling outlets
- Room 210 – 2 ceiling outlets

AHU-4 had a ceiling mounted return grill located above door 12 in Dining Room 107 and the second located in Bedroom 208 east of door 37.

Two window self contained air conditioning units supplement AHU-2. One is in the center of the northwest wall of Room 112A, and the other is located in Room 112, west of Door 21.

#### *Heating System:*

Ten wood burning fireplaces provided heat to individual spaces. When Bar 112 addition was built, 1 additional wood-burning fireplace was added. The fireplaces are located as follows:

- Room 101 – centered on the southern wall
- Room 104 – centered on the northern wall and has been sealed off (Fig. 2-245)
- Room 105 – centered on the eastern wall
- Room 107 – centered on the western wall and has been sealed off
- Room 107 – on the eastern wall in the southeast corner
- Room 112B – centered on the eastern wall
- Room 201 – centered on the southern wall
- Room 204 – centered on the northern wall
- Room 205 – centered on the eastern wall
- Room 206 – located towards the top of the western wall
- Room 209 – centered on the eastern wall

During Period 2, it is assumed that Beckenbaugh probably introduced central heating into the house, with a coal fired steam furnace and system of radiators fed by a single pipe steam system. The use of coal is an assumption due to coal being the fuel of choice for this part of the country during Period 2. The trademark of a single pipe steam system is large diameter pipe allowing for the steam to flow up and the condensate down. This is evident with a



**Fig. 4-249:** 1950's Radiator.  
(GWWO photo, 2005.)



**Fig. 4-250:** 1979 Radiator.  
(GWWO photo, 2005.)



**Fig. 4-251:** 1979 Convector.  
(GWWO photo, 2005.)



**Fig. 4-252:** Well Equipment.  
(GWWO photo, 2005.)

large circular floor patch adjacent to some of the 1950's vintage hot water radiators. (Fig. 2-246)

Probably in early Period 4 the steam heating system was replaced with a system similar to the current. This is evident by the 1950's vintage hot water radiators. An oil-fired boiler and two above grade fuel oil tanks were installed. The age of the fuel oil tanks could not be determined. The boiler is located in Furnace Room B3 and the fuel oil tanks are located on grade outside the north wall of Room 104 (Fig. 2-248). The system was comprised of smaller heating water piping serving 4 heating zones, each with its own circulating pump (Fig. 2-247). The zones are assumed since they were present in the 1979 design of heating zone 5 as referenced in "CHOH Park Maintenance Records, Williamsport." Hot water was pumped to hot water radiators and the boiler also provided the domestic hot water, and Bar 112 had propane gas heat (both are referenced in "CHOH Park Maintenance Records, Williamsport."). The heating zones were as follows:

- Zone 1 – western zone
- Zone 2 – Entry 106 and central zone
- Zone 3 –Room 107 zone
- Zone 4 – Second Floor east zone
- Zone 5 – Room 112 had a separate propane gas fired heating system.

Hot water radiators rely on natural convection to heat spaces. The air near the radiator warms, causing it to rise, pulling in cooler air to take its place. Spaces heated by hot-water radiators were as follows:

- Room 101 – 2 radiators with 1 in the northwest corner and the other in the northeast
- Entrance Hall 102 – 2 radiators with 1 on either side of the front door
- Room 104 – 1 radiator in the northwest corner
- Room 105 – 1 radiator in the northwest corner
- Entry 106 – baseboard radiators along the south wall and north wall adjacent to Dining 107 only
- Room 107 – 3 radiators and 1 baseboard radiator. The baseboard radiator is located along the baseboard between door 12 and the fireplace. 1 radiator is located west of door 15, another is located west of door 18 and the other is located east of door 16. (Fig. 2-249)
- Room 201 – 2 radiators with 1 in the northwest corner and the other in the northeast
- Room 203 – There is one radiator located below the window.
- Room 204 – 1 radiator in the northwest corner
- Room 206 – 1 radiator in the northeast corner
- Room 208 – 1 radiator centered between the windows on the north wall
- Room 210 – under the north wall window



**Fig. 4-253:** Well Water Treatment Equipment. (GWWO photo, 2005.)



**Fig. 4-254:** Cistern cover and plywood bench. (GWWO photo, 2005.)



**Fig. 4-255:** Septic Tank Cover. (GWWO photo, 2005.)

In 1979 the National Park Service replaced the existing boiler with a new Burnham 380 MBH model. A separate 40-gallon electric domestic water heater was installed, 7 radiators (Fig. 2-250), 7 convectors (Fig. 2-251) and a 5th heating zone were added. Heating Zone 5 serves the rooms 112, 112A, 112B, 114 and 114A, as referenced in "CHOH Park Maintenance Records, Williamsport." The new radiators and convectors were added in the following locations:

- Room 101 – 1 radiator in the southwest corner
- Room 104 – 1 radiator between the two west facing windows
- Room 112 – 1 convector centered on the wall separating the 112a from 112.
- Room 112A – 2 convectors: 1 convector below window 19, and one below window 18.
- Room 112B – 1 convector below window 20
- Room 112C – 1 convector
- Room 114 – 1 convector, centered between door 24 and window 21
- Room 114A – 1 convector below window 23.
- Room 201 – 1 radiator centered between the two eastern windows
- Room 202 – 1 radiator in the southwest corner
- Room 204 – 1 radiator centered between the two western windows
- Room 205 – 1 radiator beneath the northwest window
- Room 209 – 1 radiator located in the southwest corner perpendicular to the exterior wall.

In 1996 and 2004 the National Park Service replaced the boiler with Burnham Model V-903 WB, 380 MBH.

#### **Domestic Water System:**

There is no evidence that Ferry Hill originally had indoor plumbing.

The earliest evidence of indoor plumbing was the addition of Toilet 203 during the 1917-1920-time period.

Ferry Hill was converted to a restaurant in the early 1940s. The kitchen wing was added and plumbing was extended through the crawl space to the Kitchen. A Ladies powder room was installed in the northwest corner of Room 105. It is assumed that a water well was drilled with an electric well pump due to no evidence of a cistern located in the attic.

In the 1950s the Bar 112 addition was built, toilet rooms 110, 111 and 210 were added. The powder room in Room 105 was removed.



**Fig. 4-256:** Storm Water Outfall.  
(GWWO photo, 2005.)



**Fig. 4-257:** Existing Transformer.  
(GWWO photo, 2005.)



**Fig. 4-258:** Freestanding Meter.  
(GWWO photo, 2005.)



**Fig. 4-259:** Existing Panel boards.  
(GWWO photo, 2005.)

When the National Park Service took over Ferry Hill in 1974 the existing oil fired boiler provided the domestic hot water to the building. In 1979 a 40-gallon electric hot water heater was installed, as referenced in the Williamsport maintenance files. This was replaced in 2004 with a new 30-gallon Ruud Model No. PE2-30-2 electric water heater.

