National Park Service
U.S. Department of the Interior

Natchez Trace Parkway
Tupelo, MS

Mount Locust Historic Structure Condition Assessment and Treatment and Work Recommendations

PMIS# 304786B

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Prepared for:

National Park Service - Natchez Trace Parkway
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NPS Contract No. 140P5221C0068
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Glossary

Barreau(x). (French) Short sticks or staves inserted between framing members to provide support for bousillage infill between timbers.

Bousillage. (French) A mixture composed of mud or clay with straw, hair, or Spanish moss, for infill between the posts in the construction of heavy timber buildings.

Collar Tie. The horizontal member of a roof truss located at the approximate midpoint of the diagonal top chord members.

Rafter. A diagonal roof framing member that meets at the ridge. "Primary rafters" are those of the main roof structure, and "secondary rafters" are those of the gallery roof structures.

Shutter Dog. A bracket or tieback that secures a swinging shutter in the open position.

Trenail. A tapered wood pin used in traditional heavy timber construction.

A Note on Dates

The dates as presented in this report are drawn from the information available at the time of writing. In a few cases, the dates are supported by direct historical documentation, but in the majority of cases, the dates proposed are based on the project team's best determination based on factors such as physical evidence, circumstantial documentation, research by others, professional experience, or those dates adopted by general consensus. Further research, investigation, and analysis may refine or refute the dates proposed herein.

No notation Direct attribution of the date or date range given is supported by historical documentation or physical evidence; ex: 1826 or 1938–1940.

Circa (c.) Attribution to within one or two years of the date or date range given is supported by historical documentation or physical evidence, but the precise dates are not known; ex: c. 1785 or c. 1955 – c. 1958.

Dash (–) Indicates that the range given is inclusive of the years between the start and end dates, such as an ongoing event or period of ownership, ex: 1937 – 1955.

Slash (/) Indicates that two or more specific dates are referenced without being inclusive of the years between; ex: c. 1785 /c. 1955 or 1940/1972.

Decade Span Indicates a ten-year span, but the date or date range given are approximate and may be refuted by further study; ex: 1920s or 1880s – 1900s.

Related Resources and Drawings

1937 Architectural Survey of the Chamberlain House or Mound Plantation
1937 The Chamberlain House and Dependencies of Mound Plantation Development
1938 Mound Plantation House HABS Photographs
1940 Mound Plantation House HABS Drawings
1941 Mound Plantation: A Historical and Archeological Report
1947 The Ferguson House: An Architectural Study
1955 Mount Locust HABS Drawings
1956 Furnishings Plan
1958 Mount Locust Stabilization: Narrative to Accompany Project Completion Report
1972 Mound Plantation House HABS Photographs
1980 Historic Grounds Report
1991 Mount Locust Historic House HSAR
1998 Mount Locust House HSR
2009 Mount Locust CLR
2022 Mount Locust CLI

MANAGEMENT SUMMARY

Resource Information

Mount Locust is administered by the Natchez Trace Parkway, a unit of NPS. The Natchez Trace Parkway is a 444-mile recreational road and scenic drive starting in Natchez, Mississippi, passing through parts of Alabama, and ending in Nashville, Tennessee. The Natchez Trace Parkway generally follows the path of the "Old Natchez Trace," a historic travel corridor that has been in use by the humans for millennia.[1] Mount Locust is currently operated by NPS as an open-air house museum. Visitors are allowed limited access to the house interior and surrounding grounds.

Building Name:	Mount Locust (also called Mount Locust Inn and Plantation). Former names include Mound Plantation, Mound House, Mound Plantation House, Chamberlain House, Ferguson House, and Waterloo.
Administrative Unit:	Natchez Trace Parkway (NATR).
Location:	Natchez, MS 39120, at Milepost 15.5 on the Natchez Trace Parkway, south of the intersection of Canonsburg Road and the Natchez Trace Parkway.
National Register Status:	Not listed, but eligible for listing under Criterion A for national and statewide significance in the areas of Exploration/Settlement, Transportation, Commemoration, and Entertainment/Recreation.[2]
***Current Use*:**	Historic house museum.
Periods of Significance:	1779 – 1820 for its association with the historic Natchez Trace 1937 – 1960 for its association with the Natchez Trace Parkway[3]

Project Scope and Methodology

In 2021, NPS engaged a consultant team to prepare a *Historic Structure Condition Assessment and Treatment and Work Recommendations Report* for Mount Locust. The purpose of the report is to document the existing conditions of the physical structure and prepare recommendations for preservation, repairs, and maintenance by NPS. The report builds on the information contained in the existing Historic Structure Report (HSR), prepared in 1998. The report was prepared in general compliance with Preservation Brief 43: *The Preparation and Use of Historic Structure Reports*,[4]

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1 "Natchez Trace Parkway," National Park Service, https://www.nps.gov/natr/index.htm.
2 *Mount Locust Cultural Landscapes Inventory* (CLI). National Park Service (2022): 11.
3 CLI, 11.
4 Slaton, Deborah. Preservation Brief 43: *The Preparation and Use of Historic Structure Reports*. Washington, D.C.: National Park Service, Technical Preservation Services (2005).

amended to reflect the limited nature of a condition assessment report compared to a comprehensive HSR.

In November 2021, the project team performed a physical investigation over two days to assess the condition of Mount Locust, including structural systems, enclosure systems, windows and doors, and interior finishes. Several maintenance issues and areas of concern were conveyed to the project team in advance of the physical investigation, as was documentation related to the structure's history of development, previous alterations, and recent studies of the house and grounds performed by NPS. The physical investigation was non-destructive and observation-based, limited to those features readily available without removal of existing materials or finishes.

Based on the condition assessment, a Building Feature Master List (BFML) was prepared using the Uniformat II classification system to organize building features and assist with identifying patterns of conditions and prioritizing repairs. This report is structured around the BFML.

Summary of Findings

Mount Locust has an overall condition rating of Fair[5] and requires short-term and medium-term repairs, along with on-going maintenance activities, to maintain the condition of the structure for its current use. Select repairs, rated with a repair priority of "High" are recommended to be performed within 1 to 2 years to prevent component failures or arrest active distress or deterioration; these repairs primarily encompass items affecting structural stability, bulk water intrusion, and health-safety-welfare concerns.

ABBREVIATED HISTORY OF DEVELOPMENT

A Note on Sources

The narrative below is summarized primarily from the 2022 CLI, which includes a well-researched chapter on the history and development of the building and site on pages 62 through 80, as well as a longer narrative on its context in relation to the historic Natchez Trace. Multiple additional sources were also referenced, including the 2009 CLR, 1998 HSR, and multiple documents produced in the early years of NPS's ownership of the property through the restoration (1937 – 1960). Additional research into primary and secondary sources was outside the scope of this report.

[5] See section "Condition Assessment" for definition.

Abbreviated Historical Background

Mount Locust was likely originally constructed by William Ferguson sometime between 1782 when he acquired the property and 1785.[6] In 1785, the house was included in the survey performed by William Vousdan, who was acting as Deputy Surveyor for the Spanish government in Natchez.[7] The original construction was likely a one room structure of approximately 16-feet by 20-feet, which has been identified as Room 1 (101) of the current building.

William Ferguson married Paulina Burch in 1783, and the couple is believed to have taken up residence on the property around 1784. Ferguson/Chamberlain family tradition holds that the house was used as an inn, or "stand," starting in 1785 to provide respite for travelers along the Old Natchez Trace. The first additions may have been by 1799, based on an invoice for a significant amount of building materials found in Ferguson's estate papers. The c. 1799 addition likely included Rooms 2 (102) and 7 (107) of the current building, the two front rooms on either side of the original house.[8]

Ferguson died in 1801, and his estate entered a lengthy probate. In 1821, the property was divided among his heirs, with his widow Paulina eventually taking legal possession of the part of the property that included Mount Locust. Paulina married James Chamberlain in 1806, but the couple divorced in 1816. The couple had four children, and this seems a likely time for the addition of the rear rooms, which may have enclosed part of the north gallery or porch. Studies performed by Stuart Barnette, Dawson Phelps, and Charles E. Peterson, writing about Mount Locust in the 1940s and 1950s, concluded that Rooms 3 and 6 were likely constructed after Rooms 2 (102) and 7 (107) and were in place c.1820, leaving only the central area of the north gallery open.

After the divorce, Paulina returned to using the surname Ferguson and operated Mount Locust as a stand until 1846. An 1838 map identified Mount Locust as "Mrs. Ferguson's," verifying its use as a stopping point for travelers. In the 1830s and 1840s, Paulina Ferguson significantly expanded the property, purchasing additional acreage and expanding the agricultural use of the land, particularly the production of cotton. No surveys or descriptions exist from this era to describe what buildings were present on the property besides the main house, but the property likely included barns, a summer kitchen, housing for the enslaved workers, and other agricultural structures, in addition to a sleeping house for travelers (the "Sleepy Hollow"), an overseer's house, and a nursery.[9] The presence of sixteen enslaved quarters was confirmed in the 1860 census, and

[6] For the purposes of this report, c. 1785 will be used as the date for the original construction of Mount Locust, with acknowledgement that this date is not definitive, and the structure has undergone multiple generations of expansion and alteration.

[7] Documentary evidence may support a slightly earlier construction date of c. 1779 when the property was under ownership by Thomas Harmon or John Blommart, but this has not been fully resolved as a topic of research.

[8] Phelps, Dawson A. "The Ferguson House: An Architectural Study." Natchez Trace Parkway (June 13, 1947): 5-6.

[9] Phelps, Dawson A. "Mound Plantation: A Historical and Archeological Report." Natchez Trace Parkway (November 22, 1941): 3.

the location of other outbuildings, such as the overseer's house, the guest house, and the brick kiln, were confirmed through archeological investigations performed by NPS in 1940.[10]
At the time of Paulina's death in 1849, her son Thomas Jefferson Chamberlain lived at Mount Locust and had been managing the plantation since at least 1834. He lived there with his wife Maybella Jane Duncan and their children until his death 1854, at which time the house was described as having a parlor and five bedrooms, suggesting that the house had possibly been expanded again in the 1840s. Indeed, the footprint of the house at the time it was acquired by NPS in 1937 was 60'-2" long,[11] compared to the current footprint of approximately 46'-8" which was determined based on investigation of the structure during the 1955 restoration.[12]

Thomas Jefferson Chamberlain II inherited one-third of his father's estate and eventually took over the deed from his sister after her hospitalization. Thomas Jefferson II, his wife Johnnie Chamberlain, and their children resided at Mount Locust. After his death in 1929, Johnnie Chamberlain resided in the home until it was acquired by NPS in 1937. Her son Bill Chamberlain then resided in the home as the caretaker until 1944.

The house was in disrepair during this era, and temporary measures were undertaken to weatherproof and stabilize the structure, including wrapping the exterior walls in "tar paper."[13] Planning for a restoration project began in the late 1940s to restore Mount Locust to the c. 1820 appearance. During the restoration, the house was allegedly nearly completely disassembled to understand the construction chronology; this is supported by physical evidence at the house of significant replacement of structural and architectural fabric with material branded "1955." The restoration involved removing approximately 12-feet from the west end of the house, reworking Rooms 2 (102), 3 (103), and 6 (104), and removing Rooms 4 (104) and 5 (105) to reopen the central part of the north porch.

Mount Locust has since been operated by NPS as a house museum. In the latter half of the twentieth century, changes and improvements have been made to the site surrounding the house, including landscape features, visitor facilities, parking, and walk paths, but few changes had been made to Mount Locust itself since the 1955 restoration. The house suffered damage from Hurricane Katrina in 2005, after which the roofing and windows were replaced.

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[10] Ibid, 33-48.
[11] Historic American Building Survey (HABS). "Mound Plantation House, Route 4, Box 166, Cannonsburg, Jefferson County, MS." The Library of Congress. National Park Service, U.S. Department of the Interior (1940). https://www.loc.gov/pictures/item/ms0048/.
[12] Historic American Building Survey (HABS). "Mount Locust (Mound Plantation House)." National Park Service, U.S. Department of the Interior (1955).
[13] Phelps, Dawson A. "Narrative to Accompany Project Completion Report." Natchez Trace Parkway (December 16, 1958): 1.

PHYSICAL DESCRIPTION

In its current form, Mount Locust exhibits several traits common to vernacular Creole construction, including the broken-pitch (double pitch) roof and open galleries or porches.[14] The footprint of the structure is currently divided into five rooms. Room 1 (101) is believed to be the original c. 1782 structure, with Rooms 2 (102) through 7 (107) being later additions of various construction dates. The south side of the structure is the primary elevation and has an open gallery that runs east to west. The rear gallery on the north is partially enclosed by Room 3 (103) on the west and Room 6 (106) on the east. The stairs to the front and rear galleries are slightly offset to the west of the center of the structure. Two brick chimneys are present: one located between Rooms 1 (101) and 7 (107), and the second on the west wall of Room 2 (102). There is no basement; the crawlspace under the main level is open. The attic is accessed by a wood ladder from the rear gallery and is not occupied.

The building is oriented with the primary façade to the southeast. For the purposes of this report, the northwest façade will be referred to as "north," the southeast as "south," the northeast as "east," and the southwest as "west."

[14] Edwards, Jay D. "Louisiana's French Creole Architecture," National Register of Historic Places Nomination Form. Washington, D.C.: U.S. Department of the Interior, National Park Service, 1991. https://catalog.archives.gov/id/73972785. 35.

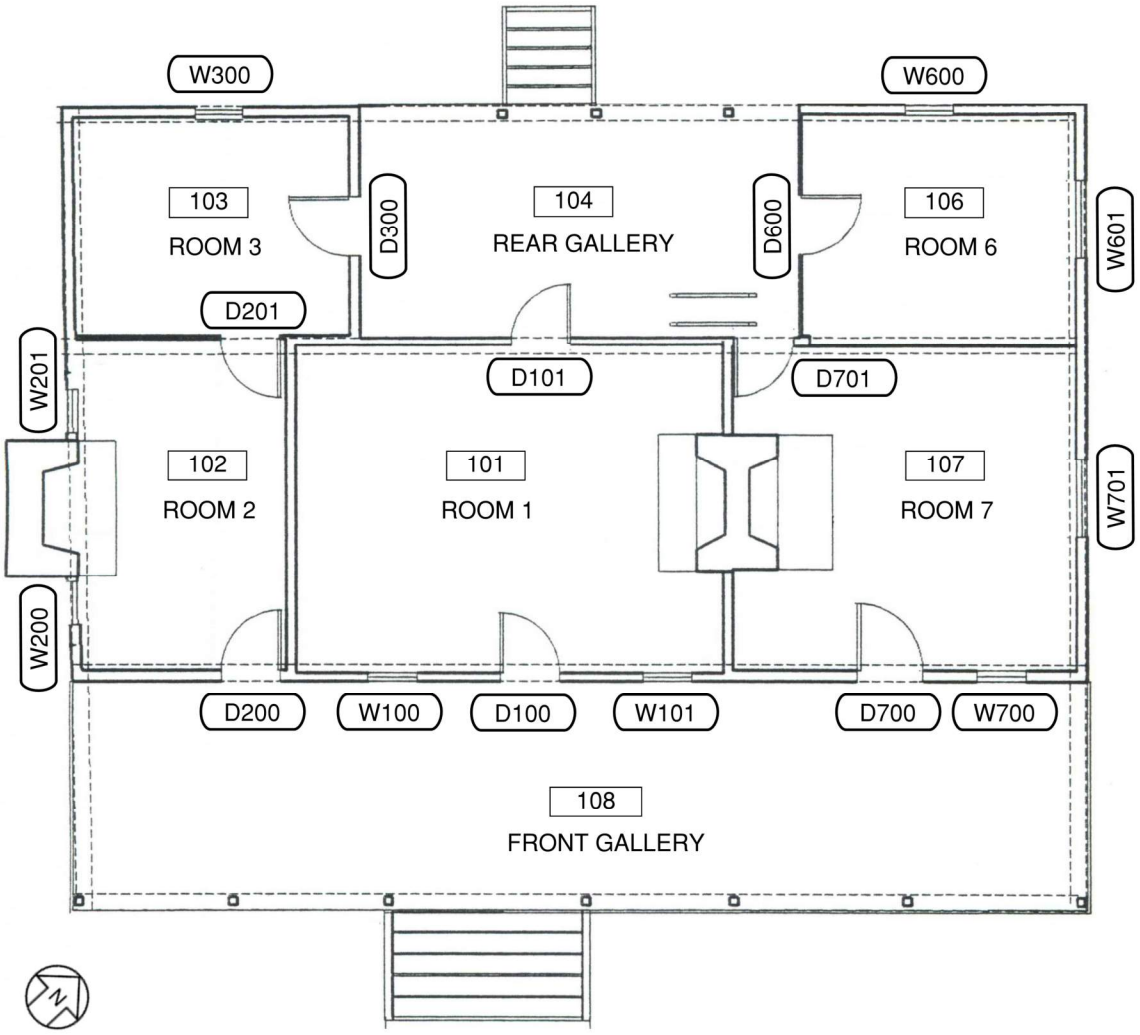

Figure 1. Floor plan of main level, showing room, window, and door designations as used in this report.

Site and Context

The site is rural, located approximately fifteen miles northeast of the city of Natchez, Mississippi (Figure 2). Surrounding properties are residential and spread apart; no adjacent properties are visible from the site. The main house is set approximately 1,300 feet to the northwest of the Natchez Trace Parkway and is not readily visible from the parkway. The entrance to the park site is indicated by NPS signage at the mouth of the public access road.

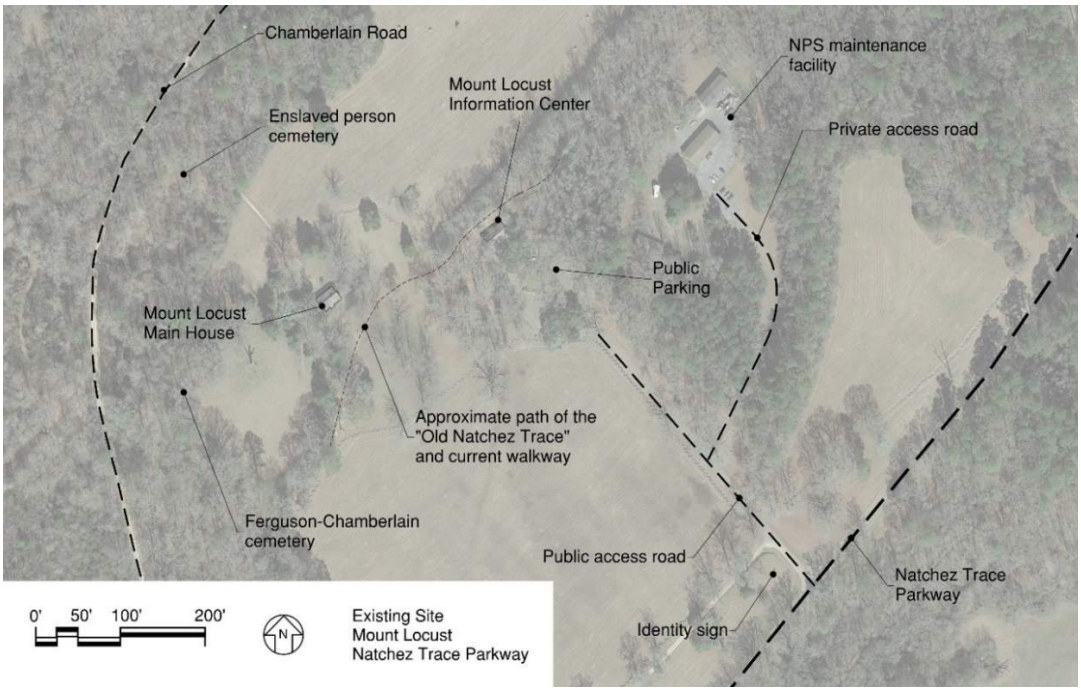

Figure 2. Site plan of Mount Locust.

The main house at Mount Locust is located on a rise or mound that is currently believed to be a natural feature, although historically it was believed to be of Native American construction (Photo 1).[15] From the front (south) gallery, the topography drops steeply to the elevation of the current walkway, which is located on the approximate path of the Old Natchez Trace. From the walkway, the topography continues to drop but with a less severe grade to the south and east as the site approaches the current Natchez Trace Parkway. Mature trees are located around the main house and Information Center, and to the east and west, the land is heavily forested. Lum Bayou (not shown in Figure 2), passes the site on the north and west.