Presently, the ¾-inch domestic water service enters Ferry Hill in the southwest corner of Work Room B1. The well water treatment system is located in both Work Room B1 and B2. (Figs 2-252 and 2-253) The electric water heater is located in the southwest corner of Furnace Room B3. The domestic water system is piped horizontally through the basement and crawl space up feeding the plumbing fixtures. The extent of the kitchen plumbing system cannot be determined. The present plumbing fixtures locations are as follows:

Work Room B1

- Wall hydrant – southwest and northeast corners of the room
- Sink – west of door 2

Furnace Room B3

- Sink – west of door 3
- Water Closet – northwest corner

Storage 114A

- Sink – beneath southwest window
- Extent of former kitchen is unknown

Bath 110

- Water Closet
- Lavatory

Bath 111

- Water Closet
- Urinal
- Lavatory

Room 112

- Extent of former bar is unknown

Bath 203 – 1920

- Bathtub
- Water Closet
- Lavatory

Bath 203 – Present

- Water Closet
- Lavatory

Bath 210 – it is not clear when these fixtures were removed from the structure

- Bathtub
- Water Closet
- Lavatory

See Appendix D for existing utility information.



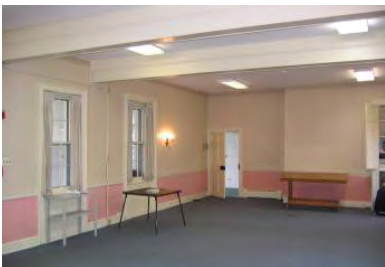
**Fig. 4-260:** Power and telephone outlets. (GWWO photo, 2005.)



**Fig. 4-261:** Broken support mast. (GWWO photo, 2005.)



**Fig. 4-262.** Unused service disconnect. (GWWO photo, 2005.).



**Fig. 4-263:** Fluorescent lighting. (GWWO photo, 2005.)

### **Sanitary/Storm Water System:**

There is no evidence that Ferry Hill originally had indoor plumbing.

See Appendix D for existing utility information.

Roof drainage is collected by gutters and channeled to downspouts. One PVC storm water outfall is located near the stonewall at the southwestern corner of the house. (Fig. 2-256) A large cistern type chamber is located under the northern end of Porch 108. (Fig. 2-254) Its function is unknown and could have been the early holding chamber for water.

The sanitary system is drained by gravity to a septic system that was installed in 1979, as referenced in the Williamsport maintenance files. The basement sanitary is routed to the second septic tank and the first and second floor fixtures are routed to the first septic tank. (Fig. 2-255)

### **Existing Electrical Power System:**

The existing electrical service to the Ferry Hill Plantation originates at a 120/240V, single phase, three-wire, 60 hertz, 50 KVA pole-mounted transformer (Fig. 2-257). The pole-mounted transformer is located approximately 125 feet west of the plantation. The utility company is Allegheny Power, and their records indicate the transformer being installed in 1981.

From the pole-mounted transformer, the primary feeder is routed underground to the freestanding meter (Fig. 2-258). The utility meter (Fig. 2-258) is mounted to a 4"x4" wooden post located to the South of the Portico 102 and to the West of Work Room 81. The meter is hidden among several large bushes, making it difficult to read.

The secondary then enters the building below grade through the exterior wall of Work Room 081 into a locked pull box (Fig. 2-259). From the pull box, the secondary enters a wire trough and is distributed to two, 200 amp panelboards and a 200 amp enclosed circuit breaker labeled "Main Breaker for Garage Office."

An additional main lug only 24-pole load center is located in former Kitchen 114, and the size is not listed. This load center is most likely fed from the two-pole, 60 amp circuit breaker in the 200 amp panelboard located in the basement labeled "Sub."

The two, 200 amp panelboards in the basement are Square D QO series, 120/240-volt panels with 40-poles. Each panelboard has a 2-pole, 200 amp main circuit breaker. The ampere interrupting capacity for the panelboard circuit breakers is 10,000 amps at 240 volts. The panelboards are located above a wire trough on the



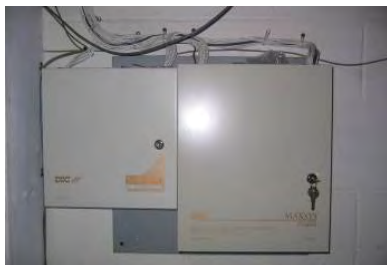
**Fig. 4-264:** Decorative chandelier.  
(GWWO photo, 2005.)



**Fig. 4-265:** Fire alarm panel.  
(GWWO photo, 2005.)



**Fig. 4-266:** Smoke detectors.  
GWWO photo, 2005.



**Fig. 4-267:** Intrusion alarm  
panel. (GWWO photo, 2005.)

south wall of Work Room 81. In addition to the panelboards, the 200 amp enclosed Square D circuit breaker is also located along the south wall.

The panelboard directories have been completed, but many of the descriptions are too vague to indicate the actual loads being served. Several of the descriptions are labeled with numbers, possibly former workstation or room numbers. For example, circuit three of one of the panelboards is labeled "#2." Most of the remaining descriptions indicate mechanical equipment.

The majority of the wiring in the basement is non-metallic sheathed cable, but some wiring is installed in Metal Clad, EMT, and surface raceway.

Convenience receptacles are located throughout the first and second floor. The receptacles are mounted in a variety of ways including wall recessed, wall surface, recessed baseboard, surface baseboard, and floor tombstones (Fig. 2-260). The wiring and conduit for the recessed wall and floor tombstone receptacles are concealed within the building finishes. The wiring for the surface receptacles is generally routed in surface raceway.

The wiring in the attic is a combination of non-metallic sheathed cable and metal clad cable. A section of attic flooring had been previously removed and non-metallic sheathed cable was visible running under the floor and through holes in the structural members, probably serving the lighting for the second floor.

Outside to the West of Portico 102, there are overhead utility power lines that are hanging at approximately 5'-6" above grade. There is a broken overhead support mast (Fig. MEP-21) to the North of the site that the power lines connect to before connecting to the utility pole on the site.

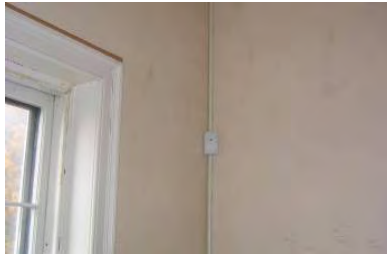
There is a 100 amp disconnect labeled "Service Disconnect" located on the exterior South wall of Work Room 81 that is in the "Off" position (Fig. 2-262). Although the disconnect is in the off position, the building electrical distribution system is energized. This disconnect is most likely left over from a previous electrical service or distribution upgrade.

### **Existing Electrical Lighting System**

The lighting in Basement Work Rooms 81 and 82 consist of fluorescent wrap-around luminaires controlled by switches. Incandescent lamp holders are used in Furnace Room 83.

Lensed fluorescent luminaires (Fig. 2-263) are used throughout the first and second floor except in the Entrance Hall 103 and Parlor 101. The fluorescent luminaires were probably installed in the 1980's

when parts of the plantation were used as administrative spaces. The Entrance Hall and Parlor have decorative chandeliers (Fig. 2-264) with incandescent candelabra lamps. The Entrance Hall 103, Entry 106, and Room 107 also have decorative wall sconces. A ceiling fan with three glass shades is located in Room 202. Wall switches are located in each room and control the lighting within that room. The wiring for the lighting is concealed within the building finishes.



**Fig. 4-268:** Motion detector. (GWWO photo, 2005.)

The lighting in the attic consists of incandescent lampholders. A working decorative chandelier, similar to the chandeliers on the first floor, is wired to a switch in a corner.

There is a battery powered emergency lighting unit with two heads located in Hall 202 with a remote head located in Entrance Hall 103 and in the stair leading to the basement.

#### **Existing Fire Alarm System**

The plantation has a Silent Knight IntelliKnight 5820XL Fire Alarm Control Panel (Fig. 2-265) located in Work Room 81 with a Silent Knight digital Fire Alarm Annunciator Panel located in former Kitchen 114. The Fire Alarm Control Panel is the same type and model number that the National Park Service is currently installing in other new and renovated buildings.



**Fig. 4-269:** Telephone protection blocks. (GWWO photo, 2005.)

There are smoke detectors, combination strobes and horns, and manual pull stations located throughout the building. In addition to the smoke detectors connected to the Fire Alarm Control Panel, single-station, battery-powered, spot type smoke detectors are also located throughout the building (Fig. 2-266).

The fire alarm system wiring in the basement is installed in surface mounted EMT conduit. The fire alarm wiring to the smoke detectors located on the first and second floors is concealed. The fire alarm wiring to the fire alarm strobes and horns on the first and second floors is concealed in surface wireway.



**Fig. 4-270:** Telephone punchdown blocks. (GWWO photo, 2005.)

In the attic, smoke detectors are mounted to the bottom of the joists. Non-metallic sheathed fire alarm cabling is run exposed throughout the attic.

#### **Existing Intrusion Detection System**

The plantation has a DSC International MAXSYS intrusion detection system. The control panel is a MAXSYS PC4020 and is located in Work Room 81 (Fig.2-267). Located adjacent to the control panel is an access control module, MAXSYS PC4820. The Intrusion Alarm Panel is the same type and model number that the National Park Service is currently installing in other new and renovated buildings.

There are motion detectors located throughout the building. Magnetic door position switches are located on all exterior doors. There is also an intrusion detection keypad located at the entry to former Kitchen 114.

Intrusion detection system motion detectors are located in the corners of most rooms (Fig. 2-268). The intrusion detection system wiring is routed in surface raceway. In the former Kitchen 114 and Bar 112, ceiling mounted motion detectors are utilized. The wiring for ceiling mounted motion detectors is concealed in the building finishes.

#### **Existing Telephone Service**

There are several telephone and data distribution components located in the plantation house. There are three wooden wall mounted cabinets located in Work Room 81 that house the buildings punch down blocks. In addition to the punch down blocks, two of the cabinets have fused protection (Figs. 2-269 and 2-270) of the incoming telephone service with grounding. The majority of the existing telephone service was most likely installed or upgraded when parts of the Plantation were being used as administrative spaces.

There are also network distribution components including a computer hard drive, a 450 watt UPS, and a router that are located on a freestanding metal rack. Adjacent to the metal rack is a 48-port patch panel.

There are telephone and data outlets located throughout the first and second floor. An additional cabinet with punch down blocks is located in former Bar 112. The outlets are surface mounted with the wiring being generally exposed. Several telephone and data cables run exposed in the corner of Parlor 101 and Bedroom 201. Existing holes in the floor and additional holes in the baseboard are utilized to route the wiring to the telephone and data outlets.

A small telephone terminal board with punchdown blocks is mounted to an attic wall. Exposed telephone and data wiring is routed throughout the attic.

#### **Existing Lightning Protection System**

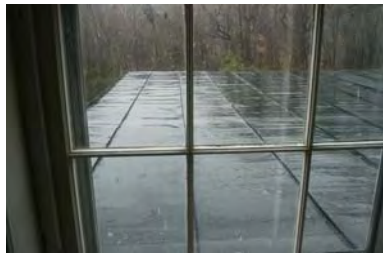
The plantation is currently not equipped with a lightning protection system.

#### **Fire Protection System:**

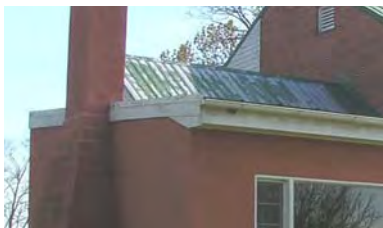
No fire suppression system exists.



**Fig. 5-001:** View of joint between west block and west porch, looking north. Ponding of water is evident two days after last rain. (GWWO photo, 2005.)



**Fig. 5-002:** Roof over Northeast addition is actively leaking. (GWWO photo, 2005.)



**Fig. 5-003:** Double-rib metal roof over east addition. Over half the paint from the north face has peeled off, and needs repainting. (GWWO photo, 2005.)



**Fig. 5-004:** Gutter over window 51, west block, east elevation. Daylight can be seen through the holes of the gutters. (GWWO photo, 2005.)

## Condition Assessment

Overall, the Ferry Hill Plantation House is in good condition, with only limited areas that need maintenance attention. These areas will be discussed individually below, with suggested actions for repair. Scopes of work are divided into two categories: Category One includes those items that should be addressed immediately in order not to cause additional damage to the existing fabric, and Category Two includes those items that should be addressed within three-to-five years. Besides these scopes, a general plan for cyclic maintenance should be developed. Such a plan is beyond the scope of the current study.

### Exterior

#### Roof:

The metal roof over the west block and north leg was installed in c1950-c1970, and has been repaired and repainted at least twice in its history. At best, the thirty-five year old material is approaching its life-expectancy. Replacement of this roof should be considered over the next several years (Category Two).

The roof over the west porch appears not to drain effectively (Fig 5-001). Water ponds at the joint between the house and the porch covering, and may be the cause of plaster damage evident on the porch ceiling. The roofing in this area should be removed, the roof framing should be shimmed up to create a more positive slope to prevent the ponding. A supplemental underlayment should be placed in the joint between the two roofs; and a new roof installed over the porch. (Category One, if west porch is to be retained).