The site is accessed from the Natchez Trace Parkway via Ranger Road that provides public access to the Information Center and surface parking for Mount Locust and also access to NPS's maintenance facility to the northeast. Public parking and the Information Center are located to the east of the historic site. A paved walkway that follows approximate path of the Old Natchez Trace provides pedestrian access from the Information Center to the historic site.

[15] Phelps, Dawson A. "Mound Plantation: A Historical and Archeological Report." Natchez Trace Parkway (November 22, 1941): 1; Barnett, Stuart M. "The Chamberlain House and Dependencies or The Mound Plantation Development," National Park Service (1937): 1; and CLI, 65.

Photo 1. View of Mount Locust from the southeast (south), showing the natural mound or rise.

Photo 2. Main (south) elevation from the south.

Photo 3. West elevation.

Photo 4. East and rear (north) elevations, from the northeast.

Photo 5. Rear (north) elevation, from slightly northwest.

Exterior

Mount Locust is a one-story structure elevated on short log piers. The building massing, with the gable end walls, open galleries, and broken-pitch roof, is consistent with Creole vernacular forms. The roof is steep-sloped and broken-pitch (double pitch), with a steeper slope in the roof framing over the main structure than that over the galleries. The roof is covered with tapersawn cedar shakes; there are no gutters. The south elevation is covered with horizontal board siding painted white to the wall top plate and left unpainted above. The north, east, and west walls are covered with unpainted weatherboard siding.

Doors and windows are generally in their historic locations, with some alterations to Rooms 2 (102), 3 (103), and 6 (106) from the 1955 restoration. There are eight wood doors, seven of which swing to the interior and one door at the north side of Room 1 that swings to the exterior. There are nine wood windows with double-hung sashes throughout the building.

There are two brick chimneys: one located within the body of the main structure and one at the west end wall.

Structure

The main house is timber framed, reportedly in a mix of oak and walnut for larger members and sassafras or poplar for smaller members such as studs and rafters, with other woods randomly included.[16] Cross bracing or lateral braces in the walls are present at the corners of the original structure and the west additions. Much of the wall structure is concealed by finishes and was unable to be fully assessed. Currently, the timber framing is "open," meaning that no infill is present between the members. Evidence of holes for *barreaux* or staves were documented in framing members, indicating that the walls may have originally been filled with *bousillage* in the older portions of the house.[17]

The roof is framed with primary rafters supporting the steeply pitched roof over the main structure and secondary rafters supporting the lower-pitched gallery roofs. Collar ties are located at the midpoint of the primary rafters. The majority of the roof framing members appeared to have been replaced during the 1955 restoration. The roof is sheathed with skip or spaced sheathing to which the cedar shakes are nailed.

The main floor is framed with heavy timber joists and beams. Most joists and beams appeared to have been replaced during the 1955 restoration, with some salvaged members reused under Rooms 1 (101), 2 (102), and 3 (103). The floor beams are supported by unshaped log piers that were reportedly replaced in 1992. The log piers sit on buried concrete foundations.

Interior

The interiors of Mount Locust have been finished and furnished to interpret the structure as a family residence c. 1820. The current floorplan is divided into five rooms. The center room is interpreted as the kitchen and main living space, with bedrooms on either side and in the northeast corner. The northwest corner room is interpreted as a storage space. All five rooms are finished with wood flooring, wood plank walls, and wood plank ceilings. Rooms 1 (101), 6 (106), and 7 (107) are painted, while Rooms 2 (102) and 3 (103) have unfinished walls and ceilings. Rooms 4 (105) and 5 (105) are no longer extant, having been removed during the 1955 restoration; this space is now the open north porch.

Visitors are allowed partial access to the interior. The public walk path begins at the south gallery, with views into Rooms 1 (101) and 2 (102) through open doors. Room 7 (107) provides limited access as a barricaded through-path to the north gallery, where visitors can view Rooms 1 (101), 3 (103), and 6 (106) through open doors.

[16] HABS 1955.
[17] HABS 1955, Sheet 3.

Building Systems

The building has no plumbing or natural gas service that extends to the house. Limited electrical service is present in the house which includes lights and receptacles in the attic and one receptacle in the floor of Room 1 (101). An abandoned HVAC system is present in the attic. Ceiling-mounted smoke detectors are present in each room.

CONDITION ASSESSMENT

Assessment Methodology

In the execution of this scope, the project team performed the following:

- Reviewed readily available documentation on Mount Locust provided by NPS and from other sources, as well as available documentation on similar structures along the Natchez Trace and at other locations.
- Field verified select dimensions and measurements to confirm conditions as documented by others.
- Performed a physical investigation of the building from the interior and exterior to observe and document the conditions of the structure, architecture, finishes, building systems, and other components. The investigation was performed over two days in October 2021.
- Assessed the condition and construction methodology of the timber roof framing, floor framing, rooms and interior finishes, and site features.
- Surveyed visible structural members to gain an understanding of the extent of historic structural fabric and members replaced during the 1950s restoration.
- Performed a limited moisture content survey of the log piers and floor framing members.
- Performed a limited level survey on the main floor to aid in understanding differential settlement of the structure.

Definitions

The following terms define subjective ratings used in this part to apply a sliding scale of condition rating, deficiency of the component and priority of the repair, as developed from Sections 7.2 and 7.4 of the “Field Operations Manual, Volume 1”, United States National Park Service, Washington, D.C., 1985.

Condition Rating

Good The element is intact, structurally sound, and performing its intended purpose. There are few or no cosmetic imperfections, and the elements need no repair and only minor or routine maintenance.

Fair There are early signs of wear, failure, or deterioration, though the element is generally structurally sound and performing its intended purpose. There is failure of a sub-component of the element. Up to 25 % of the element or replacement of a sub-component is required.

Poor The element is no longer performing its intended purpose. The element is missing. Deterioration or damage affects more than 25% of the element and cannot be adjusted or rebuilt. The element shows signs of imminent failure or breakdown. The element requires major repair or replacement.

Failed The element is no longer performing its intended purpose and has deteriorated to a point where it presents a life-safety hazard or is contributing to damage to other elements. Full replacement of the component may be required to restore function and service.

Repair Priority

High There is advanced deterioration which has resulted in the failure of the building element or will result in the failure of the building element if not corrected within two years; and/or there is accelerated deterioration of adjacent or related building materials as a result of the element's deficiency; and/or there is a threat to the health and/or safety of the user; and/or there is failure to meet a legislative requirement.

Moderate There is deterioration which, if not corrected within two to five years, will result in the failure of the building element, and/or; a threat to the health and/or safety of the user may occur within two to five years if the deterioration is not corrected, and/or; there is deterioration of adjacent or related building materials and/or systems as a result of the element's deficiency.

Low Standard preventative maintenance practices and building conservation methods have not been followed, and/or; there is a reduced life expectancy of affected or related building materials and/or systems, and/or; there is a condition with long-term impact beyond five years.

CONDITIONS

Site Features

Paved Walkways					
G	BUILDING SITEWORK				
G20	SITE IMPROVEMENTS				
	G2030	PEDESTRIAN PAVING			
		G203001	Paved Walkway from Information Center to House	**Condition** Good	**Priority** N/A
		G203002	Paved Walkway from House to the Cemetery	Fair to Poor	Moderate
		G203003	Paved Walkway Through Grape Arbor	Failed	Moderate

Date: 2003 **Contributing**: Non-Contributing

Paved Walkway from Information Center to House

To reach Mount Locust from the Information Center, visitors walk along an asphalt-paved pedestrian walkway to the exterior stairs at the base of the mound (Photo 6). This walkway was repaved in 2003 and followed the path of the walkway constructed as part of the 1958 circulation plan. The paving was generally in serviceable condition without cracks or displaced paving that might present tripping hazards. The slope of the walkway was steady and gradual and appeared to generally be in compliance with accessibility standards for slope and cross-slope; the 2022 CLI indicated that this walkway was constructed to comply with accessibility standards.

Paved Walkway from House to the Cemetery

From the north (rear) side of Mount Locust, a paved asphalt walkway extended to the north and west (Photo 7) toward the Ferguson-Chamberlain family cemetery. Portions of this walkway were in poor condition, with cracks, displaced paving, and uneven grade that may present tripping hazards to visitors. The current condition of the paving would not perform as an accessible path through the site; full replacement is recommended.

Paved Walkway Through Grape Arbor

There did not appear to be a clear accessible path from the main walkway to the main house. Remnants of a paved, asphalt walkway were present to the west of the house, that connects the main walkway to the cemetery walkway by passing through the grape arbor (Photo 8). The CLI reported that this walkway was part of the 1958 circulation plan and was repaved in 2003. The paving of this walkway had failed and would require full replacement. With proper design and minor site grading, this walkway could be developed as an accessible path to the top of the mound.

Photo 6. Paved walkway from the Information Center to the house, looking northeast towards the Information Center.

Photo 7. Paved walkway on north side of house, showing cracked and uneven paving.

Photo 8. Paved walkway from main walk to the grape arbor, showing deteriorated and uneven paving.

Main Stairs					
G	BUILDING SITEWORK				
G20	SITE IMPROVEMENTS				
	G2033	EXTERIOR STEPS			
				Condition	Priority
		G203301	Main Exterior Stairs	Good to Fair	Moderate

Date: 1978 **Contributing**: Non-Contributing

The south exterior stairs were installed in 1978 as part of the restoration of the historic approach to Mount Locust (Photo 9). The existing stairs replaced a 1950s stair made from bricks salvaged from a demolished retaining wall.[18]

The exterior stairs provided the primary access to the main house. There did not appear to be an alternate accessible path to the top of the mound. The stairs ascended in three sets of risers with intermediate landings. Tread and riser dimensions appeared to be fairly consistent between each step. The exterior stairs are in generally fair to good maintenance and repair.

Each step was constructed of stack bond brick pavers set in mortar. Mortar between the bricks was heavily weathered in some locations, but no locations of loose pavers were identified. For long term durability and to prevent hazards to pedestrians, the pavers should be repointed.

Photo 9. Main stairs, looking north to house.

Photo 10. Localized deterioration of mortar joints between paving bricks.

[18] CLI, 98.

Main Stair Handrails					
G	BUILDING SITEWORK				
G20	SITE IMPROVEMENTS				
	G2033	EXTERIOR STEPS			
				Condition	Priority
		G203302	Main Stair Handrails	Fair	High

Date: Undetermined (likely 1978 or later) **Contributing**: Non-Contributing

The main exterior stairs have wood handrails on either side of each stair run; the handrails are discontinuous at the landings (Photo 11). The handrails were wood top rails on wood posts. The top rail was approximately thirty-five inches above the walking surface and had a notch on the rear face for grasping (Photo 12). Numerous handrails were loose, and the wood posts may have deteriorated below grade.

In their current form, the handrails do not comply with multiple requirements of the Architectural Barriers Act Accessibility Standard (ABAAS) for dimensions, continuity, gripping surface, and end extensions beyond the top and bottom treads. Given the condition of the handrails and the lack of compliance with ABAAS requirements, replacement is recommended. Compliant wood railings with supplemental metal grips can be designed that will have a minimal aesthetic impact on the property.

Photo 11. End of handrail at an intermediate landing, showing lack of extension and the "notch" for gripping.

Photo 12. Typical top rail showing dimensions of notch for gripping.

Brick Walkway					
G	BUILDING SITEWORK				
G20	SITE IMPROVEMENTS				
	G2030	PEDESTRIAN PAVING			
				Condition	Priority
		G203004	Brick Walkway	Fair to Poor	Moderate

Date: 1955 **Contributing**: Contributing

A brick paver walkway was present around all sides of the main house. The pavers are sand-set in a herringbone pattern with soldier edging (Photo 13). The walkway was installed during the 1955 restoration, modelled after remnants of a brick walkway found on the site. The walkway appeared to be slightly cambered, although it was unclear if this was part of the original installation or due to uneven settlement of the pavers. The brick walkway appeared to be of a consistent age and construction and may largely date to 1955, although individual modern replacement bricks were observed.

The surface of the walkway was uneven. Sand had washed out from paver joints, resulting in gaps and voids between pavers. Localized deterioration of brick pavers was observed. Displacement and heaving of the walkway presented tripping hazards in multiple places (Photo 14). In its current condition, the brick walkway does not provide an accessible path around the house. With repairs potentially to include resetting the pavers, the brick walkway can be retained.

Photo 13. Brick paver walkway at the south side of the house.

Photo 14. Displacement and deterioration of brick pavers.

Interpretive Signage					
G	BUILDING SITEWORK				
G20	SITE IMPROVEMENTS				
	G2044	SIGNAGE			
				Condition	Priority
		G204401	"Inns Along the Trace"	Good	N/A
		G204402	"Frontier Homes"	Good	N/A
		G204403	"Old Trace Path"	Good	N/A
		G204404	"Slave Cemetery"	Good	N/A

Date: Undetermined (modern alteration) **Contributing**: Non-Contributing

At least two generations of interpretive signage were present in the immediate vicinity of the main house, along with larger interpretive displays near the Information Center (Photo 15 through Photo 17). The signage was in serviceable condition, although beginning to show some weather-related aging. Directional signage to the enslaved person cemetery on the north side of the property was out of date with current NPS Harpers Ferry Center Editorial Style Guide and should be considered for replacement (Photo 18).[19]

Photo 15. "Inns Along the Trace" interpretive signage.

Photo 16. "Frontier Homes" interpretive signage.

Photo 17. "Old Trace Path" interpretive signage.

Photo 18. "Slave Cemetery" directional signage.

[19] "Harpers Ferry Center Editorial Style Guide, National Park Service. Updated May 12, 2022. https://www.nps.gov/subjects/hfc/hfc-editorial-style-guide.htm

Bell and Stand					
G	BUILDING SITEWORK				
G20	SITE IMPROVEMENTS				
	G2049	MISCELLANEOUS STRUCTURES			
				Condition	Priority
		G204901	Dinner Bell and Stand	Poor	Low

Date: Undetermined **Contributing**: Not Assessed

To the northwest of the main house on the walkway to the north was a dinner bell on a wood post (Photo 19). The 2022 CLI indicates that this bell is a reproduction. The bell appeared to be in serviceable condition. The wood post was heavily deteriorated at the base and should be replaced (Photo 20).

Photo 19. Bell and post northwest of the main house.

Photo 20. Deterioration of the wood post at grade.

Hydrant Cover					
G	BUILDING SITEWORK				
G20	SITE IMPROVEMENTS				
	G2049	MISCELLANEOUS STRUCTURES			
				Condition	Priority
		G204902	Wood Hydrant Shed	Fair	Low

Date: Undetermined (modern alteration) **Contributing**: Non-Contributing

Approximately fifty feet northeast of the main house, a small woodshed with a shake roof was installed over the fire hydrant (Photo 21 and Photo 22). The shed exhibited some age-related deterioration but was serviceable.

Photo 21. Wood shed over fire hydrant.

Photo 22. Wood shed over fire hydrant.

Grape Arbor					
G	BUILDING SITEWORK				
G20	SITE IMPROVEMENTS				
	G2049	MISCELLANEOUS STRUCTURES			
				Condition	Priority
		G204903	Grape Arbor	Good	N/A

Date: c. 1958 **Contributing**: Contributing

A wood grape arbor supporting a mature grapevine was located approximately fifty feet southwest of the main house as part of the 1958 Garden and Residence Plan (Photo 23)[20]. The grape arbor appeared to have been constructed of treated wood timbers as posts and partially dressed logs as cross beams. The grape arbor was generally in serviceable condition with some minor age-related deterioration of the wood.

Photo 23. Grapevine grape arbor to the southwest of the main house.

[20] CLI, 255.

Boot Scrape					
G	BUILDING SITEWORK				
G20	SITE IMPROVEMENTS				
	G2049	MISCELLANEOUS STRUCTURES			
				Condition	Priority
		G204904	Boot Scrape	Fair	Low

Date: 1955 **Contributing**: Not Assessed

On the north side of the main house adjacent to the stairs to the north gallery is a small wood boot scrape (Photo 24). The boot scrape may be the same feature described in the 1956 Furnishing Plan.[21]

Photo 24. Boot scrape near north gallery stairs.

[21] Bailey, Worth. "Mount Locust Furnishings Plan." National Park Service (1956): 41-42.

Cisterns					
G	BUILDING SITEWORK				
G20	SITE IMPROVEMENTS				
	G2049	MISCELLANEOUS STRUCTURES			
				Condition	Priority
		G204905	Northwest Cistern	Failed	Moderate
		G204906	Northeast Cistern	Poor	Moderate

Date: Undetermined **Contributing**: Contributing

Two cisterns are located on the north side of the main house. It was unclear if either cistern had been previously filled. Both cisterns were surrounded by a chain-and-wood-post barricade. Both cisterns require maintenance to stabilize the structures and prevent the upper shaft from collapsing. Stabilization may include reconstruction of the cistern shaft with salvaged and new materials or stabilization in-situ measures to fill cracks and prevent further displacement of the brick walls.

The northwest cistern was constructed of brick with a wood cap (Photo 25 and Photo 26 (). The bricks had been parged with a cementitious mortar. The bricks were heavily distressed, and the cistern wall had failed in two locations and was listing severely to one side. The northeast cistern was also constructed of brick with cementitious parging and a wood lid (Photo 27 and Photo 28). The cistern exhibited some deterioration but was not as distressed as the northwest cistern. A rise constructed of bricks surrounded the cistern shaft. An animal burrow was observed near one of the barrier posts.

Photo 25. Cistern #1 to the northwest of the main house has failed.

Photo 26. Cistern #1 to the northwest of the main house has failed.

Photo 27. Cistern #2 to the northeast of the main house.

Photo 28. Cistern #2 to the northeast of the main house.

Site Fences					
G	**BUILDING SITEWORK**				
G20	**SITE IMPROVEMENTS**				
	G2041	**FENCES AND GATES**			
				Condition	**Priority**
		G204101	Split Rail Fences	Good to Poor	Low
		G204102	Post and Rail Fence	Good	N/A

Date: 1950s and Undetermined **Contributing**: Contributing and Not Assessed

Wood fences were present at multiple locations around the site. Wood fences were typically stacked, split rail fences set in a zig-zag pattern (Photo 29); these fences were added to the site in the 1950s and are contributing. Split rail fences were typically in serviceable condition, although an area of damaged fencing was present to the west of the main house. Split rail fences can be rebuilt in kind.

A short run of post and rail fence was located along the walkway near the main exterior stairs (Photo 30); this fence was generally in serviceable condition. The function of the post and rail fence was unclear, and removal might be considered if it is determined to be non-contributing.

Photo 29. Split rail site fences.

Photo 30. Post and rail fence.

Exterior

Galleries

South Gallery Stairs and Handrails					
B	**SHELL**				
B10	**SUPERSTRUCTURE**				
	B1015	**EXTERIOR STAIRS**			
				Condition	**Priority**
		B101501	South Gallery Stairs and Handrails	Poor	High

Date: c. 1955 and Later **Contributing**: Contributing

The main stairs to the south gallery were wood framed (Photo 31). Stairs in this style but without handrails were constructed as part of the 1955 restoration.[22] A handrail in this style was added c. 1957 – 1568, as seen in a Mirro-Krome colored postcard from 1958 that showed a simple handrail on the west side of the stair,[23] but the 1974 HABS photographs showed no railings. The stairs may also have been repaired or replaced in 1984.[24]

The wood treads were supported on three wood stringers, one on either side and one at the approximate centerline of the stair. The stringers appeared to be supported on small concrete footings level with grade. At the top of the stairs, the stringers were attached to the gallery rim joist with a metal bracket and lag screws.

Deterioration of multiple tread connections was observed, particularly where treads were pinned through the perimeter stringers (Photo 32). Deterioration of these pins may destabilize the bearing end of the tread. The center stringer was rotated out of place, and the lag screws to the rim joists were distressed (Photo 33 and Photo 34).

The stair handrails were constructed with nominal 2x wood members. The handrails did do not comply with multiple requirements of ABAAS, including those for dimensions, continuity, gripping surface, and end extensions beyond the top and bottom treads. The handrails were loose and likely insufficient to withstand code-required loads for railings. Wood railings with supplemental metal grips can be designed that will have a minimal aesthetic impact on the property.

Overall, the stairs were in poor condition, with active deflection of the treads under use by a single visitor, with uneven slope of some the treads. The stairs should be replaced in kind.

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[22] *Tupelo Daily Journal*, February 9-10, 1957. Clipping available from the National Archives and Records Administration online catalog, NAID: 40910595. https://catalog.archives.gov/id/40910595?objectPage=3.