The standing seam metal roof over the northeast addition was put on c1980. At some time after this it was coated with asphalt, perhaps to control leaking (fig. 5-002). Currently this roof is actively leaking with water dripping in the Hall (112) and Meeting (112B) areas. These leaks should be located and patched (Category One).

The double-rib metal roof over the east addition (Period Five) has lost almost all of its paint on the north side (Fig. 5-003). The metal needs to be protected with a painted finish. This roof should be stripped of all loose existing paint, primed and repainted (Category One).

All of the gutters on the house were replaced c1980. Many areas are completely rusted through (Fig. 5-004). They are beyond their useful life and need entire replacement. (Category One).



**Fig. 5-005:** Cracks in masonry over window 10, west block, west elevation. (GWWO photo, 2005.)



**Fig. 5-006:** Above: Brick jack arch over window 11, west block, north elevation. Cracks over the jack arch have caused the arch to sag in the center. Cracks actually shear bricks in several locations. At right: detail of cracks above the same window. (GWWO photo, 2005.)

**Brick Masonry:**

The most critical masonry problem appears to be the cracking and bowing of masonry located at the north end of the west elevation, between the windows of the first and second floors (below window 35 and above window 10, Fig. 5-005). The damage may be caused by moisture entering into the brick plane from behind the window sill of window 35, and during a freeze cycle expanding and pushing the masonry outward. The outward shift is currently as much as ½" out from the original plane of the masonry. Cracks are generally following the line of masonry joints and not shearing bricks themselves. Interior damage to the plaster in the area is evident.

This crack should immediately be repaired by installing repair anchors in the mortar joints, repointing, and caulking all dissimilar joints to keep surface water from entering into the cavity of the wall. The crack should then be monitored for a one-to-two year period to see if the movement is progressing (Category One). Once the source of the failure is identified and eliminated, reconstruction of the brick surfaces can be considered (Category Two).



A cracked area is located at the west end of the north elevation, between the first and second story windows (below window 36 and above window 11, Fig. 5-006). Cracks located in this region actually shear bricks in several locations. This condition may be the result of problems discussed above on the west elevation. Alternatively, the problem may be due to settlement of the corner of building.

This crack should be treated as discussed above, and the area monitored for at least one-to-two years to see if the movement is progressing (Category One). Once the source of the failure is identified and eliminated, consideration should be given to reconstructing this area of the wall. (Category Two).



**Fig. 5-007:** Above: Jack arch over window 8, west block, south side, first floor of the west elevation. Joint surrounding keystone brick has cracked, and brick dropped about 1/8". (GWWO photo, 2005.)



**Fig. 5-008:** Right: Masonry stretcher course above jack arch over window 51, west block, east elevation, second floor. Two bricks have lost the entirety of their surface, and are disintegrating. (GWWO photo, 2005.)



**Fig. 5-009:** Masonry stretcher course immediately below first header course, south elevation, north leg, under south porch, below window 26. One brick has lost the entirety of its surface, and over half of its body, to spalling. (GWWO photo, 2005.)

There are several miscellaneous masonry problems that currently fall into Category Two. The jack arch over window number 8 on the west elevation is in the earliest state of partial failure, with the keystone brick joint cracking and the brick beginning to drop down approximately 1/8" from its original positions (Figs. 5-007). The arch should be temporarily shored, the brick carefully removed and reset in a new full mortar bed, and the shoring removed.

Two areas of spalling brick were observed. One area is located above the jack arch over window 51, on the east elevation of the west block, second floor (Fig. 5-008). The second area is on the south elevation, under the south porch (Fig. 5-009). In both cases, the spalling is attributable to one of the following causes: the original bricks in question were made from poor clay, the bricks were inadequately fired during their original formation, and/or the surfaces of the bricks were sufficiently destroyed during the sandblasting episode (Period Four) that moisture and the freeze-thaw cycles have destroyed their integrity. The individual bricks should be replaced with new material to match as closely as possible the original in size and color. Currently in the attic there are several stacks of unused brick located near the eave line. These bricks should be checked for size and color for use as possible replacements.

#### **CMU Masonry at Northeast Addition:**

The exterior concrete masonry units that surround the hearth and chimney have deteriorated and several areas have lost their surface (Fig. 5-010). Other areas have been patched, and these patches are themselves beginning to exfoliate and spall. The past heat buildup in the fireplace (when it was operational) may have adversely affected the exterior masonry. The blocks used in the construction



**Fig. 5-010:** CMU masonry at east elevation of northeast addition . The corbelled block surrounds the fire chamber of the fireplace located on the inside. Block surfaces have exfoliated and spalled, probably due to their inability to withstand the heat generated in the fireplace. (GWWO photo, 2005.)

may not have been manufactured to withstand the heat generation (heat-resistant masonry units, or fire-block).

If the fireplace is not intended to be used, attempts can be made to repair the failing surface conditions of the blocks. However, as is clearly visible, past repairs are having difficulty adhering to the substrate. Ideally, the outside blocks should be replaced with fire-block, and repainted to match the adjacent cmu material. (Category Two concern, since the fireplace is not being used.)



**Fig. 5-011:** Examples of paint failure. Top: window 29, east elevation, west block, first floor. Paint is exfoliating from sill and portions of window casing. Bottom: painted concrete base below glazing of Entry 106, south elevation, north leg. (GWWO photo, 2005.)



**Fig. 5-012:** View of deteriorated floor decking at south porch. Water has rotted the material. (GWWO photo, 2005.)

**Exterior Painted Woodwork, Masonry and Plasterwork:**

The majority of the exterior woodwork and parging was repainted in c1980 (Period Five) and some areas more recently. Many areas are showing signs of paint failure, mostly due to age and degradation of the paint surface (Fig. 5-011). All existing painted surfaces of wood (excluding the shutters which appear to be in serviceable condition), masonry, plaster or concrete should be scraped, primed and repainted (Category Two).

At the second floor south porch, the painted wood floor is showing signs of rot (Fig. 5-012). The outer third of the floor should be replaced with new treated wood decking. While the old material is off, the floor joists should be inspected to assess their condition.



**Fig. 5-013:** Two views of deteriorated plaster ceiling at west porch. Water damage has been caused by failure in the roof. (GWWO photo, 2005.)