[23] "Natchez Trace Parkway, Mount Locust…" postcard, 1958. Mississippi Department of Archives and History, Call Number PI/2008.0001. https://da.mdah.ms.gov/series/deepsouth/detail/192345.

[24] CLI, 183.

Photo 31. Exterior stairs to south gallery.

Photo 32. Deterioration of tread connection.

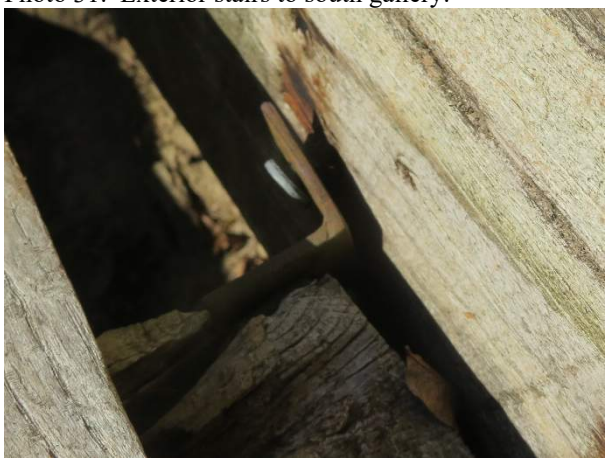

Photo 33. Distress to stair support at gallery rim joist.

Photo 34. Displacement of center stringer and deflection of treads.

North Gallery Stairs and Handrails					
B	**SHELL**				
B10	**SUPERSTRUCTURE**				
	B1015	**EXTERIOR STAIRS**			
				Condition	**Priority**
		B101502	North Gallery Stairs and Handrails	Poor	High

Date: c. 1955 and Later **Contributing**: Not Assessed

The stairs to the north gallery were wood framed and appeared similar to those at the south (Photo 35). Like the south stairs, the stairs may have been repaired or replaced in 1984; the existing stairs do not appear to be the same materials as seen in the 1974 HABS photographs but are constructed of a similar style. The handrail was added sometime after 1974.

The wood treads were supported on wood stringers. The stringers appeared to be supported on small concrete footings level with grade. At the top of the stairs, the stringers were attached to the gallery rim joist with a metal bracket and lag screws.

The entire stair was displaced with significant backslope toward the gallery decking (Photo 36); this may be related to differential settlement at the northeast corner of the structure. The connection between the stairs and the gallery rim joist had failed (Photo 37).

The stair handrails were constructed with nominal 2x wood members. The handrails did do not comply with multiple requirements of ABAAS, including those for dimensions, continuity, gripping surface, and end extensions beyond the top and bottom treads. The handrails were loose and likely insufficient to withstand code-required loads for railings. Wood railings with supplemental metal grips can be designed that will have a minimal aesthetic impact on the property.

Overall, the stairs were in poor condition, with uneven slope between treads and excessive slope which represents a tripping hazard for visitors; to shed water, treads should be set with maximum 2% slope, which should be consistently applied to all treads. The stairs should be replaced in kind.

Photo 35. Exterior stairs to north gallery.

Photo 36. Excessive and uneven backwards slope of treads.

Photo 37. Distress to stair support at gallery rim joist.

South Gallery					
B	**SHELL**				
B10	**SUPERSTRUCTURE**				
	B1013	**BALCONY CONSTRUCTION**			
				Condition	**Priority**
		B101301	South Gallery Floor Framing	Fair	Low
		B101302	South Gallery Roof Framing	Good	N/A
		B101303	South Gallery Railing	Fair	Moderate
		B101304	South Gallery Decking	Poor	High

Date: 1955 and Later **Contributing**: Contributing

The south gallery was an open porch extending the full length of the south elevation (Photo 38). The deck of the gallery was approximately level with the interior finished floor. Based on the HABS photographs, the south gallery appeared to have been reconstructed and few historic structural members appeared to be extant; repairs or replacement of the south gallery were also performed in 1992.[25]

South Gallery Floor Framing

The joists ran east-west; member dimensions varied widely but averaged approximately 8x6.5, spaced approximately two feet on center. Localized and minor carpenter bee damage was observed on a few joists, and one joist had minor deterioration on the top face near the bearing end. The gallery perimeter beams, or rim joists, varied as 8x10 and 8x6.5 members and were supported by the log foundation piers.

South Gallery Roof Framing

The gallery roof was supported by seven wood posts, nominally four-inches square. The posts were finished with a chamfer detail. Checking and splitting was observed at all posts to varying degrees of severity (Photo 39); at two posts, large checks extended through the mortise for the railing connection (Photo 40). The gallery ceiling was open to the underside of roof, exposing the ceiling beams and rafters. The ceiling beams were in serviceable condition.

South Gallery Railing

The railing was a single nominal 4x4 member, set into the posts with a mortise and tenon connection. There is no mid-rail or intermediate vertical members to supplement the top rail. Several of the railings were loose and were likely insufficient to withstand code-required loads for safety railings. The single railing is likely historically appropriate but does not comply with the International Building Code provisions for safety railings for changes in heigh above thirty inches regarding railing height above the walking surface, height and placement of midrails, and maximum allowable spacing between railings, pickets, or posts. Consideration should be made whether a sympathetic modern safety railing should be installed at the south gallery. At a minimum, the rails should be repaired or replaced as required to withstand code-required loading

[25] CLI, 183.

of safety rails, which the 2018 IBC is a minimum of 50 pounds per linear foot for uniform loading, 200 pounds for a concentrated load on the top rail, and 50 pounds for concentrated loads on intermediate members or infill panels.[26]

South Gallery Decking

The gallery decking was replaced in 1995.[27] was constructed of nominal one-inch boards of varying widths spanning north-south. The boards were nailed to the joists. Near the east end, there is visible deflection in the south decking (Photo 41). A differential fall of approximately two inches was measured in the center of the gallery compared to the perimeters (Photo 42). This deflection appeared to be caused by deterioration of the decking boards (Photo 43). Several decking boards in this area exhibited significant rot and loss of section, as well as decking boards immediately east of the stairs. Replacement of deteriorated decking board is required.

Photo 38. Decking of south gallery, showing wear and deterioration at stairs.

Photo 39. Checking of south gallery posts.

Photo 40. Checking of south gallery post through the railing connection.

Photo 41. Deflection of decking near Room 7 (107).

[26] International Code Council, International Building Code, 2018 Edition. Section 1607.8.
[27] CLI, 183.

Photo 42. Deflection at deepest point.


Photo 43. Deterioration of gallery decking.

North Gallery					
B	**SHELL**				
B10	**SUPERSTRUCTURE**				
	B1013	**BALCONY CONSTRUCTION**			
				Condition	**Priority**
		B101305	North Gallery Floor Framing	Fair	Low
		B101306	North Gallery Roof Framing	Fair to Poor	Moderate
		B101307	North Gallery Handrails	Fair	High
		B101308	North Gallery Decking	Fair	High

Date: 1955 and Later **Contributing**: Contributing

The north gallery was formerly an open porch extending the full length of the north elevation but has previously been enclosed by Room 3 (103) at the west and Room 6 (106) at the east (Photo Photo 44). The decking of the gallery was approximately level with the interior finished floor and was pitched slightly to the north. In its current form, the north gallery appeared to have been reconstructed with just a few potentially historic structural members located at the west end under Room 3 (103).

North Gallery Floor Framing

The joists ran north-south; member dimensions varied widely but averaged approximately as 8x6.5, spaced approximately two feet on center. The gallery perimeter beams, or rim joists, were 8x9 members and were supported by the foundation piers. Deterioration of the north bearing end was observed at several joists; further investigation to include qualitative resistance drilling is recommended to determine if concealed deterioration is present at other joists (see description of "Floor Framing" below for further information). The gallery perimeter beams, or rim joists, varied as 8x10 and 8x6.5 members and were supported by the log foundation piers.

Near the east end, there is visible deflection in the gallery framing. The floor slope increases from one degree to the north at the threshold of Door D701 to a four percent cross slope to the east at Door D600. (Photo 41). This deflection appeared to be caused by deterioration and differential settlement of the log foundation piers at this corner of the structure (Photo 43).

North Gallery Roof Framing

The gallery roof was supported by seven wood posts, nominally four-inches square (Photo 45). The posts were finished with a chamfer detail. The gallery ceiling was open to the underside of roof, exposing the ceiling beams and rafters. Five of the nine ceiling beams may be historic fabric. Moderate to severe carpenter bee damage was observed on multiple beams (Photo 46); the holes had been filled with clear sealant.

The gallery top plate had a splice joint to the east of the stairs that appeared to be a historic construction detail (Photo 47). The connection between the beams was a butt joint with an iron staple or cramp. Differential settlement of the northeast corner of the structure had caused distress to this connection detail with displacement of the iron staple. In addition to arresting the differential settlement, this detail may require stabilization in situ.

North Gallery Railing

Similar to the south gallery, the railing was a single nominal 4x4 member, set into the posts with a mortise and tenon connection. There is no mid-rail or intermediate vertical members to supplement the top rail. The railings were loose and were likely insufficient to withstand code-required loads for safety railings. Consideration should be made whether a sympathetic modern safety railing should be installed at the north gallery. At a minimum, the rails should be repaired or replaced as required to withstand code-required loading of safety rails.

North Gallery Decking

The gallery decking was constructed of nominal one-inch boards of varying widths, spanning east-west. The boards were nailed to the joists. Several decking boards along the exterior edge exhibited minor to moderate rot and loss of section (Photo 48). Replacement of deteriorated decking board is required.

Photo 44. North gallery, looking west.

Photo 45. North gallery posts.

Photo 46. Carpenter bee damage to gallery beams.

Photo 47. Distress to gallery top plate splice.

Photo 48. Deterioration of gallery decking.

Roofing

Roofing					
B	**SHELL**				
B30	**ROOFING**				
	B3010	**ROOF COVERINGS**			
				Condition	**Priority**
		B301001	Wood Shake Roofing	Good	Low
		B301002	Spaced Sheathing	Good	N/A
		B301003	Metal Flashing at Chimney	Good	Low
		B301004	Metal Flashing at Broken Pitch	Good	N/A

Date: 2007 **Contributing**: Contributing

Wood Shake Roofing

The existing wood shakes were installed in 2007, following damage to the house by Hurricane Katrina (Photo 49).[28] The shakes were installed in the same style as the roofing from the 1955 restoration. The existing shakes are cedar "Certi-Split® Handsplit and Resawn Shakes," approximately 18 inches long by widths ranging from 3 to 8 inches with an approximately 5-inch exposure. The shakes are installed with triple head lap and nailed to the skip sheathing. A white, polymer roofing interlayment appeared to be interlaced between courses (Photo 50). The ridge detail is a project comb ridge extending from the south. The existing shakes appeared to be in good condition with two loose shakes observed on the north gallery slope (Photo 51). Minor repairs are recommended to maintain the weather resistance of the roofing.

Metal Flashing

Metal flashing is present at the brick masonry chimneys (Photo 52); the flashing is sealed to the brick with an elastomeric sealant. Concealed metal flashing is also present at the ridge and the change in pitch at the gallery roofs (Photo 53).

Spaced Sheathing

Open or spaced sheathing was applied over the primary and secondary rafters to support the wood shake roofing (Photo 54). The boards appeared to be nominal 1x2s and 1x4s and were typically set with 3 to 6-inch gaps between boards. Many of the sheathing boards were recent replacement members; few appeared to be older or potentially historic fabric. The attachment of the sheathing boards to the rafters could not be observed from the underside of the roof. The sheathing boards generally appeared to be in serviceable condition.

[28] CLI, 183.

Photo 49. Wood shake roofing at north roof slope.

Photo 50. Interlayment between shake courses.

Photo 51. Loose shake.

Photo 52. Flashing and sealant at chimney.

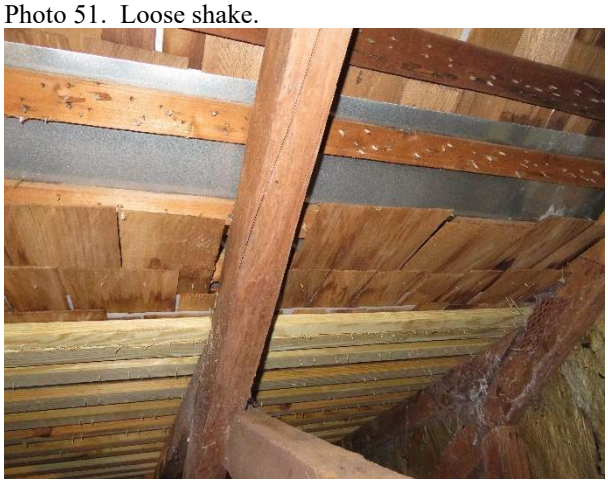

Photo 53. Sheet metal flashing at change in roof slope.

Photo 54. Spaced sheathing at ridge, with recent replacement boards on the left.

Siding

Horizontal Board Siding					
B	**SHELL**				
B20	**EXTERIOR ENCLOSURE**				
	B2010	**EXTERIOR WALLS**			
				Condition	**Priority**
		B201001	Horizonal Board Siding	Good	Low
		B201002	Base Trim	Good	N/A
		B201003	Corner Trim	Poor	Low

Date: c. 1785 – 1820s, 1955, and Later **Contributing**: Contributing

Horizontal board siding was present on the south wall (Photo 55). The existing siding has a 9.5-inch exposed faces and a small, beaded detail along the bottom edge. The existing siding and trim were unfinished. Exposed fasteners were a combination of cut and forged nails. Many of the siding boards to the east of Window W100 are visible in the 1938 HABS photographs and may be original, with select boards and the siding west of Window W100 having been replaced during the 1955 restoration, potentially with salvaged historic material. The unfinished boards are 1955 replacements with identifying brands on the attic side.

Horizonal Board Siding

The siding was generally in serviceable condition. Minor weather-related deterioration was observed around the cutouts for the railing ends (Photo 56). Five boards exhibited minor checking that did not affect the stability or performance of the siding. Three boards were somewhat loose and may need to be resecured to the backup. The surface had multiple coats of white paint (Photo 57 and Photo 58); minor areas of paint failure were observed. Repainting should be considered within the next three to five years.

Base Trim

The existing base trim appears to postdate the 1972 HABS photographs. The base trim was generally in serviceable condition (Photo 59), which minor weather-related deterioration at the east and west ends of the gallery. The board to the west of Door D200 may be loose and should be resecured to the backup.

Corner Trim

The vertical trim boards at the east and west corners appeared to be the same boards in the 1972 HABS photographs. The trim exhibited moderate to severe deterioration, particularly along the outside faces (Photo 60). These boards should be replaced with the weatherboard siding and painted on exposed faces with back-priming on concealed and cut faces.

Photo 55. South elevation board siding.

Photo 56. East rail connection at board siding and corner trim.

Photo 57. Board siding on south elevation.

Photo 58. Board siding on south elevation.

Photo 59. Base board at south gallery.

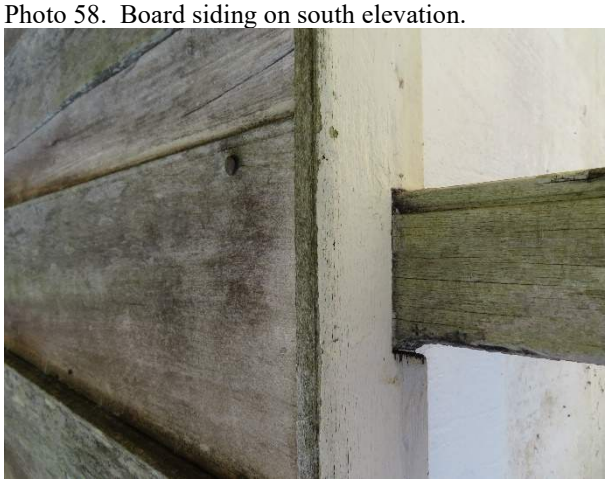

Photo 60. West rail connection at board siding and corner trim.

Weatherboard Siding					
B	**SHELL**				
B20	**EXTERIOR ENCLOSURE**				
	B2010	**EXTERIOR WALLS**			
				Condition	**Priority**
		B201004	Weatherboard Siding	Poor to Failed	High

Date: 1955 **Contributing**: Contributing

Weatherboard (lapped) siding was installed on the east, west, and south elevations as part of the 1955 restoration. The existing weatherboard siding appeared to be the same siding as seen in the 1972 HABS photographs, with replacement of select boards.

Weatherboard siding was present on the east and west end walls and north walls around the gallery (Photo 61). The existing siding has a 9.5-inch exposed faces and a small, beaded detail along the bottom edge. The existing siding and trim were unfinished. Exposed fasteners were typically modern wire nails. In some locations, asphaltic underlayment or building paper appeared to be in place behind the siding, but it was not confirmed if underlayment was present at all walls. Sheet metal flashing was present at window heads.

The siding generally exhibited moderate weather-related aging and deterioration, with severe deterioration at the northeast corner due to outward displacement of the exterior walls which allows water to sheet down the siding (Photo 62 through Photo 64). Numerous locations of warped, split, loose siding boards, and missing nails were documented (Photo 65). At the west chimney loose boards were observed that exposed the chimney flashing (Photo 66). At the east elevation, evidence of bast roosting under loose siding boards was observed.

Significant deterioration of the weatherboard siding was observed at the east elevation and northeast corner, where the siding has failed and is no longer providing weatherproofing for the building. Displaced boards and localized deterioration were observed at the northwest corner and west elevations. Overall, the siding is aged and has limited remaining performance. Targeted replacement of deteriorated boards can be performed, which may account for 30 to 40 percent of the existing siding. Repairs or full replacement should be planned within the next three to five years.

Photo 61. Warping and age-related deterioration of weatherboard siding at east wall.

Photo 62. Biological growth and severe deterioration of weatherboard siding at northeast corner.

Photo 63. Biological growth and severe deterioration of weatherboard siding at northeast corner.

Photo 64. Deterioration of wood.

Photo 65. Warping and fastener backout of weatherboard siding.

Photo 66. Loose and deteriorated siding at west wall behind brick chimney.

Chimneys

Central Chimney					
B	SHELL				
B10	SUPERSTRUCTURE				
	B1030	OTHER STRUCTURAL MEMBERS			
				Condition	Priority
		B103001	Central Chimney	Fair	Moderate

Date: c. 1785 **Contributing**: Contributing

A brick masonry chimney was located in the dividing wall between Room 1 (101) and Room 7 (107) that was likely original to the c. 1785 house. The central chimney was red clay brick set in lime and lime-cement mortars. The chimney served back-to-back fireplaces, one open to each room but separated with a solid brick wall at the back of the fireboxes. Water staining along the back of the fire box in Room 7 (107) indicated that rainwater may be flowing down the flue, causing deterioration of the mortar joints of the hearth (Photo 67).

A steel lintel had been installed at both fireplaces and were visible in the 1938 HABS photographs, indicating that the lintels were in place prior to the 1955 restoration. Steel lintels would not have been original to the c. 1785 fireplaces and represent an alteration of undetermined date. Analysis of the metal may be able to determine if the lintel is steel or wrought iron, which may help date the alteration.

The lintels exhibited corrosion and slight deflection (Photo 68 and Photo 69). Cracks and spalls of the bricks on either side of the lintels are due to corrosion expansion (rust jacking). The existing lintels can be exposed and coated to protect them from further corrosion or replaced with new steel with a high-performance coating.

The interiors had several coats of white paint (Photo 70). Localized paint failure was observed, where the outermost application as debonding from the underlying paint layers.

In the crawlspace, the brick foundation was exposed (Photo 71 and Photo 72). Some cracking and mortar deterioration was present, but no evidence of settlement or distress to the chimney foundation was observed. An animal burrow, reportedly to likely be caused by an armadillo, was observed next to the east side of the foundation. Localized repointing of mortar joints with a compatible mortar and filling cracks with lime-based grout is recommended. Petrographic analysis of the existing mortar may be needed to develop a compatible pointing mortar.

Above the roof line, minor weathering and deterioration of mortar joints were observed (Photo 73). Lichen growth on the north face may indicate that the stack remains wet due to water intrusion (Photo 74). The chimney stack did not appear to be displaced or distressed. Localized repointing of the stack is recommended. If uncapped, installing a low-profile cap to minimize rainwater intrusion into the stack and flue can also be considered.

Photo 67. Brick hearth in Room 7 (107).

Photo 68. Distress and displacement of brick due to corrosion of steel lintel in Room 1 (101).

Photo 69. Distress and displacement of brick due to corrosion of steel lintel in Room 1 (101).

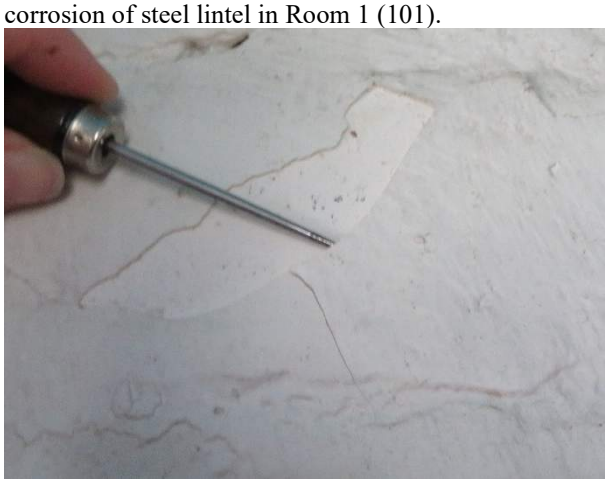

Photo 70. Paint surface failure, exposing lower layers of white paint in Room 7 (107).

Photo 71. Foundation of central chimney, showing mortar loss with minor cracking and animal burrow.

Photo 72. Foundation of central chimney, showing mortar loss and minor cracking.

Photo 73. Central chimney above roof, south face.

Photo 74. Central chimney above roof, which lichen growth on the north face.

West Chimney					
B	**SHELL**				
B10	**SUPERSTRUCTURE**				
	B1030	**OTHER STRUCTURAL MEMBERS**			
				Condition	**Priority**
		B103002	West Chimney	Fair	Moderate

Date: 1955 **Contributing**: Contributing

A brick masonry chimney was located on the west wall of Room 2 (102) (
Photo 75). This chimney was constructed as part of the 1955 restoration. The west chimney was red clay brick set in lime and lime-cement mortars. Several bricks around the perimeter of the hearth were loose.

A steel lintel had been installed at the fireplaces, likely during the 1950s restoration. The steel lintel exhibited minor corrosion and no deflection (Photo 76). The steel lintel can be exposed and coated to protect it from further corrosion or replaced with new steel with a high-performance coating.

The main body of the chimney and stack were located outside the west wall. A gap was present between the stack and the structure. Where the body of the chimney intersected with the west wall, lead step flashing was present behind the weatherboard siding (Photo 77). The brick was generally in serviceable condition, with isolated units exhibiting surface erosion (Photo 78).

In the crawlspace, the brick foundation was exposed (Photo 79). Some mortar deterioration was present, but no evidence of settlement or distress to the chimney foundation was observed. Localized repointing of mortar joints with a compatible mortar is recommended. Petrographic analysis of the existing mortar may be needed to develop a compatible pointing mortar.

Above the roof line, moderate weathering and deterioration of mortar joints were observed (Photo 80). The chimney stack was not displaced or distressed. Localized repointing of the stack is recommended. If uncapped, installing a low-profile cap to minimize rainwater intrusion into the stack and flue can also be considered.

Photo 75. West chimney.

Photo 76. Fireplace and brick hearth in Room 2 (102).

Photo 77. Step flashing behind bricks and siding at west chimney.

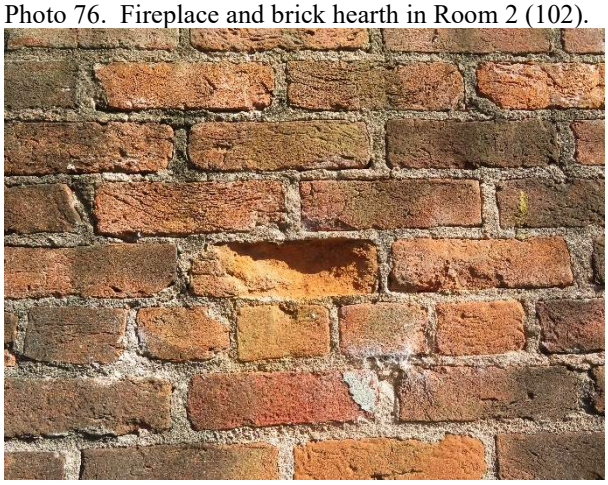

Photo 78. Localized deterioration of brick units at west chimney.

Photo 79. Mortar loss at base of west chimney.

Photo 80. Deterioration of mortar at top of west chimney.

Windows

Window W100					
B	**SHELL**				
B20	**EXTERIOR ENCLOSURE**				
	B2020	**EXTERIOR WINDOWS**			
				Condition	**Priority**
		B202001	W100 Overall	Fair	Moderate
		B202001.01	W100 Shutter	Good	Low
		B202001.02	W100 Shutter Hardware	Poor	Low
		B202001.03	W100 Sill	Good	Low
		B202001.04	W100 Jamb Trim	Fair	Low
		B202001.05	W100 Head Trim	Good	Low
		B202001.06	W100 Upper Sash	Good	Low
		B202001.07	W100 Lower Sash	Good	Low
		B202001.08	W100 Glazing	Failed	High

Date: 1955 / 2006 **Contributing**: Contributing

Window W100 was located on the south wall of Room 1 (101) to the west of Door D100 (
Photo 81). The window and shutter were of a style similar to those seen in the 1938 HABS photographs prior to restoration and again in the 1972 HABS photographs after restoration. Documentation for the colors of the window and shutters has not been uncovered, but the 1958 Mirro-Krome postcard depicted the house with the windows painted white and the shutters painted a brilliant blue, similar to the existing colors. This color scheme is generally consistent with the blue and white palette typically prescribed in the 1956 Furnishings Plan.

The window was nine-over-six double-hung wood sashes. The window had a single four-paneled shutter, attached to the left jamb. The window sashes and frame were painted white, and the shutter was painted blue. The window was generally in Fair condition with minor repairs required to maintain the weather resistance of the window.

- Shutter: The shutter was generally in good condition. The shutter had multiple layers of blue paint, with localized, minor paint failure. Repainting the shutter should be considered in the next five years.

Shutter Hardware: The shutter hinges appeared to be modern replacements with three screws into the shutter stile and jamb trim (

- Photo 82). The shutter dog was missing (Photo 83). The shutter dog should be replaced in kind.
- Sill: The sill was in good condition without distress or deterioration.
- Jamb Trim: The left jamb was split through the shutter hinge screws. The jamb trim can be replaced or stabilized in place with through-face nails, patching, and repainting.
- Head Trim: The head trim was in good condition without distress or deterioration.
- Upper Sash: The upper sash was in good condition without distress or deterioration. Operability of the sash was not tested.

- Lower Sash: The lower sash was in good condition without distress or deterioration. Operability of the sash was not tested.
- Glazing: The glazing putty was failed and debonded easily from the glass and muntin (Photo 84). The glazing putty should be fully replaced in the next 1 to 2 years; repainting of the sash should be coordinated with the putty replacement.
- Pest Control: Bats were actively roosting behind the shutter, so operability of the shutter was not tested during the investigation. Biological staining and guano were observed on the shutter and siding.

Photo 81. Window W100, overall.

Photo 82. Distress to jamb at replacement shutter hardware.

Photo 83. Missing shutter dog.

Photo 84. Failed replacement glazing putty.

Window W101					
B	**SHELL**				
B20	**EXTERIOR ENCLOSURE**				
	B2020	**EXTERIOR WINDOWS**			
				Condition	**Priority**
		B202002	W101 Overall	Fair	Moderate
		B202002.01	W101 Shutter	Good to Fair	Low
		B202002.02	W101 Shutter Hardware	Poor	Low
		B202002.03	W101 Sill	Good	Low
		B202002.04	W101 Jamb Trim	Good	Low
		B202002.05	W101 Head Trim	Good	Low
		B202002.06	W101 Upper Sash	Good	Low
		B202002.09	W101 Lower Sash	Good	Low
		B202002.08	W101 Glazing	Failed	High

Date: 1955 / 2006 **Contributing**: Contributing

Window W101 was located on the south wall of Room 1 (101) to the east of Door D100 (
Photo 85). The window and shutter were of a style similar to those seen in the 1938 HABS photographs prior to restoration and again in the 1972 HABS photographs after restoration. The window was nine-over-six double-hung wood sashes. The window had a single four-paneled shutter, attached to the right jamb. The window sashes and frame were painted white, and the shutter was painted blue (Photo 86). The window was generally in Fair condition with minor repairs required to maintain the weather resistance of the window.

- Shutter: The shutter was generally in Good to Fair condition, with localized, minor paint failure and slight separation of stile-to-rail joints. Repainting the shutter should be considered in the next five years.
- Shutter Hardware: The shutter hinges appeared to be modern replacements and were loose. Shutter hinges should be resecured to the jamb. The shutter dog was missing and should be replaced in kind.
- Sill: The sill was in good condition without distress or deterioration.
- Jamb Trim: The jambs were in good condition without distress or deterioration.
- Head Trim: The head trim was in good condition without distress or deterioration.
- Upper Sash: The upper sash was in good condition without distress or deterioration. Operability of the sash was not tested.
- Lower Sash: The lower sash was in good condition without distress or deterioration. Operability of the sash was not tested.
- Glazing: One small crack was observed in a lite in the lower sash (Photo 87). The glazing putty was failed and debonded easily from the glass and muntin (Photo 88). The glazing putty should be fully replaced in the next 1 to 2 years; repainting of the sash should be coordinated with the putty replacement.
- Pest Control: Minor biological staining likely from bats was observed behind the shutter. See Window W100 for recommendations regarding bat control.

Photo 85. Window W101.

Photo 86. Imperfections in glazing.

Photo 87. Small crack in glazing in lower sash.

Photo 88. Failed glazing putty.

Window W200					
B	**SHELL**				
B20	**EXTERIOR ENCLOSURE**				
	B2020	**EXTERIOR WINDOWS**			
				Condition	**Priority**
		B202003	W200 Overall	Fair to Poor	High
		B202003.01	W200 Shutter	Fair to Poor	Moderate
		B202003.02	W200 Shutter Hardware	Fair	Low
		B202003.03	W200 Sill	Failed	High
		B202003.04	W200 Jamb Trim	Failed	High
		B202003.05	W200 Head Trim	Good	Low
		B202003.06	W200 Upper Sash	Good	Low
		B202003.07	W200 Lower Sash	Good	Low
		B202003.08	W200 Glazing	Failed	High

Date: 1955 / 2006 **Contributing**: Contributing

Window W200 was located on the west wall of Room 2 (102) to the south of the brick masonry chimney (Photo 89). This window was recreated during the 1955 restoration when Room 2 (102) was reconfigured. The window was nine-over-six double-hung wood sashes. The window had a single four-paneled shutter, attached to the right jamb. The window sashes and frame were painted white, and the shutter was painted blue. The window was generally in Fair to Poor condition with serious repairs required to maintain the weather resistance of the window.

- Shutter: The shutter was generally in Fair to Poor condition, with paint failure and localized deterioration, particularly at the top rail (Photo 90). Repainting the shutter should be considered in the next one to three years.
- Shutter Hardware: The shutter hinges appeared to be serviceable, and the shutter dog was present and secured the shutter in the open position.
- Sill: The sill was severely deteriorated and had failed (Photo 91 and Photo 92). The sill should be replaced in kind, and the new sill should be slightly pitched to the west to shed water.
- Jamb Trim: The lower ends of the jambs at the sill were deteriorated. Additionally, the jamb trim was split at the shutter hinges. The jambs should be replaced in kind.
- Head Trim: The head trim was in good condition without distress or deterioration.
- Upper Sash: The upper sash was in good condition without distress or deterioration. Operability of the sash was not tested. The sashes should be repainted in 1 to 2 years.
- Lower Sash: The lower sash was in poor condition with severe deterioration of the lower rail. Operability of the sash was not tested. The sashes should be repainted in 1 to 2 years.
- Glazing: The glazing putty was failed and debonded easily from the glass and muntin (Photo 93). The glazing putty should be fully replaced in the next 1 to 2 years; repainting of the sashes should be coordinated with the putty replacement.
- Pest Control: Heavy biological staining and deep guano accumulation from bats was observed behind the shutter (Photo 94). See Window W100 for recommendations regarding bat control.

Photo 89. Window W200, overall.

Photo 90. Minor deterioration of upper rail and stile of shutter.

Photo 91. Severe deterioration of the sill.

Photo 92. Severe deterioration of the sill.

Photo 93. Failed glazing putty and minor deterioration of the upper sash meeting rail.

Photo 94. Soiling and guano from bats roosting being the shutters.

Window W201					
B	**SHELL**				
B20	**EXTERIOR ENCLOSURE**				
	B2020	**EXTERIOR WINDOWS**			
				Condition	**Priority**
		B202004	W201 Overall	Fair to Poor	High
		B202004.01	W201 Shutter	Fair	Moderate
		B202004.02	W201 Shutter Hardware	Fair	Low
		B202004.03	W201 Sill	Failed	High
		B202004.04	W201 Jamb Trim	Failed	High
		B202004.05	W201 Head Trim	Good	Low
		B202004.06	W201 Upper Sash	Good	Low
		B202004.07	W201 Lower Sash	Good	Low
		B202004.08	W201 Glazing	Failed	High

Date: 1955 / 2006 **Contributing**: Contributing

Window W201 was located on the west wall of Room 2 (102) to the north of the brick masonry chimney (Photo 95). This window was recreated during the 1955 restoration when Room 2 (102) was reconfigured. The window was nine-over-six double-hung wood sashes. The window had a single four-paneled shutter, attached to the right jamb. The window sashes and frame were painted white, and the shutter was painted blue. The window was generally in Fair to Poor condition with serious repairs required to maintain the weather resistance of the window.

- Shutter: The shutter was generally in Fair condition, with paint failure and localized deterioration, particularly at the lower rail (Photo 90). Repainting the shutter should be considered in the next one to three years.
- Shutter Hardware: The shutter dog was present but did not engage the shutter and was loose and easily removed by hand (Photo 96). The shutter dog should be removed and reinstalled.
- Sill: The sill was severely deteriorated and had failed (Photo 97 and Photo 98). The sill should be replaced in kind, and the new sill should be slightly pitched to the west to shed water.
- Jamb Trim: The lower ends of the jambs at the sill were deteriorated. Additionally, the jamb trim was split at the shutter hinges. The jambs should be replaced in kind.
- Head Trim: The head trim was in good condition without distress or deterioration.
- Upper Sash: The upper sash was in good condition without distress or deterioration. Operability of the sash was not tested. The sashes should be repainted in 1 to 2 years.
- Lower Sash: The lower sash was in poor condition with severe deterioration of the lower rail. Operability of the sash was not tested. The sashes should be repainted in 1 to 2 years.
- Glazing: The glazing putty was failed and debonded easily from the glass and muntin. The glazing putty should be fully replaced in the next 1 to 2 years; repainting of the sashes should be coordinated with the putty replacement.
- Pest Control: Heavy biological staining and guano accumulation from bats was observed behind the shutter. See Window W100 for recommendations regarding bat control.

Photo 95. Window W201, overall.

Photo 96. Shutter dog was present but did not engage shutter.

Photo 97. Severe deterioration of the sill and lower right jamb.

Photo 98. Severe deterioration of the sill and lower left jamb.

Window W300					
B	**SHELL**				
B20	**EXTERIOR ENCLOSURE**				
	B2020	**EXTERIOR WINDOWS**			
				Condition	**Priority**
		B202005	W2300 Overall	Fair	Moderate
		B202005.01	W300 Shutter	Fair	Low
		B202005.02	W300 Shutter Hardware	Fair	Low
		B202005.03	W300 Sill	Poor	Moderate
		B202005.04	W300 Jamb Trim	Good	Low
		B202005.05	W300 Head Trim	Good	Low
		B202005.06	W300 Upper Sash	Good	Low
		B202005.07	W300 Lower Sash	Good	Low
		B202005.08	W300 Glazing	Failed	High

Date: 1955, Post-1972, 2006 **Contributing**: Contributing

Window W300 was located on the north wall of Room 3 (103) (Photo 99). This window was recreated during the 1955 restoration when Room 3 (103) was reconfigured. The existing shutter has been replaced since the 1972 HABS photographs, which depicted a board-and-batten style shutter.

The window was nine-over-six double-hung wood sashes. The window had a single four-paneled shutter, attached to the right jamb. The window sashes and frame were painted white, and the shutter was painted blue. The window was generally in Fair condition with moderate repairs required to maintain the weather resistance of the window.

- Shutter: The shutter was generally in Fair condition, with minor weather-related deterioration of the paint. Repainting the shutter should be considered in the next one to three years.
- Shutter Hardware: The shutter dog was present but did not engage the shutter. The shutter dog should be removed and reinstalled.
- Sill: The sill had moderate deterioration of the wood. The sill should be replaced in kind in the next 1 to 2 years, and the new sill should be slightly pitched to shed water.
- Jamb Trim: The jamb trim was in good condition without distress or deterioration.
- Head Trim: The head trim was in good condition without distress or deterioration.
- Upper Sash: The upper sash was in good condition without distress or deterioration. Operability of the sash was not tested. The sashes should be repainted in 1 to 2 years.
- Lower Sash: The lower sash was in good condition without distress or deterioration. Operability of the sash was not tested. The sashes should be repainted in 1 to 2 years.
- Glazing: The glazing putty was failed and debonded easily from the glass and muntin. The glazing putty should be fully replaced in the next 1 to 2 years; repainting of the sashes should be coordinated with the putty replacement.
- Pest Control: Minor biological staining and guano accumulation from bats was observed behind the shutter. See Window W100 for recommendations regarding bat control.

Photo 99. Window W300, overall.

Window W600					
B	**SHELL**				
B20	**EXTERIOR ENCLOSURE**				
	B2020	**EXTERIOR WINDOWS**			
				Condition	**Priority**
		B202006	W600 Overall	Fair	Moderate
		B202006.01	W600 Shutter	Fair	Low
		B202006.02	W600 Shutter Hardware	Fair	Low
		B202006.03	W600 Sill	Poor	Moderate
		B202006.04	W600 Jamb Trim	Good	Low
		B202006.06	W600 Head Trim	Good	Low
		B202006.07	W600 Upper Sash	Good	Low
		B202006.08	W600 Lower Sash	Good	Low
		B202006.09	W600 Glazing	Failed	High

Date: 1955, Post-1972, 2006 **Contributing**: Contributing

Window W600 was located on the north wall of Room 6 (106) (Photo 100). This window was recreated during the 1955 restoration when Room 6 (102) was reconfigured, and the north chimney was removed; the window may have been set in the rough opening of the door visible in the 1938 HABS photographs. The existing shutter has been replaced since the 1972 HABS photographs, which depicted a board-and-batten style shutter.

The window was nine-over-six double-hung wood sashes. The window had a single four-paneled shutter, attached to the left jamb. The window sashes and frame were painted white, and the shutter was painted blue. The window was generally in Fair condition with moderate repairs required to maintain the weather resistance of the window. The shutter was fixed in place to protect the window from water sheeting down the displaced exterior wall. Direct observation of the window was limited.

- Shutter: The shutter was generally in Fair condition, with minor weather-related deterioration of the paint. Repainting the shutter should be considered in the next one to three years.
- Shutter Hardware: The shutter dog was missing. Shutter hinges appeared to be replacement hardware.
- Sill: The sill had moderate deterioration of the wood. The sill should be replaced in kind in the next 1 to 2 years, and the new sill should be slightly pitched to shed water.
- Jamb Trim: The jamb trim was in fair condition, with minor deterioration (Photo 101).
- Head Trim: The head trim was in good condition without distress or deterioration.

Photo 100. Window W600, overall.

Photo 101. Deterioration of jamb.

Window W601					
B	**SHELL**				
B20	**EXTERIOR ENCLOSURE**				
	B2020	**EXTERIOR WINDOWS**			
				Condition	**Priority**
		B202007	W601 Overall	Poor	High
		B202007.01	W601 Shutter	Fair	Low
		B202007.02	W601 Shutter Hardware	Fair	Low
		B202007.03	W601 Sill	Failed	High
		B202007.04	W601 Jamb Trim	Poor	Moderate
		B202007.05	W601 Head Trim	Fair	Moderate
		B202007.06	W601 Upper Sash	Good	Low
		B202007.07	W601 Lower Sash	Good	Low
		B202007.08	W601 Glazing	Failed	High

Date: 1955 / 2006 **Contributing**: Contributing

Window W601 was located on the east wall of Room 6 (106) (Photo 102). The window style was unclear in the 1938 HABS photographs; the existing window and shutters are of the same style as seen in the 1972 HABS photographs. The window was twelve-over-eight double-hung wood sashes. The window had two four-paneled shutters. The window sashes and frame were painted white, and the shutter was painted blue. The window was generally in Poor condition with serious repairs required to maintain the weather resistance of the window.