**West Porch Ceiling:**

On the west elevation, at the ceiling of the two-story porch, there is a definite line of water damage (Fig. 5-013), caused by the faulty roofing joint between the main roof and the low roof that covers the porch (discussed above under roof condition assessment). After the leaks are corrected, the ceiling should be repaired and repainted. The entire ceiling should be surface cleaned of dirt using damp rags. The damaged areas of the wood ceiling should be allowed to completely dry out. Locally, the damaged areas should be scraped of all loose paint and then primed. A coat of primer should then be applied to the entire ceiling. Two finish coats of paint should then be applied. (Category Two, assuming that the leaks are corrected in the work described under the roof condition assessment.)

## Interior

### Roof and Attic Framing Repairs

As discussed in the section on Existing Conditions, there are several areas in the attic that are exhibiting localized failure or material deterioration.



**Fig. 5-014:** Scarf joint failure condition at end of roof rafter. (GWWO photo, 2005.)

At 10 locations, the scarf joints at the end of the roof rafters have opened up. This is, in effect, a failure of the structural member that should be addressed (Category Two). At most of these locations, temporary shims have been placed below the localized failure. The structural engineer has suggested two more permanent options for repairing the failed scarf connections:

- provide a glued and screwed splice to match an existing connection, or
- provide a sister rafter adjacent to the existing rafters.

The second option preserves the existing material in-situ, and as such is the favored treatment. The sister rafter needs to be applied only to one side of the rafter, so that one side of the original connection will still be visible for study.



**Fig. 5-015:** Roof rafter and deck deterioration caused by water infiltration at the eave line. (GWWO photo, 2005.)

At 5 locations, on the south side of the north leg, the ends of the roof rafters have deteriorated due to past water damage. This water damage probably occurred due to a failure in one of the earlier roofs at the area of the roof eave. The water infiltration has also damaged approximately 50 square feet of floor decking. At one location, at the center of the south side of the north leg, several rotted floor beam ends, as well as deteriorated floor decking, were observed. In these areas of water damage, the decking is no longer providing a diaphragm action with the floor joists, which is a concern for the flooring system to transfer lateral loads, such as wind, to the rest of the structure. These areas should be repaired (Category Two). Rotted rafters at the bearing should be repaired by providing a sister rafter adjacent to the existing rafters. Damaged floor beams should be sistered as well. Damaged floor decking should be replaced with a new wood deck to match the existing in species (thought to be oak or chestnut) and dimension. This new decking should be nailed to the floor joists to reestablish the diaphragm action.

To provide uniform interior supports to roof rafters, new posts should be installed at the missing posts locations in the North Leg (Category Two).

### Interior Finishes



**Fig. 5-016:** Room 101, southwest corner at ceiling, showing sagging plaster that has lost its key to the lath above. (GWWO photo, 2005.)



**Fig. 5-017:** Room 104, north wall and ceiling above window 12, showing plaster that has lost its key. (GWWO photo, 2005.)

The interior materials and components of the Ferry Hill Plantation house are, in general, in good condition. The areas discussed below are damaged and in need of repair/conservation. Scopes of work are divided into two categories: Category One includes those items that should be addressed immediately in order not to cause additional damage to the existing fabric, and Category Two includes those items that should be addressed within three-to-five years. The conditions noted below address defects in the existing conditions, and do not respond to changes mandated by any of the Treatments for the property that could be adopted. These Treatments are discussed in the next section of the report.

#### *Plaster:*

Three types of plaster deterioration have been noted based upon their treatment recommendations: 1) cracking, bulging, or partial failure of the plaster; 2) completely missing plaster, or crumbling and disintegrating plaster; and 3) hairline cracking of the plaster. These conditions will be discussed individually.

#### *Plaster Deterioration Type 1:*

Severely cracked or bulging plaster, most likely due to the plaster losing its key, is observed in the following areas: Room 101, southwest corner of ceiling, Fig. 5-016, (bulging and cracking of plaster in an area of about 30 square feet); Room 104, north wall above windows 11 and 12, Fig. 5-017, (cracking with some serious bulging over window 12 that extends into the ceiling, total area approximately 60 square feet); and Room 204, north wall above windows 34 and 35 (cracking and bulging, with a total area approximately 40 square feet). The urgency for treatment is Category One, following resolution of the root causes.

The cause for the loss of key varies with location. The northwest corner of the property has masonry problems on the exterior (see discussion on exterior masonry, above), the cause of which may translate to the plaster problems being seen on the interior. Further monitoring of the masonry may provide added information. These causes and possible relationships should be further investigated prior to the repair of the plaster in these locations. The cracks in Rooms 101 are less understood.

Repair of the plaster that has lost its key is possible and recommended once the causes for the failures are fully understood. Flat head wood screws with plaster washers can be set to achieve attachment to the backup lath. Following this, the cracks can be covered with a fiberglass mesh, and a skim coat of plaster patch material applied. This technique is fully described and illustrated in



**Fig. 5-018:** Room 107, ceiling above window 26, showing area of missing plaster. (GWWO photo, 2005.)



**Fig. 5-019:** Room 107, south wall, showing spalling plaster due to moisture damage. (GWWO photo, 2005.)

the National Park Service *Preservation Brief 21*, "Repairing Historic Flat Plaster—Walls and Ceilings."

*Plaster Deterioration Type 2:*

Completely missing, or crumbling and disintegrating plaster probably due to moisture infiltration is observed in the following areas: Room 107, ceiling, Fig. 5-018, (missing plaster area of approximately 25 square feet, as well as three exploratory ceiling holes of a total of about 20 additional square feet); Room 107, south wall, Fig. 5-019, (in areas below the chair rail, approximately 40 square feet); and Room 204, north wall, west corner above radiator (with peeling paint revealing areas of unstable plaster, approximately 30 square feet). The urgency for treatment is Category Two, following resolution of the root causes, which should be classified Category One.

The damage in these areas may be the result of moisture migrating through the masonry surfaces from the exterior. Both locations where this damage is noted are against exterior walls. On the north wall, damaged gutters may be causing excessive roof runoff to splash back onto the second floor wall surfaces. At the south wall in Room 107, the source of the moisture is more difficult to understand because this area is somewhat protected from the elements by the south porch. Continued monitoring is recommended.

Repair to moisture damaged plaster requires its removal and replacement. Damaged, crumbling plaster should be removed back to solid, sound plaster (or to the lath if necessary), with a feathered termination, allowing the first brown coat to be exposed for at least one-half inch, then the second brown coat, and finally tapering back to the solid historic plaster surface. New plaster material, in two layers of brown coat followed by a finish coat are then applied, and feathered into the exposed historic layers.