- Shutters: The shutters were generally in Fair condition, with paint failure and localized deterioration, particularly at the upper rails. Heavy biological growth was present on the paint. Cleaning and repainting the shutters should be considered in the next one to three years.
- Shutter Hardware: One shutter dog was present, and one was missing. The missing shutter dog should be replaced in kind. The shutter hinges appeared to be replacement hardware.
- Sill: The sill was severely deteriorated and had failed (Photo 103). The sill should be replaced in kind, and the new sill should be slightly pitched to the west to shed water.
- Jamb Trim: The lower ends of the jambs at the sill were deteriorated (Photo 105). Additionally, the jamb trim was split at the shutter hinges (Photo 105). The jambs should be replaced in kind.
- Head Trim: The head trim was in fair condition with minor deterioration of the wood (Photo 106).
- Upper Sash: The upper sash was in good condition without distress or deterioration. Operability of the sash was not tested. The sashes should be repainted in 1 to 2 years.
- Lower Sash: The lower sash was in good condition without distress or deterioration. Operability of the sash was not tested. The sashes should be repainted in 1 to 2 years.
- Glazing: The glazing putty was failed and debonded easily from the glass and muntin (Photo 107). The glazing putty should be fully replaced in the next 1 to 2 years; repainting of the sashes should be coordinated with the putty replacement.

- Pest Control: No biological staining or guano accumulation from bats was observed behind the shutter. However, see Window W100 for recommendations regarding bat control.

Photo 102. Window W601, overall.

Photo 103. Severe deterioration of the sill.

Photo 104. Deterioration of the sill and distress to the jamb at replacement hardware for right shutter.

Photo 105. Distress to jamb at replacement hardware for left shutter.

Photo 106. Sheet metal flashing cap at window head.

Photo 107. Failed glazing putty.

Window W700					
B	**SHELL**				
B20	**EXTERIOR ENCLOSURE**				
	B2020	**EXTERIOR WINDOWS**			
				Condition	**Priority**
		B202008	W700 Overall	Fair	Moderate
		B202008.01	W700 Shutter	Fair	Low
		B202008.02	W700 Shutter Hardware	Fair	Low
		B202008.03	W700 Sill	Good	Low
		B202008.04	W700 Jamb Trim	Good	Low
		B202008.05	W700 Head Trim	Good	Low
		B202008.06	W700 Upper Sash	Good	Low
		B202008.07	W700 Lower Sash	Good	Low
		B202008.08	W700 Glazing	Failed	High

Date: 1955 / 2006 **Contributing**: Contributing

Window W700 was located on the south wall of Room 7 (107) to the east of Door D700. The window was nine-over-six double-hung wood sashes. The window and shutter were of a style similar to those seen in the 1938 HABS photographs prior to restoration and again in the 1972 HABS photographs after restoration.

The window had a single four-paneled shutter, attached to the right jamb. The window sashes and frame were painted white, and the shutter was painted blue. The window was generally in Fair condition with moderate repairs required to maintain the weather resistance of the window.

- Shutters: The shutters were generally in Good to Fair condition, with minor weather-related deterioration of the paint (Photo 109).
- Shutter Hardware: The shutter dog was present and operable (Photo 110). The interior shutter hook was also present (Photo 111). Shutter hinges appeared to be replacement hardware with corrosion of the hinges and fasteners (Photo 112). Replacement of the hinges and screws should be considered; alternately, the hinges can be cleaned and painted and only the fasteners replaced.
- Sill: The sill was in good condition without distress or deterioration.
- Jamb Trim: The jamb trim was in good condition; one minor split was observed at the base of the left jamb (Photo 113). This split did not affect the serviceability of the jamb.
- Head Trim: The head trim was in good condition without distress or deterioration.
- Upper Sash: The upper sash was in good condition without distress or deterioration. Operability of the sash was not tested. The sashes should be repainted in 1 to 2 years.
- Lower Sash: The lower sash was in good condition without distress or deterioration. Operability of the sash was not tested. The sashes should be repainted in 1 to 2 years.
- Glazing: The glazing putty was failed and debonded easily from the glass and muntin (Photo 107). The glazing putty should be fully replaced in the next 1 to 2 years; repainting of the sashes should be coordinated with the putty replacement.

- Pest Control: Bats were actively roosting behind the shutter, but operability of the shutter was tested later during the investigation. Biological staining from bats was observed on the shutter and siding. See Window W100 for recommendations regarding bat control.

Photo 108. Window W700, overall.

Photo 109. Window W700, overall with shutter closed, showing soiling from bats roosting behind shutter.

Photo 110. Shutter dog.

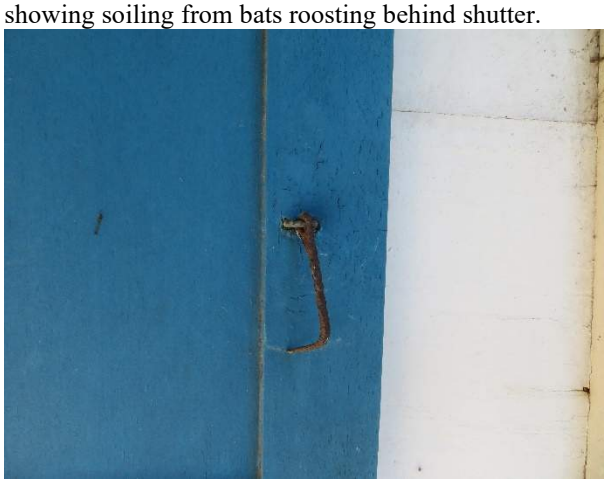

Photo 111. Shutter hook.

Photo 112. Replacement shutter hardware.

Photo 113. Minor distress to lower left jamb.

Window W701					
B	**SHELL**				
B20	**EXTERIOR ENCLOSURE**				
	B2020	**EXTERIOR WINDOWS**			
				Condition	**Priority**
		B202009	W701 Overall	Poor	High
		B202009.01	W701 Shutter	Fair	Low
		B202009.02	W701 Shutter Hardware	Poor	Low
		B202009.03	W701 Sill	Failed	High
		B202009.04	W701 Jamb Trim	Fair	Moderate
		B202009.05	W701 Head Trim	Good	Low
		B202009.06	W701 Upper Sash	Good	Low
		B202009.07	W701 Lower Sash	Good	Low
		B202009.08	W701 Glazing	Failed	High

Date: 1955 / 2006 **Contributing**: Contributing

Window W701 was located on the east wall of Room 7 (107) (Photo 114). The window was twelve-over-eight double-hung wood sashes. The window was of a style similar to that seen in the 1938 HABS photographs prior to restoration and again in the 1972 HABS photographs after restoration. The shutters are missing in the 1938 photographs, but the existing shutters are of the same style as seen in the 1972 photographs. The window had two four-paneled shutters. The window sashes and frame were painted white, and the shutter was painted blue. The window was generally in Poor condition with serious repairs required to maintain the weather resistance of the window.

- Shutters: The shutters were generally in Fair condition, with paint failure and localized deterioration, particularly at the upper rails (Photo 115 and Photo 116). Heavy biological growth was present on the paint. Cleaning and repainting the shutters should be considered in the next one to three years.
- Shutter Hardware: One shutter dog was present, and one was missing with the shutter secured open by a wire and nail. The missing shutter dog should be replaced in kind. The shutter hinges appeared to be replacement hardware.
- Sill: The sill was severely deteriorated and had failed (Photo 117). The sill should be replaced in kind, and the new sill should be slightly pitched to the west to shed water.
- Jamb Trim: The lower ends of the jambs at the sill had minor deterioration. Additionally, the jamb trim was split at the shutter hinges (Photo 118). The jambs should be replaced in kind.
- Head Trim: The head trim was in good condition without distress or deterioration (Photo 119).
- Upper Sash: The upper sash was in good condition without distress or deterioration. Operability of the sash was not tested. The sashes should be repainted in 1 to 2 years.
- Lower Sash: The lower sash was in good condition without distress or deterioration. Operability of the sash was not tested. The sashes should be repainted in 1 to 2 years.

- Glazing: The glazing putty was failed and debonded easily from the glass and muntin. The glazing putty should be fully replaced in the next 1 to 2 years; repainting of the sashes should be coordinated with the putty replacement.
- Pest Control: Minor biological staining likely from bats was observed behind the shutter. See Window W100 for recommendations regarding bat control.

Photo 114. Window W701, top of window looking south.

Photo 115. Failure of painted surfaces and minor deterioration of top rail of shutter.

Photo 116. Failure of painted surfaces of shutter, showing multiply layers of blue paint.

Photo 117. Deterioration of the sill.

Photo 118. Distress to jamb at replacement hardware.

Photo 119. Sheet metal flashing cap at window head.

Doors

Door D100					
B	**SHELL**				
B20	**EXTERIOR ENCLOSURE**				
	B2030	**EXTERIOR DOORS**			
				Condition	**Priority**
		B203001	D100 Overall	Fair	Low
		B203001.01	D100 Door	Fair	Low
		B203001.02	D100 Exterior Hardware	Fair	Moderate
		B203001.03	D100 Jamb Trim	Good	Low
		B203001.04	D100 Head Trim	Good	Low
		B203001.05	D100 Transom	Failed	High
		B203001.06	D100 Threshold	N/A	N/A

Date: Undetermined, relocated in 1955 **Contributing**: Contributing

Door D100 was located on the south wall of Room 1 (101), between Windows W100 and W101 (Photo 120). Many of the existing doors, including Door D100, may be historic material of undetermined date that was salvaged and relocated during the 1955 restoration. Documentation for the colors of the doors and trim has not been uncovered, but the 1958 Mirro-Krome postcard depicted the house with the trim painted white and the doors painted a brilliant blue, similar to the existing colors. This color scheme is generally consistent with the blue and white palette typically prescribed in the 1956 Furnishings Plan. The existing door and transom appears to be the same as those seen in the 1972 HABS photographs.

The door was inward-swinging and hinged on the lefthand side. The door was a six-panel, rail-and-stile solid wood door with raised panels. Above the door was a four-lite transom. The exterior surface of the door was painted blue, and the transom and exterior trim were painted white. The door was generally in Fair condition with minor repairs required to maintain the weather resistance of the transom. At the time of the site visit, the door appeared to be fully operable but scraped and abraded the floorboards when opened.

- Door: The door was generally in Fair condition. The door had multiple layers of blue paint, with localized, minor paint failure and minor separation of joints between the rails and stiles (Photo 121). Repainting the door and trim should be considered in the next five years.

Door Hardware: The exterior handle appeared to be a painted iron or steel thumb-latch and was secured to the lock stile with hammered nails (

- Photo 122). The keyhole escutcheon was brass and appeared to take a rounded shaft or "skeleton" key. The exterior hardware generally appeared to be in fair condition. The door appeared to latch when closed.
- Jamb Trim: Minor deterioration of the wood was observed at the bottom edges of both jambs (Photo 123). The stop appeared to be in good condition. Localized paint failure was observed in multiple locations.

- Head Trim: The head trim formed the rail between the transom and the door opening. The trim was in good condition without distress or deterioration.
- Transom: The glazing putty was failed and debonded easily from the glass and muntins, and localized paint failure was observed. The glazing putty should be fully replaced in the next 1 to 2 years; repainting of the transom should be coordinated with the putty replacement.
- Threshold: No threshold was present. The south porch decking boards met the flooring boards of Room 1 (101) just outboard of the exterior face of the closed door.

Photo 120. Door D100, overall.

Photo 121. Minor separation of lower rail and stile of door.

Photo 122. Exterior hardware of Door D100.

Photo 123. Minor weather-related deterioration of base of jamb trim.

Door D101					
B	**SHELL**				
B20	**EXTERIOR ENCLOSURE**				
	B2030	**EXTERIOR DOORS**			
				Condition	**Priority**
		B203002	D101 Overall	Fair	Low
		B203002.01	D101 Door	Good	Low
		B203002.02	D101 Exterior Hardware	Fair	Moderate
		B203002.03	D101 Jamb Trim	Fair	Low
		B203002.04	D101 Head Trim	Good	Low
		B203002.06	D101 Threshold	N/A	N/A

Date: Undetermined, relocated in 1955 **Contributing**: Contributing

Door D101 was located on the north wall of Room 1 (101), leading to the north porch (
Photo 124,
Photo 125). The door was inward-swinging and hinged on the lefthand side. The door was a ledged or board-and-batten door constructed of vertical wood panels with three interior "ledges" or horizontal battens. The exterior surface of the door and the trim were painted blue. The door was generally in Fair condition with repairs required to maintain the condition and operation of the door. At the time of the site visit, the door dragged on the floorboards and was difficult to open and the locking mechanism was not functional.

- Door: The door was generally in good condition. The door had multiple layers of blue paint, with localized, minor paint failure. Repainting the door and trim should be considered in the next five years.
- Door Hardware: The exterior handle appeared to be an iron thumb-latch and was secured to the lock stile with hammered nails, similar to the handle of Door 100 (Photo 126). The thumb-latch was loose. The lock appeared to be a modern-style cylinder lock with a spring latch, and the cylinder was stamped with the word "BEST". The exterior hardware was generally in poor condition.
- Jamb Trim: The jamb trim was in fair condition; however, separation of the stop from the jamb was observed on the latch side (Photo 127). Localized paint failure was observed in multiple locations. Wood trim had been added to the door jambs to support a plexiglass pedestrian barrier; the trim was loose and should be replaced.
- Head Trim: The head trim was in good condition without distress or deterioration.
- Threshold: No threshold was present. The north porch decking boards ran parallel with the flooring boards of Room 1 (101). The floorboards were noticeably displaced at the door entry, causing the door to drag on the floor, damaging the surface of the boards (Photo 128). The door was difficult to operate and could not be fully opened.

Photo 124. Door D101. overall, looking south.

Photo 125. Door D101, from interior with door open.

Photo 126. Exterior hardware.

Photo 127. Minor separation of door stop and jamb.

Photo 128. Abrasion to the flooring from door swing.

Door D200					
B	**SHELL**				
B20	**EXTERIOR ENCLOSURE**				
	B2030	**EXTERIOR DOORS**			
				Condition	**Priority**
		B203003	D200 Overall	Fair	Low
		B203003.01	D200 Door	Good	Low
		B203003.02	D200 Exterior Hardware	Fair	Moderate
		B203003.03	D200 Jamb Trim	Good	Low
		B203003.04	D200 Head Trim	Good	Low
		B203003.05	D200 Threshold	N/A	N/A

Date: Undetermined, relocated in 1955 **Contributing**: Contributing

Door D200 was located on the south wall of Room 2 (102), leading to the north porch (
Photo 129). The door was inward-swinging and hinged on the righthand side. The door was a ledged or board-and-batten door constructed of vertical wood panels with three interior "ledges" or horizontal battens. The exterior surface of the door and the trim were painted blue. The door was generally in Fair condition with minor repairs required to maintain the condition and operation of the door. At the time of the site visit, the door appeared to latch when closed.

- Door: The door was generally in good condition. The door had multiple layers of blue paint, with localized, minor paint failure. Repainting the door and trim should be considered in the next five years.
- Door Hardware: The exterior handle appeared to be an iron thumb-latch and was secured to the lock stile with hammered nails, similar to the handle of Door 100 (Photo 130). No exterior locking mechanism was present. The exterior hardware was generally in fair condition. Door hinges were painted steel butt hinges with minor surface corrosion (Photo 131).
- Jamb Trim: The jamb trim was in fair condition with localized paint failure (Photo 132, Photo 133).
- Head Trim: The head trim was in good condition without distress or deterioration (Photo 134).
- Threshold: No threshold was present. The south porch decking boards meet the flooring boards of Room 2 (102) outboard of the exterior face of the door when closed. The floorboards were slightly elevated from the exterior decking, but the door did not appear to catch or drag on the flooring.

Photo 129. Door D200, overall.

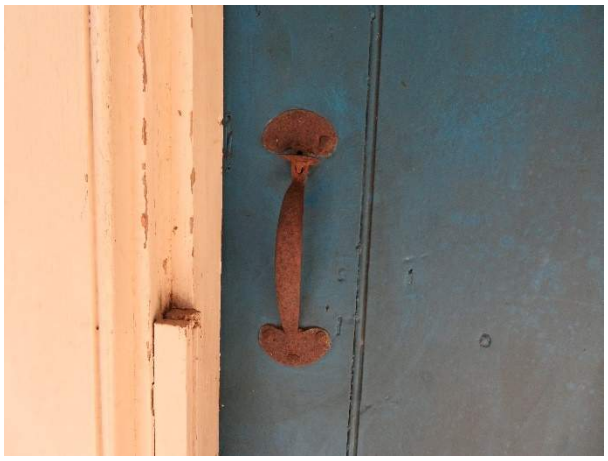

Photo 130. Exterior door hardware.

Photo 131. Door hinge.

Photo 132. Jamb trim, typical.

Photo 133. Failure of painted surfaces at door jamb.

Photo 134. Head trim, typical.

Door D201					
C	INTERIORS				
C10	INTERIOR CONSTRUCTION				
	C1020	INTERIOR DOORS			
				Condition	Priority
		C102001	D201 Overall	Good	Low
		C102001.01	D201 Door	Good	Low
		C102001.02	D201 Hardware	Poor	Moderate
		C102001.03	D201 Jamb Trim	Good	Low
		C102001.04	D201 Head Trim	Good	Low
		C102001.05	D201 Threshold	N/A	N/A

Date: Undetermined, relocated in 1955 **Contributing**: Contributing

Door D201 was located on the north wall of Room 2 (102), leading to Room 3 (103) (Photo 135, Photo 136). The door was inward swinging into Room 2 (102) and hinged on the lefthand side. The door was a ledged or board-and-batten door constructed of vertical wood panels with three interior "ledges" or horizontal battens. The surfaces of the door and the trim were painted blue. The door was generally in Good condition with minor repairs required to maintain the condition and operation of the door.

- Door: The door was generally in good condition. The door had multiple layers of blue paint, with localized, very minor paint failure.
- Door Hardware: The handle was a wood lift-latch attached to the north side of the door. The thumb press was broken and missing. The lift latch could not be operated from the Room 3 (103) side of the door.
- Jamb Trim: The jamb trim was in good condition with minor separation of the jamb from the head trim (Photo 137, Photo 138).
- Head Trim: The head trim was in good condition without distress or deterioration.
- Threshold: No threshold was present, and the door did not appear to catch or drag on the flooring.

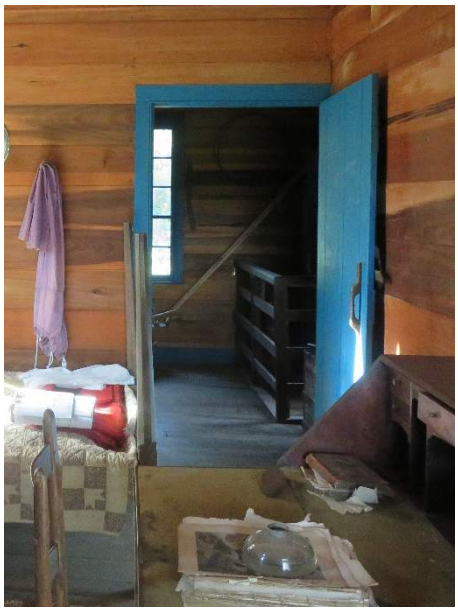

Photo 135. Door D201, overall looking north.

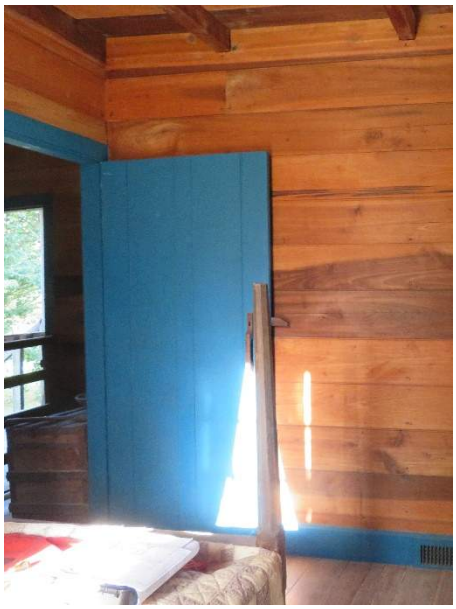

Photo 136. Door D201, looking east.