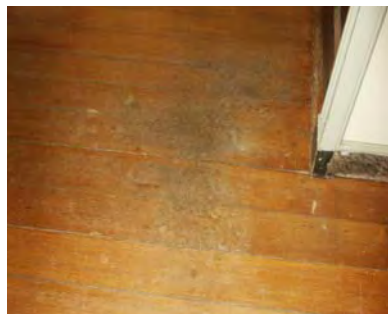
*Plaster Deterioration Type 3:*

Hairline cracking, perhaps due to the cyclic movement of the building and the overall age of the plaster is noted in the following areas: Entrance Hall 103, north wall below stair stringer (a long crack runs from the corner of the louvered vent up towards the stair stringer, approximately 10 square feet affected); Room 204, some areas of the ceiling, approximately 15 square feet; and Room 206, some minor ceiling hairline cracking (approximately 10 square feet) and wall cracking at the south portion of the east wall (approximately 16 square feet.) The urgency for treatment is Category Two.

Repairs for hairline cracks in otherwise stable plaster are relatively easy. For larger hairline cracks, fiberglass tape should be applied, and then a skim coat of plaster patching material applied. Smaller cracks can simply be skim-coated with plaster patching material.



**Fig. 5-020:** Room 205, north wall, under window 39, showing warped wood panel probably due to moisture infiltration. (GWWO photo, 2005.)



**Fig. 5-021:** Entrance Hall 103, outside basement door 7, showing discolored wood floor area. (GWWO photo, 2005.)

**Fig. 5-022:** Basement door 7, showing wear at the hardware area and scratches at lower panel and stile. (GWWO photo, 2005.)

### *Wood*

Damage to wood primarily falls into two categories: 1) water/moisture damage; and 2) excessive past wear. The conditions will be discussed separately.

#### *Wood Deterioration Type 1:*

The wood panel below the north window 39 in Room 205, Fig. 5-020, shows severe warping probably due to moisture problems. Surrounding painted surfaces are demonstrating moisture problems as well. The source of moisture may be that discussed above concerning plaster damages found on this north wall: failure of the guttering system and excess roof water splashing against the second story wall surfaces. Other possible areas for water infiltration include the exterior head, jamb, and sill of the window itself. These areas should be closely examined and re-flashed and re-caulked as required. Once the moisture problem is corrected (Category One concern), the wood panel should be removed, flattened through the combined use of moisture, pressure and mild heat, and left to slowly dry under pressure. It can then be refinished and reinstalled (Category Two concern).

#### *Wood Deterioration Type 2:*

Several areas of exposed wood finish in the house have deteriorated beyond normal wear and should be conserved. The urgency for treatment is Category Two, and may also depend upon the ultimate Treatment and Use selected by the Park for the property.

The exposed wood floor in Entrance Hall 103 in the area in front of the basement door 7, Fig. 5-021, is highly worn and darkened. This may in part be the result of a water stain, because the area is so discolored. The area should be locally treated by a wood conservator to remove the dark tones and blend the area in with the surrounding floor finish color.



Several of the faux-grained wood doors display damage beyond normal wear and should be conserved. Door 7, Fig. 5-022, at the head of the basement stairs, has considerable wear and loss of finish



**Fig. 5-023:** Left to right: A) Door 8 to Room 104, has scratching on the hall side; B) Door 9 between Rooms 104 and 105 has excessive wear at the zone of the hardware; and C) Door 28 to Room 201 has scratches on the hall side. (GWWO photo, 2005.)



**Fig. 5-024:** Door 28, between Rooms 206 and 208, showing wear from exterior exposure. (GWWO photo, 2005.)



**Fig. 5-025:** Window 28, west side sill, showing peeling paint due to moisture exposure. (GWWO photo, 2005.)

in the area of the hardware, and scratches in the lower panels and stiles. Door 8, located between the Entry Hall 103 and north Room 104, Fig. 5-023A, has similar scratches, and some wear around the hardware. Door 9, between Rooms 104 and 105, Fig. 5-023B, has considerable wear at the area of the hardware. Door 28 located between Rooms 201 and Hall 202, Fig. 5-023C, has significant scratches and gouges on the hall side.

The scratches on all of these doors date to Period Four, probably created by the dog owned by Fred Morrison. The wear at the area of the hardware has been an ongoing deterioration, probably dating back to Period One or Two.

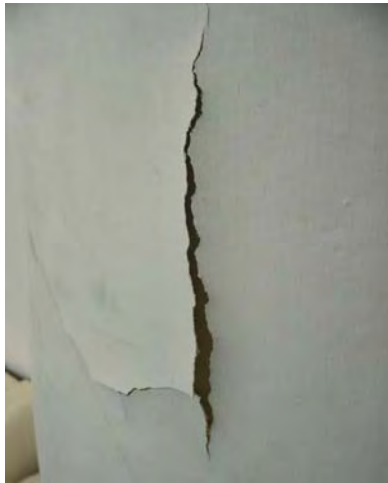
One of the faux finished doors has extreme weathering, as if it was at one time located in an exterior opening. The original location for this door, Door 44, has not been established. It is currently located in the opening between Rooms 206 and 208, Fig 5-024. This opening was introduced during Period Two (see Development and Use section.)

A specialist in the care and application of faux painting of wood grains should be consulted prior to the conservation of the doors discussed above.

#### *Windows:*

All of the windows of the house were rehabilitated at the beginning of Period Five when the National Park Service took over the property. Most windows are in good condition, with no work required. However, several of the windows need work, the urgency of which currently is classified as Category Two.

Ropes for the sash weights in east windows 29 and 30, in Room 101, are broken or missing and should be replaced. Ropes for the sash weights in the west and north corner windows 10 and 11, in Room



**Fig. 5-026:** Parged column located between windows 27 and 28, Entry 106, showing peeling paint from the parging, due to moisture exposure. (GWWO photo, 2005.)



**Fig. 5-027:** Entry 106, showing finish damage at ceiling. (GWWO photo, 2005.)



**Fig. 5-028:** Room 204, large patch of paint peeling. (GWWO photo, 2005.)

104, are broken or missing and should be replaced. Ropes for the sash weights in south window 26, in Room 107, are missing and should be replaced. On the second floor, ropes for the sash weights in east windows 51 and 52, in Room 201, are broken and should be replaced. Ropes for the sash weights in south window 49 in Room 205, are missing and should be replaced. Ropes for the sash weights in north windows 41, in Room 206, are broken and should be replaced.

Replacing the sash rope requires the removal of portions of the window casing, removal of the sash, opening up of the weight box, re-hanging the weights with new cords, and finally reassembly of the box, sash, and casings. Care must be taken to protect the historic trim profiles during this work.

#### *Miscellaneous Surface Finishes:*

**Paint:** The interior surfaces are typically with sound paint. A few areas require surface preparation and treatment, in addition to the plaster or wood areas discussed above.

In the glazed Entry 106, on the south wall, the paint is peeling from both the windows (Fig. 5-025) and the parged masonry column (Fig. 5-026). The cause is moisture, with the construction directly exposed to the exterior. During Period Three and Four, canvas awnings covered these windows, which would help in reducing the moisture penetration into this area (Category Two). The way the area is constructed will undoubtedly require frequent maintenance of the painted surfaces.