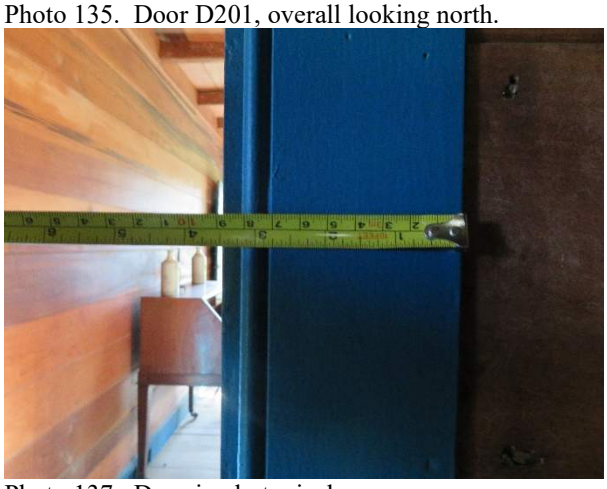

Photo 137. Door jamb, typical.

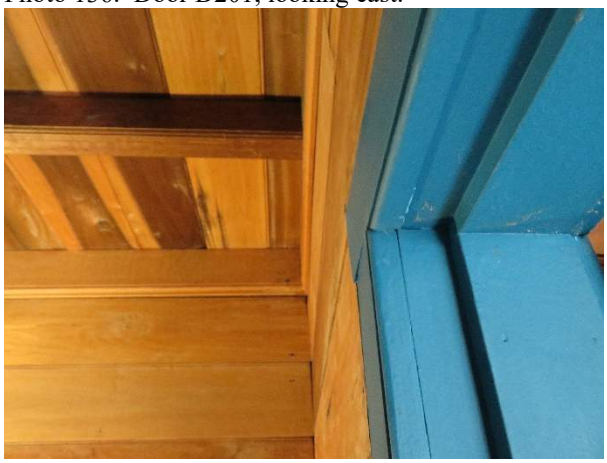

Photo 138. Minor separation of jamb and head trim in Room 2 (102).

Door D300					
B	**SHELL**				
B20	**EXTERIOR ENCLOSURE**				
	B2030	**EXTERIOR DOORS**			
				Condition	**Priority**
		B203004	D300 Overall	Fair	Low
		B203004.01	D300 Door	Good	Low
		B203004.02	D300 Exterior Hardware	Poor	Moderate
		B203004.03	D300 Jamb Trim	Fair	Low
		B203004.04	D300 Head Trim	Good	Low
		B203004.05	D300 Threshold	N/A	N/A

Date: Undetermined, relocated in 1955 **Contributing**: Contributing

Door D300 was located on the east wall of Room 3 (103), leading to the north porch (Photo 139, Photo 140). The door was inward swinging and hinged on the righthand side. The door was a ledged or board-and-batten door constructed of vertical wood panels with three interior "ledges" or horizontal battens. The exterior surface of the door and the trim were painted blue. The door was generally in Fair condition with repairs required to maintain the condition and operation of the door. At the time of the site visit, the door appeared to latch when closed but did not swing freely and dragged on the floorboards of Room 3 (103).

- Door: The door was generally in good condition. The door had multiple layers of blue paint, with localized, minor paint failure. Repainting the door and trim should be considered in the next five years.
- Door Hardware: The exterior handle was a wood lift-latch handle attached to the north side of the door (Photo 141); the handle was damaged, and the thumb press was missing. The lock appeared to be a modern-style cylinder lock with a spring latch, and the cylinder was stamped with the word "BEST". The exterior hardware was generally in fair condition.
- Jamb Trim: The jamb trim was in fair condition with localized paint failure. Some separation of the jambs from the head trim was observed (Photo 142). Gaps between the jambs and the porch decking were also observed due to the slope of the porch (Photo 143).
- Head Trim: The head trim was in good condition without distress or deterioration.
- Threshold: No threshold was present. The north porch decking boards were continuous with the floorboards of Room 3 (103). The floorboards were slightly elevated from the exterior decking, and scrape marks and abrasion to the floorboards were observed where the door drags on the floor when opened (Photo 144).

Photo 139. Door D300, overall.

Photo 140. Door D300, overall with door partially closed.

Photo 141. Exterior door hardware.

Photo 142. Minor separation of jamb and head trim.

Photo 143. Change in slope at door threshold.

Photo 144. Abrasions to flooring from door swing.

Door D600					
B	**SHELL**				
B20	**EXTERIOR ENCLOSURE**				
	B2030	**EXTERIOR DOORS**			
				Condition	**Priority**
		B203005	D600 Overall	Fair	Low
		B203005.01	D600 Door	Good	Low
		B203005.02	D600 Exterior Hardware	Fair to Poor	Moderate
		B203005.03	D600 Jamb Trim	Fair	Low
		B203005.04	D600 Head Trim	Good	Low
		B203005.06	D600 Threshold	N/A	N/A

Date: Undetermined, relocated in 1955 **Contributing**: Contributing

Door D600 was located on the west wall of Room 6 (106) (Photo 145). The door was inward-swinging and hinged on the lefthand side. The door was a six-panel, rail-and-stile solid wood door with slightly raised panels, of a slightly different style from Door 100. The exterior surface of the door and the trim were painted blue. The door was generally in Fair condition with repairs required to function and operation of the door. At the time of the site visit, the door was extremely difficult to unlock and dragged on the floor when opened.

- Door: The door was generally in good condition (Photo 146). The door had multiple layers of blue paint, with localized, minor paint failure. Repainting the door and trim should be considered in the next five years.
- Door Hardware: The exterior handle appeared to be a painted iron or steel thumb-latch and was secured to the lock stile with hammered nails (Photo 147). The lock appeared to be a modern-style brass cylinder lock with a spring latch, and the cylinder was stamped with the word "BEST". Door hinges were painted steel butt hinges with minor surface corrosion (Photo 148). The exterior hardware was generally in fair to poor condition.
- Jamb Trim: The jamb trim was in fair condition with localized paint failure. Some separation of the jambs from the head trim was observed (Photo 149). The stops appeared to be in good condition. Large gaps between the jambs and the porch decking were observed due to the slope of the porch. Wood trim had been added to the door jambs to support a plexiglass pedestrian barrier.
- Head Trim: The head trim was in good condition without distress or deterioration.
- Threshold: No threshold was present. The north porch decking boards abutted the flooring boards of Room 6 (106) just outboard of the exterior face of the closed door. Scrape marks and abrasions to the floorboards were observed where the door drags on the floor when opened (Photo 150).

Photo 145. Door D600 with plexiglass pedestrian barrier in place.

Photo 146. Door D600, with door open.

Photo 147. Exterior door hardware.

Photo 148. Door hinge.

Photo 149. Minor separation of jamb and head trim.

Photo 150. Abrasions to floor boards from door swing.

Door D700					
B	**SHELL**				
B20	**EXTERIOR ENCLOSURE**				
	B2030	**EXTERIOR DOORS**			
				Condition	**Priority**
		B203006	D700 Overall	Fair	Low
		B203006.01	D700 Door	Fair	Low
		B203006.02	D700 Exterior Hardware	Fair	Moderate
		B203006.03	D700 Jamb Trim	Fair	Low
		B203006.04	D100 Head Trim	Good	Low
		B203006.05	D700 Transom	Failed	High
		B203006.06	D700 Threshold	N/A	N/A

Date: Undetermined, relocated in 1955 **Contributing**: Contributing

Door D700 was located on the south wall of Room 7 (107), between Windows W101 and W700 (Photo 151). The door was inward-swinging and hinged on the lefthand side. The door was a six-panel, rail-and-stile solid wood door with raised panels, similar in style to Door 100. Above the door was a four-lite transom. The exterior surface of the door was painted blue, and the transom and exterior trim were painted white. The door was generally in Fair condition with minor repairs required to maintain the weather resistance of the transom. At the time of the site visit, the door appeared to be operable without dragging on the floor.

- Door: The door was generally in fair condition. The door had multiple layers of blue paint, with localized, minor paint failure and minor separation of joints between the rails and stiles (Photo 153, Photo 154). Repainting the door and trim should be considered in the next five years.
- Door Hardware: The exterior handle appeared to be a painted iron or steel thumb-latch and was secured to the lock stile with hammered nails (Photo 152). The keyhole escutcheon was brass and appeared to take a rounded shaft or "skeleton" key. The exterior hardware generally appeared to be in fair condition with surface corrosion of the handle. The door appeared to latch when closed.
- Jamb Trim: Minor deterioration of the wood was observed at the bottom edges of the jambs. The stops appeared to be in good condition. Localized paint failure was observed in multiple locations.
- Head Trim: The head trim formed the rail between the transom and the door opening. The trim was in good condition without distress or deterioration.
- Transom: The glazing putty was failed and was debonded from the glass and muntins, and localized paint failure was observed. The glazing putty should be fully replaced in the next 1 to 2 years; repainting of the transom should be coordinated with the putty replacement.
- Threshold: No threshold was present. The south porch decking boards met the flooring boards of Room 1 (101) just outboard of the exterior face of the closed door.

Photo 151. Door D700, overall.

Photo 152. Exterior door hardware.

Photo 153. Connection detail of rail and top stile at door D700 with minor separation.

Photo 154. Connection detail of rail and middle stile at door D700.

Door D701					
B	**SHELL**				
B20	**EXTERIOR ENCLOSURE**				
	B2030	**EXTERIOR DOORS**			
				Condition	**Priority**
		B203007	D701 Overall	Fair	Low
		B203007.01	D701 Door	Fair	Low
		B203007.02	D701 Exterior Hardware	Fair	Moderate
		B203007.03	D701 Jamb Trim	Good	Low
		B203007.04	D701 Head Trim	Good	Low
		B203007.05	D701 Threshold	N/A	N/A

Date: Undetermined, relocated in 1955 **Contributing**: Contributing

Door D701 was located on the north wall of Room 7 (107), leading to the north porch (Photo 155). The door was inward-swinging and hinged on the righthand side. The door was a six-panel, rail-and-stile solid wood door with raised panels, similar in style to Door 100. The exterior surface of the door and trim were painted blue. The door was generally in Fair condition with minor repairs required to maintain the operation of the door. At the time of the site visit, the door appeared to be operable without dragging on the floor.

- Door: The door was generally in fair condition. The door had multiple layers of blue paint, with localized, minor paint failure (Photo 156). Repainting the door and trim should be considered in the next five years.
- Door Hardware: The exterior handle appeared to be a painted iron or steel thumb-latch and was secured to the lock stile with hammered nails (Photo 157). The lock appeared to be a modern-style brass cylinder lock with a spring latch, and the cylinder was stamped with the word "BEST". Door hinges were painted steel butt hinges with minor surface corrosion (Photo 158). The exterior hardware was generally in fair condition.
- Jamb Trim: The jamb trim was in good condition without distress or deterioration except for minor areas of paint failure. The stops appeared to be in good condition.
- Head Trim: The head trim was in good condition without distress or deterioration.
- Threshold: No threshold was present. The north porch decking boards ran parallel with the flooring boards of Room 7 (107). Small abrasions to the flooring were observed near the hinge jamb, but the door swung without dragging on the flooring at the time of the site visit; during summer months, the door may catch on the flooring.

Photo 155. Door D701, looking south.

Photo 156. Door D701, looking east.

Photo 157. Exterior door hardware.

Photo 158. Door hinge.

Structure

Foundation Piers					
A	SUBSTRUCTURE				
A10	FOUNDATIONS				
	A1020	SPECIAL FOUNDATIONS			
				Condition	Priority
		A102001	Foundation Piers	Good to Failed	High

Date: Replaced in 1992 **Contributing**: Contributing

Pier Description, General

The structure is supported on a series of twenty-eight short log piers. The piers bear on buried concrete footings and support the primary floor beams. A short crawl space is present under the full length of the house, and each pier was able to be assessed. The piers were visually assessed for condition, including evidence of deterioration or displacement, and three interior moisture content readings were taken at each pier at the top of the log, at mid-height, and at grade.

The piers are undressed logs with the bark still attached. The piers were reported in the 1998 HSR as sassafras (*Sassafras albidum*). The piers may have been replaced in part or entirely in 1992 due to deterioration of the logs. The piers are gravity-set without mechanical anchorage to the concrete footing or the building structure. Each pier was capped with a sheet of copper flashing to provide a capillary and insect break between the log and the timber floor beam.

A summary of the conditions observed at each pier are described in the table below and graphically shown in Figure 3.

Moisture Content Readings

Electric resistance meters indicate moisture content (MC) as a percentage of the oven-dry weight of the wood by measuring electrical conductivity between two probes inserted into the wood. This method works well because moisture is an excellent conductor of electricity, while dry wood is an effective insulator. High conductivity generally indicates high moisture levels in the wood. Measurements above 20% MC are widely accepted to indicate a level of moisture that supports fungal decay.

The MC readings of the log piers were taken with a Delmhorst RDM-2 meter with a 4.5 to 60% range and contact pins with 1-inch penetration. The meter allows the operator to input the temperature and the wood species. The wood species presets for the Delmhorst RDM-2 did not include a setting for "sassafras," so the setting for "red oak" was selected as the most comparable ring-porous hardwood. The meter also provides a hammer-like probe handle to fully seat the probes in the substrate. The MC reading at a 1-inch depth is considered representative of the MC through the full depth of the member.

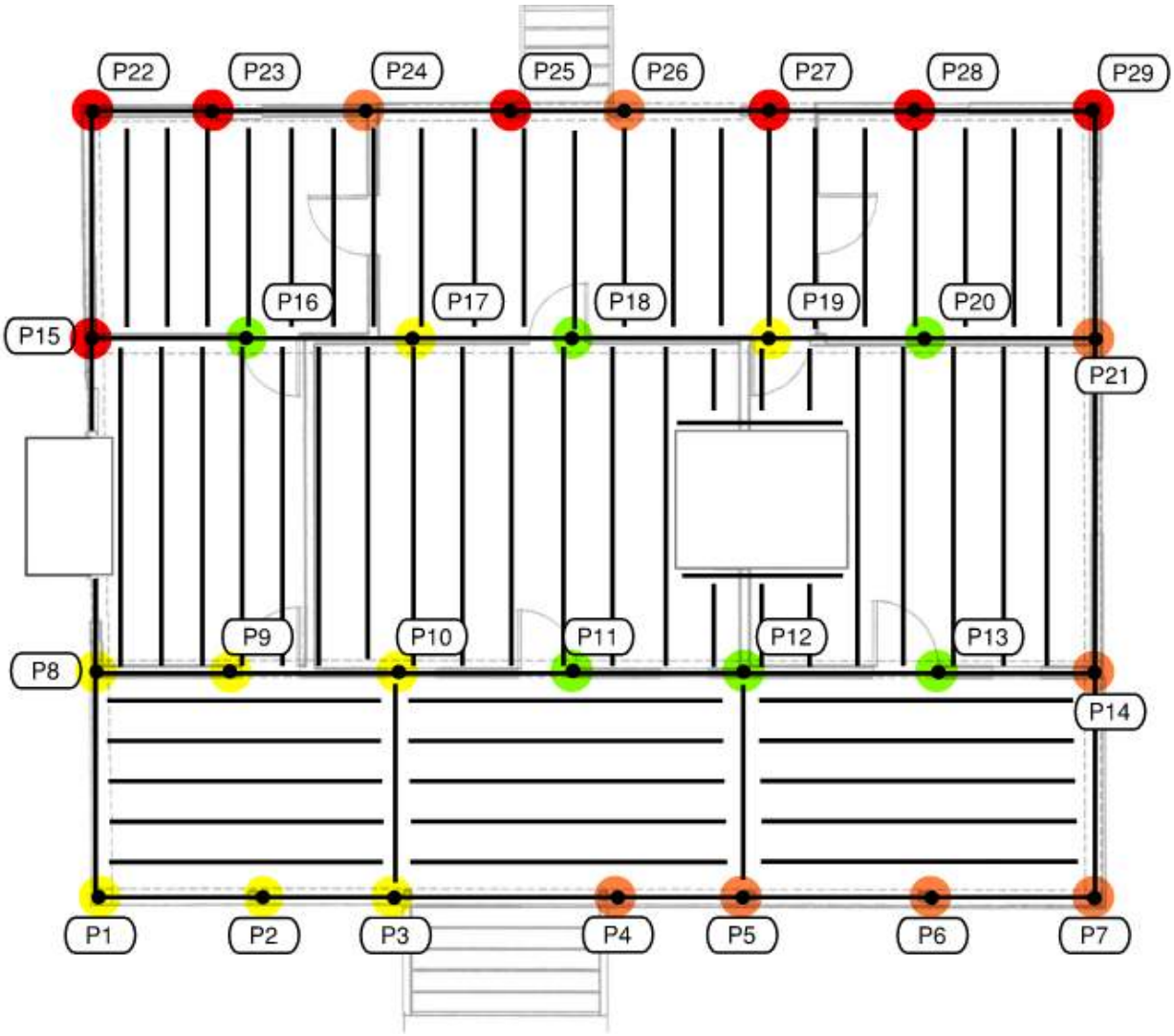

Figure 3. Schematic floor framing plan graphically showing condition ratings for foundation piers: Good (green), Fair (yellow), Poor (orange), and Failed (red).

Table 1. Summary of Foundation Pier Conditions

Pier No.	Condition	MC%[1]	Nom. Diameter[2]	Observations	Photos
P1	Fair	19.0 (t) 26.2 (m) 45.0 (b)	1'-4.1"	Deterioration of the pier was observed at grade that appeared to extend approximately 1-inch into the sapwood.	Photo 159
P2	Fair	17.4 22.1 30.5	1'-8.2"	Deterioration of the pier was observed at grade that appeared to extend approximately 1-inch into the sapwood.	Photo 160
P3	Fair	23.3 24.3	1'-1.4"	Minor deterioration of the sapwood was observed at grade.	Photo 161

Table 1. Summary of Foundation Pier Conditions					
		29.8			
P4	Poor	17.7 19.9 30.5		The pier appeared to be displaced to the north and was not fully engaged with the beam above. Deterioration of the pier was observed at grade that extended 1 to 2-inches into the sapwood.	Photo 162
P5	Poor	16.5 23.0 27.3	1'-2.3"	Deterioration of the pier was observed at grade that appeared to extend approximately 1 to 2-inches into the sapwood.	Photo 163 Photo 164
P6	Poor	15.5 15.6 23.9	1'-3.3"	Deterioration of the pier was observed at grade that appeared to extend approximately 2 to 3-inches into the sapwood.	Photo 165 Photo 166
P7	Poor	19.6 24.6 27.7	1'-5.2"	Deterioration of the pier was observed at grade that appeared to extend approximately 1-inch into the sapwood.	Photo 167 Photo 168
P8	Fair	16.0 16.0 20.0	1'-3.9"	Minor deterioration of the sapwood was observed at grade.	Photo 169
P9	Fair	18.5 18.8 22.8	1'-0.6"	Pier 9 appeared to be slightly displaced to the north and east but was fully engaged with the beam above.	Photo 170
P10	Fair	19.1 19.8 22.3	1'-4.1"	Pier 10 appeared to be slightly displaced to the north but was fully engaged with the beam above.	Photo 171
P11	Good	19.3 19.4 20.2	1'-3.6"		Photo 172
P12	Good	17.5 18.9 19.4	1'-2.5"		Photo 173
P13	Good	17.8 18.9 19.7	1'-1.8"		Photo 175
P14	Poor	16.8 23.1 25.2	1'-7.1"	Minor deterioration of the pier was observed at grade. The pier also exhibited multiple vertical splits and checks.	Photo 176
P15	Failed	15.2 23.6 20.7	1'-3.9"	Deterioration was observed at grade at Pier 16 that extended approximately 4 to 5-inches into the sapwood and heartwood of the pier.	Photo 177 Photo 178
P16	Good	18.0	1'-6.5"		Photo 179

Table 1. Summary of Foundation Pier Conditions					
		18.6 20.0			
P17	Fair	17.7 18.2 20.7	1'-1.0"	No distress or deterioration were observed at Pier 17. The vertical split in the pier appeared to be shallow and did not affect the ability of the pier to support the structure.	Photo 180
P18	Good	18.7 20.1 22.5	1'-3.3"		Photo 181
P19	Fair	17.7 15.4 18.9	1'-2.6"	Pier 19 was slightly displaced to the south but appeared to be fully engaged with the beam above. Minor deterioration of exterior surface of the sapwood was observed at grade that did not appear to impact the performance of the pier.	Photo 182
P20	Good	18.4 18.7 20.7	1'-3.9"		Photo 183
P21	Poor	20.0 20.5 24.2	1'-3.3"	Deterioration was observed at grade of the sapwood at Pier 21. Per the 1998 HSR, this pier extends 12-inches below ground and bears on a concrete footing.	Photo 184
P22	Failed	17.1 20.0 26.0	1'-3.9"	Per the 1998 HSR, this pier extends 14-inches below ground, were it bears on a concrete footing. A vertical split approximately ½-inches wide on the east face of the pier was fairly shallow and did not compromise the pier's ability to support the structure. At grade, deterioration of the sapwood was observed, as well as an undetermined amount of deterioration of the heartwood core. The pier was not fully engaged with the perimeter beam above.	Photo 185 Photo 186
P23	Failed	18.8 17.3 19.6	1'-2.0"	Pier 23 was leaning out of plumb to the northwest and no longer provided support for the perimeter beam; a gap of approximately 1 to 2 inches was present between the top of the copper flashing and the bottom of the beam. Significant deterioration was observed at grade of both the sapwood and the inner	Photo 187 Photo 188

Table 1. Summary of Foundation Pier Conditions					
				heartwood. Section loss of the wood was approximately 4 to 5-inches deep.	
P24	Poor	19.8 20.0 22.7	1'-0.1"	Deterioration of the sapwood was observed at grade, and the deterioration appeared to extend approximately 3-inches into the sapwood and potentially into the heartwood of the pier.	Photo 189
P25	Failed	15.8 17.8 17.2	1'-0.1"	Pier 25 had significant deterioration through the entire thickness of the pier at grade, resulting in full loss of section of the member. Pier 25 has failed and can no longer support the structure above.	Photo 190 Photo 191
P26	Poor	18.7 22.4 26.6	1'-2.5"	Pier 26 appeared to be plumb. Deterioration at grade was observed at Pier 26 that extended approximately 3-inch into the sapwood. Frass from a wood-boring insect was also observed.	Photo 192 Photo 193
P27	Failed	15.0 16.4 25.0	1'-2.6"	Per the HSR, this pier extends 10-inches into the ground where it bears on a concrete footing. Pier 27 was significantly out of plumb, leaning to the north. The perimeter beam was no longer bearing on the pier; a gap of approximately 1 to 2-inches was present between the top of the copper flashing and the underside of the beam. Vertical splits in the pier were shallow. Significant deterioration of the pier at grade appeared to extend the full depth of the core.	Photo 194 Photo 195 Photo 196
P28	Failed	15.8 16.3 23.0	1'-2.6"	Pier 28 was also displaced to the north. Significant deterioration and loss of section was observed at grade that extended into the sapwood and heartwood of the pier approximately 3 to 4-inches.	Photo 197 Photo 198
P29	Failed	18.2 18.5 28.8	1'-7.6"	Pier 29 appeared to generally be plumb, with possible some displacement to the north and east. Deterioration was observed at grade that appeared to extend nearly the full thickness of the pier's core.	Photo 199 Photo 200

Notes:

1. Weather conditions on November 16, 2021: 65°F and 90% RH (Relative Humidity). The MC readings are reported in the column below, as taken from the top (t), midpoint (m), and bottom (b) of each pier.
2. Nominal diameter of piers in feet and inches, as reported by the 1998 HSR update.


Photo 159. Pier P1, looking southwest.


Photo 160. Pier P2, looking south.


Photo 161. Pier P3, looking south.


Photo 162. Pier P4, looking southeast.


Photo 163. Pier P5, looking southeast.


Photo 164. Copper flashing at the head of Pier P5, showing displacement of the pier.

Photo 165. Pier P6, looking northwest.

Photo 166. Deterioration at the base of Pier P6.

Photo 167. Pier P7, looking west.

Photo 168. Deterioration at the base of Pier P7.

Photo 169. Pier P8, looking west.

Photo 170. Pier P9, looking west.

Photo 171. Pier P10, looking west.

Photo 172. Pier P11, looking west.

Photo 173. Pier P12, looking northwest.

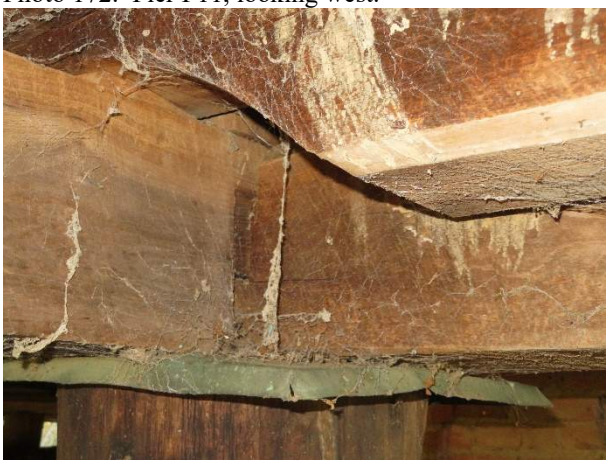

Photo 174. Detail of copper flashing cap at Pier P12.

Photo 175. Pier P13, looking north.

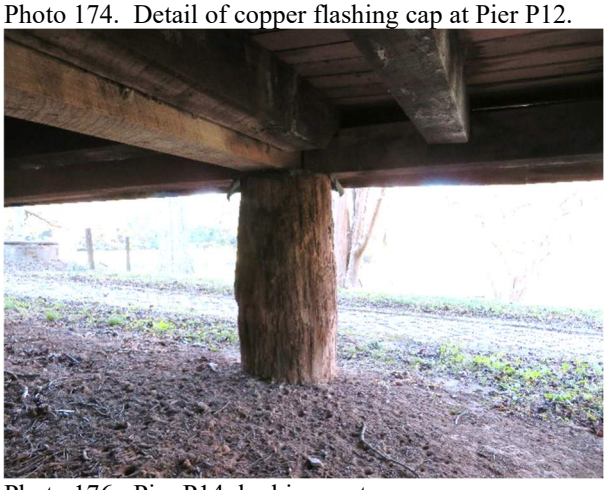

Photo 176. Pier P14, looking east.

Photo 177. Pier P15, looking west, slowing vertical split in pier.

Photo 178. Copper cap flashing at the head of Pier P15.

Photo 179. Pier P16, looking north.

Photo 180. Pier P17, looking west.

Photo 181. Pier P18, looking north.

Photo 182. Pier P19, looking northeast.

Photo 183. Pier P20, looking south.

Photo 184. Pier P21

Photo 185. Pier P22 at northwest corner.

Photo 186. Pier P22 deterioration below grade.

Photo 187. Pier P23 has settled due to deterioration and is no longer supporting the perimeter beam.

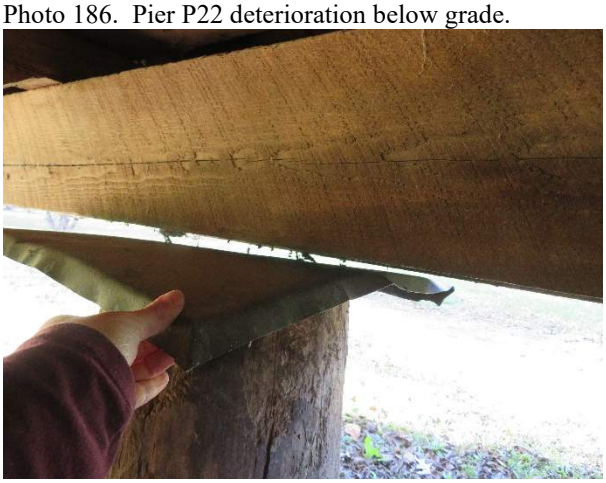

Photo 188. Pier P23 was no longer in contact with the perimeter beam.

Photo 189. Pier P24.

Photo 190. Pier P25.

Photo 191. Pier P25 has significant loss of section due to internal and below-grade deterioration.

Photo 192. Pier P26.

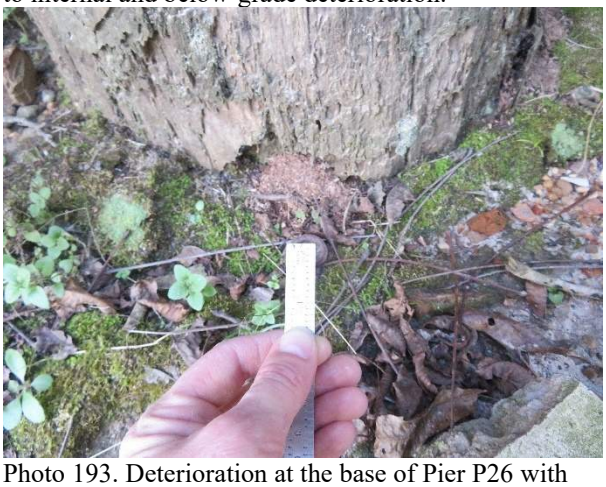

Photo 193. Deterioration at the base of Pier P26 with frass from a wood-boring insect.

Photo 194. Pier P27 is displaced and has settled due to deterioration and is no longer supporting the perimeter beam.

Photo 195. Pier 27 was no longer in contact with the perimeter beam.

Photo 196. Deterioration of the core of Pier 27.

Photo 197. Pier P28, looking west.

Photo 198. Deterioration and section loss at the base of Pier P28.

Photo 199. Pier P29 at northeast corner.

Photo 200. Deterioration and section loss at grade of Pier P29.

Crawlspace					
G	SUBSTRUCTURE				
G20	FOUNDATIONS				
	G2040	SITE DEVELOPMENT			
				Condition	Priority
		G204002	Crawlspace	Fair	Moderate

Date: N/A **Contributing**: N/A

The crawlspace under the first floor is a low space open to the exterior, approximately two to three feet above grade. The elevation of the soil in the crawlspace varies (Photo 201), being lowest at the northeast corner of the building under Room 6 (106) and highest at the west end of the building under Room 3 (103) (Photo 202). This does not appear an intention grade change but more related to natural settlement or erosion and soil disturbance by animals. Much of the crawlspace was protected from direct weather by the footprint of the house, but low areas at the northwest corner of the building appeared to allow surface water to collect around the foundation piers at this area, which is contributing to the differential settlement and distress to the foundation piers.

Clean fill can be used to level out low areas of soil in the crawlspace to encourage positive drainage of surface water away from the building footprint. This is especially important at areas of soil backslope near the perimeters of the crawlspace and the at the northeast corner where the soil is low. Ground-disturbing improvements will need to be coordinated with administrative and compliance requirement, potentially including an archeological survey and/or monitoring during the work.

Photo 201. Uneven grade of soil in crawlspace, looking east.

Photo 202. High point of crawlspace under Room 3 (103), looking west.

Floor Framing					
B	**SHELL**				
B10	**SUPERSTRUCTURE**				
	B1010	**FLOOR CONSTRUCTION**			
				Condition	**Priority**
		B101001	Floor Joists	Good to Fair	Low
		B101002	Floor Beams	Good to Fair	Low

Date: 1955 and Undetermined **Contributing**: Contributing

The floor structure of the main level was constructed of heavy timber beams and joists (Figure 4). The members appeared to be oak, but this was not confirmed by formal wood species identification. The beams were supported by the log piers, and the joists were supported by the beams. A continuous beam formed the perimeter of the structure, and two intermediate beams running east-west divided the structure into three longitudinal bays: North Porch and Rooms 3 (103) and 6 (106); Main House consisting of Rooms 1 (101), 2 (102), and 7 (107); and South Porch. At the north porch and main house bays, the joists run north-south, while under the south porch, the joists run east-west.

All beams and all except seven joists appeared to be replacement members from the 1955 restoration; the timbers were circular sawn wood, and numerous members were visibly branded with "1955." The seven joists that may be repurposed older or historic members were clustered in two groups under Rooms 2 (102) and 3 (103).

The timbers were generally in good condition without widespread distress or deterioration. Localized deterioration of joists typically included either deterioration of the bearing ends due to water exposure or deep checks in the timber which should be monitored. Checks are "splits" or "shrinkage cracks" in wood from the natural expansion and contraction of the wood member in the presence of moisture. Checks do not typically impact the capacity of a structural member. Where the checks extend halfway or more through a member, they should be periodically monitored for any signs of change.

MC readings were also taken of select floor framing members with a Delmhorst RDM-2 meter with a 4.5 to 60% range and contact pins with 1-inch penetration (See "Foundation Piers" for additional information on MC readings). High conductivity generally indicates high moisture levels in the wood. Measurements above 20% MC are widely accepted to indicate a level of moisture that supports fungal decay; these conditions should be periodically monitored.

A summary of the conditions observed at each pier are described in Table 2 below and graphically shown in Figure 4.

Figure 4. Schematic floor framing plan graphically showing condition ratings for the joists and beams: Good (green - not shown for clarity), Fair (yellow), Poor (orange), and Failed (red - none). Joists which may be repurposed historic members are indicated as red lines and with an asterisk (*).

Table 2. Summary of Floor Framing Conditions

Joist No.	Condition	MC%[1]	Nom. Dimensions[2]	Observations[3]	Photos
J1	Fair		8.5 x 6.5	Check – 2.5	
J2	Good		8.5 x 6.5		
J3	Good	15.1	8.5 x 6.5		
J4	Good		8.5 x 6.5	Check – 2.5 at west bearing end	Photo 212
J5	Fair		8 x 6	Deterioration was observed on the top surface of the member.	
J6	Good		8.5 x 6.5	Check – 0.5	

Table 2. Summary of Floor Framing Conditions					
J7	Good		8.5 x 6.5	Check – 1.75	
J8	Good	17.2	8 x 6.5	Check – 1.25	
J9	Good		8.5 x 6.5		
J10	Good		8.5 x 6.5	Check – 1	
J11	Good		8.5 x 6.5		
J12	Fair	16.8	8.5 x 6.5	Minor carpenter bee damage was observed.	
J13	Fair		8 x 6	Minor carpenter bee damage was observed.	Photo 206
J14	Fair		8.5 x 6.5	Minor carpenter bee damage was observed. Check – 2.25	Photo 206
J15	Good		8 x 5.5		Photo 206
J16	Good	19.6	7.5 x 5.5	The joist was a hewn timber. This member may be a repurposed historic floor joist.	Photo 209
J17	Good	19.8	8 x 8	The joist was puncheon log, hewn only on the top face. This member may be a repurposed historic floor joist.	Photo 209
J18	Good	22.6 19.3	6 x 6	The joist was puncheon log, hewn only on the top face. This member may be a repurposed historic floor joist.	Photo 209
J19	Good	24.1	7.5 x 5.5	The joist was puncheon log, partially hewn on three faces. This member may be a repurposed historic floor joist.	
J20	Good	17.7	8.5 x 6.5		
J21	Good		8.5 x 6.5		
J22	Good	18.1	8.5 x 6.5		
J23	Good		8.5 x 6.5		Photo 213
J24	Good	16.9	9 x 6.5	Check – 1.75	Photo 218
J25	Good		8.5 x 6.5	Check – 1.75 at the north bearing end	
J26	Good	17.9	8.5 x 6.5		
J27	Good		8.5 x 6.5	Check – 2.25	
J28	Good		8.5 x 6.5	Check – 2.25	
J29	Fair		8.5 x 6.5	Check – 3” along underside of member, running fully length	Photo 211
J30	Good		8.5 x 6.5	Check – 0.75	
J31	Good	15.3	8.5 x 6.5		
J32	Good		8.5 x 6.5		Photo 203
J33	Good		9 x 6.5	Check – 1.5	Photo 203
J34	Good		8.5 x 6.5		Photo 203 Photo 205
J35	Good		8.5 x 6.5	Check – 2.25	Photo 205

Table 2. Summary of Floor Framing Conditions					
J36	Good		8 x 6		
J37	Fair	17.5	8.5 x 6.5	Minor carpenter bee damage was observed.	
J38	Fair		8.5 x 6.5	Multiple checks – 1.25	
J39	Fair		8.5 x 6.5	Check – 3	
J40	Fair	19.2	8 x 4	The joist was a split and hewn, half-round log. This member may be a repurposed historic floor joist.	Photo 208
J41	Poor		8 x 4	The joist was a split and hewn, half-round log. This member may be a repurposed historic floor joist. Deterioration was observed at the bearing ends of the joist.	Photo 208
J42	Fair		9 x 6	The joist was a split and hewn, half-round log. This member may be a repurposed historic floor joist. Evidence of previous infestation by a wood-attacking insect, such as woodworm or powder-post beetle, was present.	Photo 208
J43	Good	28.6	9 x 6	The joist was a split and hewn, half-round log. This member may be a repurposed historic floor joist.	
J44	Good		9 x 7	Check – 1.75	
J45	Good		8.5 x 6.5	Check – 1	
J46	Fair	20.3	8.5 x 6.5	The north bearing end was heavily deteriorated and had been reinforced with a dimension lumber sister on one side of the joist.	Photo 204
J47	Fair		8 x 6	The north bearing end had been reinforced with dimension lumber sisters on either side of the joist.	Photo 204 Photo 213
J48	Fair		8.5 x 6.5	The north bearing end was heavily deteriorated and had been reinforced with dimension lumber sisters on either side of the joist. Check – 3	Photo 207
J49	Fair		8.5 x 6.5	The north bearing end had been reinforced with dimension lumber sisters on either side of the joist.	
J50	Fair	17.3	8.5 x 6.5	The north bearing end had been reinforced with dimension lumber sisters on either side of the joist. Check – 1	

Table 2. Summary of Floor Framing Conditions					
J51	Fair		8 x 6	The north bearing end had been reinforced with dimension lumber sisters on either side of the joist.	
J52	Fair		8 x 6	Check – 3	
J53	Good		8.5 x 6.5		
J54	Good	18.3	7 x 6		
J55	Good		7 x 6		
J56	Fair		8.5 x 6.5	The bearing end of Joist J56 was deteriorated and had been reinforced with a dimension lumber sister. Check – 2.5	
J57	Good	17.1	8.5 x 6.5	Check – 2.25	
J58	Good		8.5 x 6.5		
J59	Good		8.5 x 6.5		
J60	Good		8.5 x 6.5		
B1	Good	18.1 22.3	8 x 9.5		
B2	Good	15.6	8 x 9.5		
B3	Good	20.2 18.8	8 x 9.5		Photo 206
B4	Good	23.7 19.7	8 x 10		
B5	Good	17.7	8 x 10		
B6	Good	18.2	8 x 9.5		Photo 206
B7	Good	21.8	8 x 9.5	Check – 2.75	
B8	Good	18.0	8 x 10		Photo 217
B9	Fair	17.4	8 x 10	At Joist J24, the beam had been notched for an electrical conduit. A small split or crack had formed in the seat of the notch that should be monitored.	Photo 217 Photo 218
B10	Good		6.5 x 8		Photo 203 Photo 205
B11	Good		6.5 x 8		Photo 210
B12	Good	19.3 19.6	8 x 10		
B13	Good	18.4	8 x 10		
B14	Good	19.6 20.1 18.4	8 x 10	The south bearing end of Beam B14 is embedded in the brick masonry of the west chimney. A copper capillary break separates the brick and the timber beam. Check – 0.75	Photo 216
B15	Good	19.8	8 x 10		Photo 204

Table 2. Summary of Floor Framing Conditions					
					Photo 208
B16	Good		8 x 10		Photo 213
B17	Good	17.8	8 x 10		
B18	Good	22.8	8 x 10		
B19	Good	17.4 17.2	8 x 9		
B20	Fair	24.0 18.2	8 x 9	Minor deterioration was observed on the topside of the beam, near the north porch stairs. The splice joint between Beams B20 and B21, located over Pier P25 is distressed. This area appeared to have experienced differential settlement, but it was unclear if the splice of Beam B20 had settled or if Beam B21 had heaved.	Photo 214 Photo 215
B21	Fair	18.3	8 x 9	See Beam B20.	Photo 214 Photo 215
B22	Good	19.0	8 x 9		

Notes:

1. Weather conditions on November 16, 2021: 65°F and 90% RH (Relative Humidity).
2. Nominal dimensions of members in inches, as measured in the field.
3. "Checks" typically do not affect the capacity of heavy timber. The check dimension as reported is the maximum depth of the check in inches as measured in the field and is reported here for comparative purposes for monitoring or future condition assessments.