An area of damaged ceiling finish is also found in Entry 106, Fig. 5-027. It appears that the ceiling was scraped by some object while it was being moved in or out of the house. The area needs to be cleaned, spackled and repainted (Category Two).

An area of ceiling and wall (approximately 15 square feet) of gypsum wallboard (Period Four or Five) in Bathroom 110 has been damaged by a roof leak. After confirmation that the leak is no longer active (Category One), the area needs to receive new gypsum wallboard, tape, spackle and paint (Category Two).

In Room 204, a large area (approximately 40 square feet) of paint is peeling away from the wall behind and above the radiator on the north wall (Fig. 5-028). The plaster appears fairly stable, but may be suffering some moisture damage, with pink wall paint behind the peeling off-white paint. This condition is probably related to that discussed under the Plaster Deterioration Type 2, above, but is mentioned here as well, since the painted surface must be addressed (Category Two).

## Mechanical/Electrical/Plumbing Systems

### Mechanical Systems

#### ***Cooling System:***

The Unico High Velocity air conditioning systems installed in 1992 are approaching the end of their life expectancy. Under the current building use, as a stabilized and protected structure with limited public access, we recommend continual maintenance on the current system. If the building's use changes, providing mechanically supplied fresh air may be considered to improve indoor air quality. This will require replacement of the existing cooling systems or the addition of a separate system (see Ventilation System, discussed below.)

#### ***Heating System:***

The oil-fired hot water boiler was replaced in 2004 and should be adequate for current building use. The piping does not show signs of leakage; therefore we recommend no change to the existing system.

The fuel oil tanks are old and weathered. Immediate replacement is not necessary since no sign of leaks are present, however there is no way to monitor the existing tanks for leaks. Since placement of a pan beneath the tanks would most likely just catch rain water, tank replacement may be the only option.

#### ***Ventilation System:***

Currently there is no mechanical system within the house that supplies ventilation air to the spaces. Codes require that all occupied spaces receive a small percentage of fresh air. However, these same codes will allow this ventilation air to be supplied through operable windows or doors, which the house has in all occupied rooms.

If the future interior uses of the house include high occupancies, the National Park Service may want to consider the introduction of fresh air into the mechanically supplied heating and cooling systems. The size of the boiler will need to be reevaluated if mechanically supplied fresh air is introduced.

#### ***Domestic Water System:***

The present domestic water well system is approximately 20 years old and the water treatment and domestic hot water heater are maintained. If an alternative use of the building is planned the domestic water system should be reevaluated for adequacy of water supply to meet new requirements.

Due to the age of the piping, it should be analyzed for lead solder and replaced if lead exists.

***Sanitary/Storm Water System:***

The 1979 septic system is adequate for the existing building use, which has only limited public access. It should be reevaluated if an alternative use of the building is planned.

**Electrical Systems:**

Throughout the basement, the non-metallic sheathed (NM) cable is not properly supported at required intervals. The cabling should be checked for cracking and tears should be replaced if any damage is found. Some of the NM cable is discolored due to age. There are a few locations on the first and second floors where receptacles and surface raceway are not attached to the wall and are resting on the floor. Raceway receptacles should be re-attached and connections for these devices should be checked by an electrician.

Most of the interior building lighting is in working condition. There are a few light fixtures that have burnt out lamps or ballasts, and these should be replaced.

On the first floor, there are several locations where telephone outlets and cable are hanging from the ceiling. In other locations, there are telephone outlets and coiled cabling resting on the floor, with adjoining cabling running down through the floor. Outlets should be secured or removed.

**Fire Protection System:**

Under current NPS directive, Ferry Hill should be sprinklered.

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## **Code Analysis**

### **Code Requirements for Treatment**

The code analysis for this review is predicated upon application of the year 2000 International Building Code (IBC), the local code having jurisdiction, as well as NFPA-5000 Building Construction and Safety Code, the recommended code for National Park Service projects. These codes will be augmented by consideration of the ADA Accessible Guidelines (ADAAG) as amended through January 13, 1998, where the latter code is more stringent than either of the previously mentioned documents. Additionally, aspects of the code analysis that might be affected positively by special State of Maryland "Smart Code" will be highlighted.

### **Building Occupancy and Construction**

Code application must be based upon the anticipated use(s) of the building. For this analysis these uses could involve assembly uses for education and meetings, and for interpretive functions. At times the total building occupancy can be expected to be in excess of 50 people. These uses are considered "Assembly" in both the IBC and NFPA codes. Assembly is further classified as A-3 in IBC to cover museum or exhibition uses. Ancillary office uses in portions of the house by the C&O Canal National Historical Park may be anticipated.

The fire-separation distance between the building and the nearest other occupied structure, the NPS garage, is greater than 30 feet.

The existing building is considered a two-story structure, with attic and partial basement, having direct access to surrounding grade. The total main floor area of the complex, excluding porches is 4,310 square feet. This breaks down into 2,913 square feet for the original Period One building, 579 square feet for the east kitchen addition, and 818 square feet for the northeast bar addition. Building height measured from the average grade line to the mid-point of the gable roof is 27'-2".

The building is of mixed construction type. The main property and the northeast bar addition are classed as exterior masonry wall, with interior wood-frame, unprotected. Under IBC, the fire-resistant classification is termed Type III-B (exterior masonry wall, frame-unprotected). Under NFPA-5000, the type is Type III-200, "in which exterior walls ... are of approved noncombustible or limited combustible materials, and in which interior structural members, including walls, columns, beams, girders...are entirely of wood..." (Section 7.2.4.1). The east kitchen addition is entirely of frame construction, with an IBC class of V-B (frame-unprotected) and an NFPA-5000 class of Type V-000 (frame-unprotected).

Under a strict interpretation of the code, a building of mixed construction must be analyzed based upon the most restricted construction class. However, in the case of Ferry Hill Plantation House, since the overwhelming majority of the property is of Type III construction, and since the property is historic, the following

analysis will ignore the presence of the frame addition. Ultimate use of the property may preclude public access to this kitchen addition. Further, the final code analysis will need to be reviewed by the Authority having Jurisdiction.

Allowable building height and area tables (IBC table 503) indicate that assembly use A-3 in structures of Type III-B construction are limited to 9,500 square feet per floor, for each of two stories, and a maximum height of 55 feet. The Ferry Hill Plantation House is easily in compliance with this height and area limitation. Allowable building height and area calculations (NFPA-5000, table 7.4.1) indicates that assembly use (<300) in structures of Type III-200 construction are limited to 8,500 square feet of floor area, but of only one story, and a maximum of 55 feet in height. If the building is fully sprinklered, the allowable number of stories increases to two. The house is in compliance with the height and area limitations, but exceeds the number of useable stories if not fully sprinklered.

#### **Means of Egress and Exiting**

Assembly for meetings and educational uses on the first floor are fully compatible with the current exiting systems in place at the house. Currently six doors that open to the exterior are available from the first level, and only two are required by code. Exits will need to be signed and lighted in accordance with emergency systems and regulations, and access to exits must be signed and kept open and clear.

Use of the second floor for any public activity without two means of egress (two stairways) is not allowed by code. If use of the second floor is contemplated, the Authority having Jurisdiction should be consulted. Since the property is historic, and since it has been used for offices in its recent history, exceptions to the letter of the code might be attainable. Normally, if the property is fully sprinklered, discussed below, the Authorities look more favorably upon such adjustments.

#### **Fire Protection and Access to Water Supply**

If full coverage with sprinklers is introduced to the property, the property could potentially be used on both levels. Installation of sprinklers will increase occupant life-safety, and in this case, will significantly increase the protection of the historic fabric, in the event of fire. To install sprinklers, some degree of historic fabric will be compromised, and a small level of visual intrusion must be tolerated. A mist system of fire suppression is not recommended for this property, since this type of suppression may necessitate containment areas that would be difficult to achieve without significant intervention into the historic fabric.

Currently, there is an 8" public water service located in MD Route 34, in the vicinity of Sharpsburg, but not beyond. No public water is located near the Plantation property. If the building is to be

sprinklered, an on-site water storage system and a fire pump with emergency generator will be necessary.

#### **Access for Persons with Special Needs**

Allowing any public access to the property will require the accommodation of persons with special needs to an equal extent. Fortunately, in this building, there is direct "at-grade" access to all of the first floor spaces through the side porch door entering into the old kitchen area (Door 16, now part of Dining Room 107). Several thresholds exceed the 1/2" "letter" of the ADAAG code, but most of these are within reasonable tolerance (generally less than 3/4") given the historic nature of the interior flooring. One exception to this is Entry 106, where thresholds are currently 2-1/2" tall. In this area, either the floor could be raised with a new plywood subfloor to within the handicap tolerances, or a temporary platform could be placed between doors 10 and 12 to get people from the rear of the house to the front rooms. Entry to the existing front, west porch is currently not accessible, given the 6" sill stone that separates the front hall from the porch. Currently the basement and second level spaces are not accessible.

If the decision is made to interpret the second level, and provide public access to the second level, then, by the "letter" of the code, an elevator or other type of mechanical lift will need to be introduced into the property to provide the universal access. In Section Six of this report, under Use Alternative Four, several options for the location of such a lift are presented.

#### **Code Summary**

The property can be stabilized and/or restored to an earlier period and accommodate anticipated education, meeting, and interpretive uses on the first floor without the insertion of a fully compliant sprinkler system. The entire first floor level can be considered available for occupancy by code limitations. If the second floor is used, either a second means of egress stairway will be required, or an exception to the code will need to be secured from the Authority having Jurisdiction.

Although not required by code, the installation of a fully-compliant sprinkler system will be able to protect more completely the historic fabric from fire. With the additional introduction of a lifting mechanism, the second floor can be made universally accessible.

## Structural System – Analysis

### Analysis:

Our analysis is based on field measurements of the exposed existing members and parameters included in Appendix C.

Basement Floor: This floor is a slab on grade and is satisfactory for office, mechanical and storage type use.

First and Second Floor Framing: Based on the above assumption for wood species, existing first and second floors have a live load capacity of 40 psf. This allowable live load will typically accommodate average person in every 5 square feet in a room without furniture. As an example, for the existing room 107, this capacity will equate to approximately 140 people without furniture. Based on the current building code, assembly areas with fixed seats requires a live load capacity of 60 psf and with movable seats is 100 psf. At the same time, for alteration to an existing structure, building code allows to use reduced live load by posting a wall sign with an approved live load and occupancy limits. Before any new occupancy is undertaken, we recommend that the existing floor structure receives further evaluation.

### Roof and Attic Floor Framing:

The calculated live load capacity of the attic floor joists is 28 psf, when analyzed for the clear-span between exterior walls. This loading will allow for lighter storage and the limited lighter mechanical equipment. The attic should not be used for heavier storage, which requires a higher loading capacity based on a material being stored.

The roof rafter's live load capacity is 17 psf, when analyzed for the clear-span from wall support to the ridge line. This capacity is lower than an unbalanced snow load of 20.5 psf. This indicates that interior post supports are necessary for the roof rafters to carry live load to meet present code requirements. Present structure with assumed wood stresses is not satisfactory to carry proposed slate roof. To determine feasibility of installing a slate roof further testing and details analysis is recommended.

### Recommendations:

1. *Second Floor Porch:* Deteriorated floor decking should be repaired or replaced. Floor joists at the porch should be exposed for inspection to determine deterioration.
2. *Roof & Attic Framing:* Rotted rafters at the bearing should be repaired by providing a sister rafter adjacent to the existing rafters. In addition damaged floor deck should be replaced with a wood deck to match existing deck. Failed scarf joint connections should be repaired using a glued and screwed splice to match an existing

connection or by providing a sister rafter adjacent to the existing rafters.

To provide uniform interior supports to roof rafters, new posts should be installed at the missing posts locations in the north leg. Posts should match those existing in the West Block.

3. *Exterior brick wall:* Cracks at the northeast corner should be repaired by installing masonry repair anchors in the mortar joints and filling cracks with the mortar. These anchors should be installed on each side of the cracks, which will help to hold the outer wythe of brick in place. In addition, all brick joints at window openings should be sealed to stop moisture penetration.

<b>Structural Summary</b>			
<b>Floor / Room</b>	<b>Available Live load capacity(Assumed material stresses)</b>	<b>Live Load per IBC/NFPA code</b>	<b>Proposed Occupancy *</b>
Basement	100 psf or better	40 psf for residential 60 psf for office	Satisfactory for office, storage and mechanical uses.
First Floor	40 psf	40 psf for residential 60 psf for office & fixed seating assembly use 100 psf for movable seating assembly use	Satisfactory for office, educational and meeting use with proper posting.
Second Floor	40 psf	40 psf for residential 60 psf for office & fixed seating assembly use 100 psf for movable seating assembly use	Satisfactory for office, educational and meeting use with proper exiting and posting.
Attic	20 psf without roof load	10 psf for uninhabitable space 20 psf for light storage	Satisfactory for light residential type storage and small mechanical units.
Roof	17 psf for snow load	20.5 psf unbalanced snow, 12.3 psf balanced snow	Satisfactory for metal roof.

- Material testing and detail analysis is required.