Photo 203. Floor framing system, showing foundation piers, beam, and joists, below Room 6 (106) looking south showing joists running north-south.

Photo 204. Floor framing system below Room 3 (103), looking southwest showing joists running north-south.

Photo 205. Floor framing system on north side of central chimney.

Photo 206. Floor framing system below the Front Gallery (108) at Pier P5, looking west showing joists running east-west.

Photo 207. Joist J48, showing deterioration and sister repair at north bearing end. This is typical of several joists at the north.

Photo 208. Reused or salvage puncheon Joists J40, J41, and J42 under Room 3 (103), looking south.

Photo 209. Reused or salvaged puncheon joists (J17 and J18) and a reused or salvaged hewn joist (J16), under Room 2 (102) looking south.

Photo 210. Typical identifying brand on Beam B11, indicating the member was replaced during the 1955 restoration.

Photo 211. Deep checking of Joist J29.

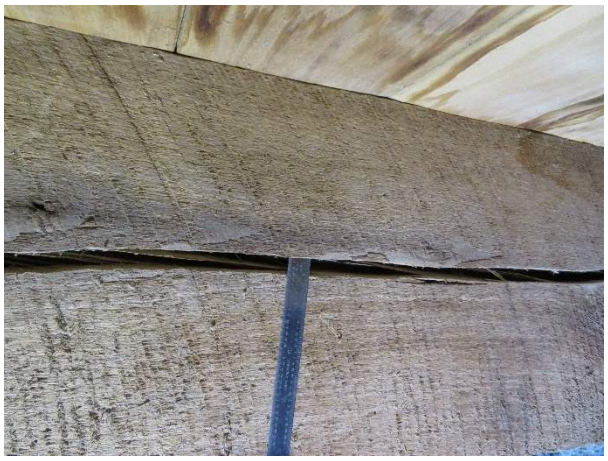

Photo 212. Checking at Joist J4.

Photo 213. Joists J23 and J47 bearing ends at Beam B16 splice over Pier P17, looking north.

Photo 214. Beam B20 and B21 splice at Pier P25, showing displacement due to pier settlement, looking north.

Photo 215. Beam B20 and B21 splice at Pier P25, showing 2-inch displacement due to settlement of the foundation piers at the northeast corner.

Photo 216. Beam B14 bearing end at west chimney with copper capillary break, looking south.

Photo 217. Three-way beam splice detail at Beams B8 and B9 at Pier P10, looking south.

Photo 218. Beam B9 and Joist J24 modified for electrical conduit with distress at notch, looking south.

Wall Framing					
B	SHELL				
B20	EXTERIOR ENCLOSURE				
	B2011	EXTERIOR WALL CONSTRUCTION			
				Condition	Priority
		B201101	Wall Framing	Undetermined	N/A

Date: c. 1785 and Later **Contributing**: Contributing

The wall framing was concealed behind exterior cladding and interior finishes and could not be assessed visually. In limited locations, the bearing ends of the wall framing could be partially observed from the crawl space under the structure (Photo 219, Photo 220).

Photo 219. Wall member for the south wall of Room 2 (102), bearing on Beam B8. Note the joists on either end are branded with "1955".

Photo 220. Wall members for north wall of Room 2 (102), near Joist J18 and bearing on Beam B15, with a forged nail.

Roof Framing					
B	**SHELL**				
B10	**SUPERSTRUCTURE**				
	B1020	**ROOF CONSTRUCTION**			
				Condition	**Priority**
		B102001	Rafters Bays	Good to Failed	Low to High
		B102002	Gable End Wall Framing	Good to Fair	Low

Date: Undetermined and 1955 **Contributing**: Contributing

The roof of Mount Locust is double-pitch, gable roof structure constructed of paired primary and secondary rafters, with the primary rafters forming the steeper-sloped main house roof and the secondary rafters forming the lower-sloped roofs for the galleries (Photo 221 and Photo 222).

The primary rafters met at the roof ridge with a half-lap scarf joint pinned with a wood trenail. A horizontal collar tie was located approximately mid-height of the primary rafters with a notch joint also pinned with a wood trenail. The secondary rafters were toenailed to the outside face of the primary rafters at the same elevation as the collar tie and secured in place with nails. Vertical posts rising from the top plate of the wall supported the secondary rafters.

The roof framing appeared to have been majorly altered during the 1955 restoration, with most members dating to 1955 and only a handful of members appearing to be historic or repurposed from another location or building. Many of the members branded with "1955" were roughly vertically sawn, appeared to have hewn surfaces, and used traditional timber framing joinery; this is supported by the 1958 "Narrative to Accompany Project Completion Report" which described engaging craftspeople and special ordering materials to perform the restoration with traditional materials and techniques:

> Mr. Judd was fortune in securing the services of Gordon Whittington, a Natchez carpenter, who had had considerable experience in restoration work…The most difficult aspect of the job was the acquisition of materials…Much of the lumber had to be produced by special order to duplicate that used in the original building…modern nails were remade to duplicate old nails.[29]

As such, estimating the age of a roof framing member by the saw marks, nails, or connection details can be misleading in this structure. Eight members were identified that were hewn or vertically sawn with Roman numeral carpentry marks; none of these members appeared to be in their original or historic locations. Another twenty members appeared to have been repurposed during the 1955 restoration, either from other locations from the structure or from other buildings entirely. A few of the framing members appeared to be more modern than 1955 and were circular sawn dimensional lumber.

[29] Phelps, "Narrative to Accompany…," 3.

The roof framing generally appeared to be in good condition with only isolated locations of deterioration or distress. Several conditions were noted for minor repairs or monitoring. A summary of the conditions observed at each rafter pair are described in Table 2 below and graphically shown in Figure 4.

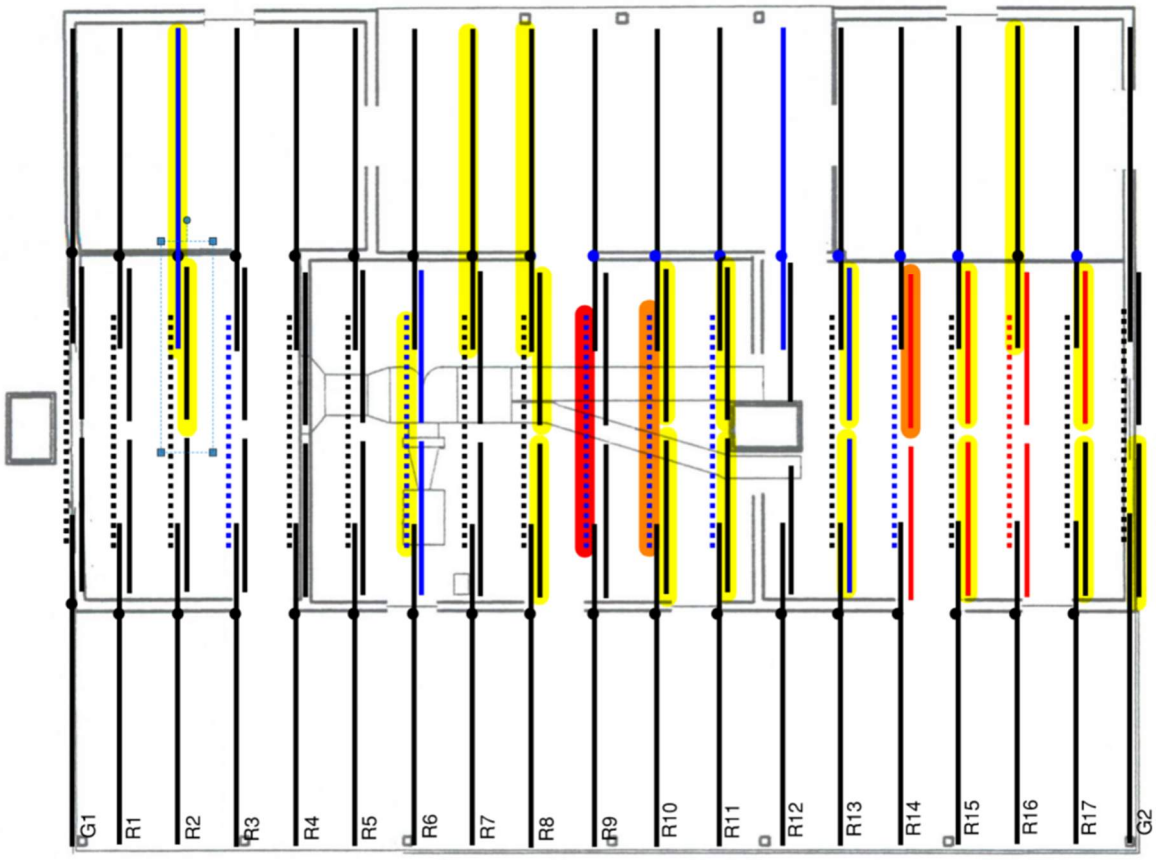

Figure 5. Schematic roof framing plan graphically showing condition ratings for the roof framing members.

Note that primary and secondary rafters are depicted as slightly offset for clarity. Member conditions are indicated as Good (green - not shown for clarity), Fair (yellow), Poor (orange), and Failed (red).

Framing members which are repurposed historic members with carpentry marks are in red; framing members that appeared to be repurposed from other locations or other structures are in blue; all other members appeared to be 1955 or later based on identity marks on the lumber.

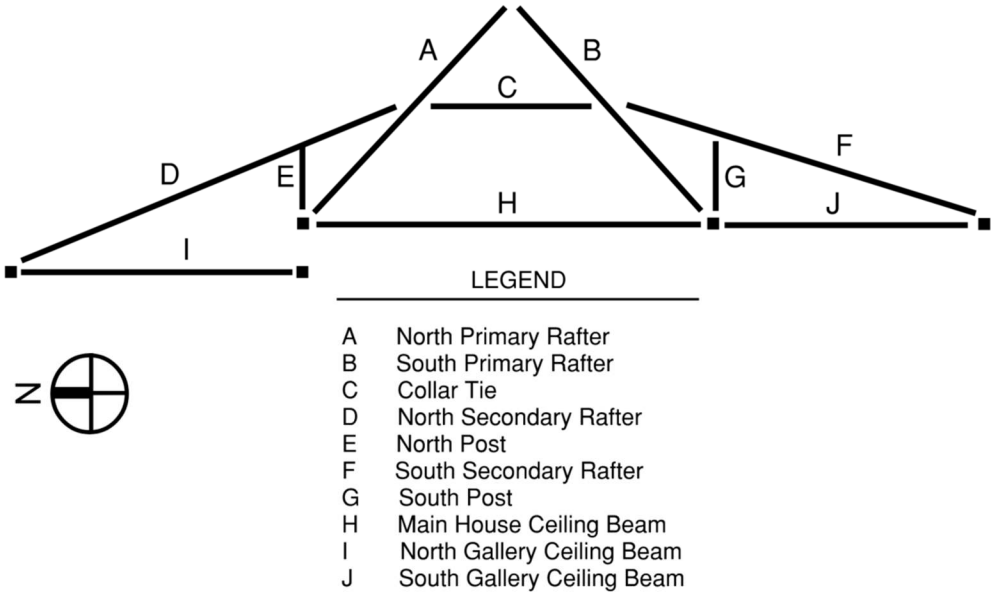

Figure 6. Roof framing diagram, identifying each structural member within a paired rafter bay, for reference in Table 3 narratives below.

Table 3. Summary of Roof Framing Conditions

Rafter Bay No.	Condition	Observations[1]	Photos
R1	Good		
R2	Fair	The north primary rafter (A) was a repurposed, semi-dressed member with abandoned framing notches. The rafter (A) exhibited damage from wood-boring insects, such as woodworm or powder-post beetles. Distress was observed at the ridge connection between the primary rafters (A and B). The half-lap scarf joint was cracked, and a piece of dimensional lumber had been attached to the west face of the ridge joint. The collar joint (C) appeared to be a replacement member and had been nailed to the primary rafters (A and B).	Photo 223 Photo 224
R3	Good		
R4	Good		
R5	Good		
R6	Fair	Both the north and south primary rafters (A and B) appeared to be hewn. Some water staining was observed at the ridge connection, but no damage or distress were observed.	

Table 3. Summary of Roof Framing Conditions			
		The collar tie (C) appeared to be a repurposed ceiling beam with evidence of nail holes from previous lath. The member exhibited some displacement or rotation at the connection to the north primary rafter (A).	
R7	Fair	The north secondary rafter (D) exhibited some displacement or rotation where it connected with the north primary rafter (A).	Photo 225 Photo 226
R8	Fair	Distress was observed at the ridge connection between the primary rafters (A and B), and the trenail was missing. The scarf joint did not appear to be displaced. The north secondary rafter (D) exhibited some displacement or rotation where it connected with the north primary rafter (A).	Photo 227
R9	Failed	Terminate damage was observed at the bearing end of the south rafter (B). The collar tie (C) had failed and was loose.	Photo 228 Photo 229 Photo 230
R10	Fair	Both the north and south primary rafters (A and B) appeared to be hewn. Water damage was present at the ridge connection, and the half-lap scarf joint between the rafters was displaced. Terminate damage was observed at the bearing end of the south rafter (B). The connection of the collar joint (C) to the south primary rafter (B) was distressed. The collar tie exhibited damage from wood-boring insects, such as woodworm or powder-post beetles.	Photo 231
R11	Fair	The north primary rafter (A) appeared to be hewn, while the south primary rafter (B) was vertically sawn. The trenail at the ridge connection of the primary rafters (A and B) was missing; minor displacement of the ridge connection was observed. The collar tie (C) had notches that indicated it was a repurposed member from another location or structure.	Photo 232
R12	Good	Both north and south primary rafters (A and B) are set into pockets in the brick masonry chimney. The rafters (A and B) had notches to indicate that a collar tie (C) may have once been present. The collar tie (C) is missing, and the rafters are supported with vertical posts from the ceiling beam. It was unclear why these members had notches	Photo 233 Photo 234

Table 3. Summary of Roof Framing Conditions			
		for a collar tie unless it was removed when the chimney was previously altered.	
R13	Fair	The north and south primary rafters (A and B) appeared to be hewn members. Water damage was observed at the ridge connection. The south rafter (B) had moderate termite damage at the bearing end and some wood-boring insect, such as woodworm or powder-post beetle, damage. The north post (E) appeared to be part of a repurposed ceiling beam with beaded edge detailing.	
R14	Poor	The north primary rafter (A) was vertically sawn and marked with a "II" on the west face, while the south primary rafter (B) was vertically sawn and marked with "I" on the east face. The north rafter (A) had full length checks and a split in the member; this rafter was slightly displaced to the west. The south rafter (B) had marks on the underside of the member that resembled spaced sheathing marks, suggesting the member had been relocated or repurposed from another structure. The collar tie (C) appeared to be a repurposed ceiling beam with evidence of nail holes from previous lath. The north post (E) appeared to be part of a repurposed ceiling beam with beaded edge detailing.	Photo 235
R15	Fair	The north and south primary rafters (A and B) were vertically sawn and marked with "III" on the west faces; both rafters had diagonal splits and checks down the full length of the members. The north post (E) appeared to be part of a repurposed ceiling beam with beaded edge detailing.	
R16	Fair	The north primary rafter (A) was vertically sawn and marked with a "II" on the east face, while the south primary rafter (B) was vertically sawn and marked with "I" on the west face. The collar tie (C) was vertically sawn and marked with a "II" on the underside of the member. The north secondary rafter (D) had significant fungal growth, indicating the member was exposed to water, likely from a previous roof leak.	Photo 236 Photo 238

Table 3. Summary of Roof Framing Conditions			
		The north bearing end of the ceiling beam (H) had significant deterioration caused by an animal, likely a squirrel.	
R17	Fair	The north primary rafter (A) was vertically sawn and marked with a "V" on the east and west faces; both rafters (A and B) had diagonal splits and checks down the full length of the members. Minor displacement was observed at the ridge connection of the primary rafters (A to B); the trenail appeared to be undamaged. The north secondary rafter (D) had significant fungal growth, indicating the member was exposed to water, likely from a previous roof leak; the rafter had been reinforced with a dimensional lumber sister. The collar tie (C) had been replaced and connected to the primary rafters (A and B) with nails. The north post (E) appeared to be part of a repurposed ceiling beam with beaded edge detailing.	Photo 237 Photo 238
G1	Good	The west gable end wall was framed similarly to a typical rafter bay with additional vertical members to support the wall and wood siding. The gable framing was typically in good condition and was constructed of a combination of repurposed timbers, timbers branded with "1955," and dimensional lumber.	Photo 239
G2	Fair	The east gable end wall was framed similarly but not identically to the west gable. The gable framing was typically in good condition and was constructed of a combination of repurposed timbers, timbers branded with "1955," and dimensional lumber. Damage was observed to multiple members in the southwest corner, likely due to squirrels. The holes allowed wasps to enter the attic.	Photo 240

Notes:

1. Except where noted otherwise, structural members appeared to date to 1955 or later.

Photo 221. View in attic looking west.

Photo 222. View in attic looking west.

Photo 223. North primary rafter of Rafter Bay R2 was a repurposed partially hewn pole rafter.

Photo 224. Repair to the scarf joint at the apex of Rafter Bay R2.

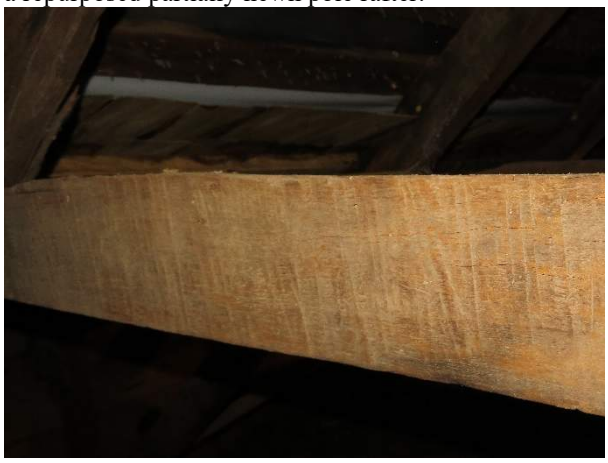

Photo 225. Vertical saw marks on the collar tie for Rafter Bay R7. On the topside of this member, "1955" is branded into the wood.

Photo 226. "1955" identifying brand on the collar tie for Rafter Bay R7.

Photo 227. Distress and slight displacement at the ridge connection of Rafter Bay R8.

Photo 228. Termite damage at the bearing end of the south primary rafter in Rafter Bay R9.

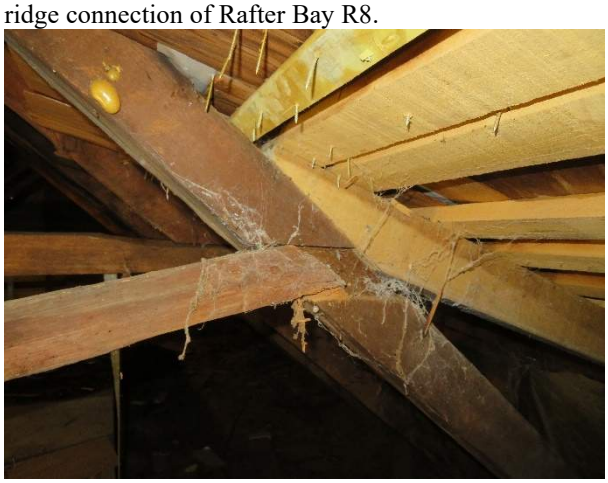

Photo 229. Failed collar tie at the north primary rafter in Rafter Bay R9.

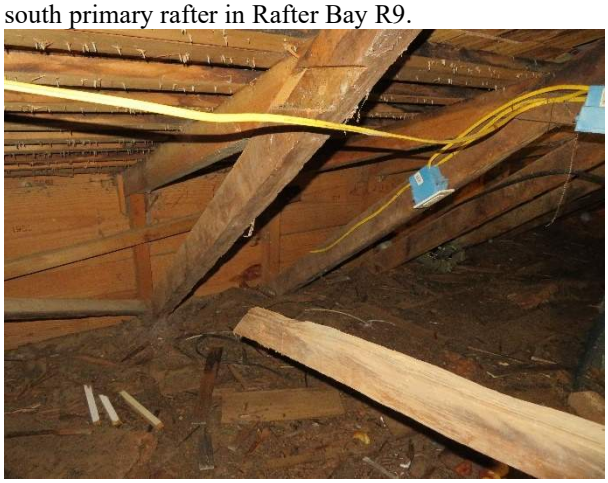

Photo 230. Failed collar tie at the south primary rafter in Rafter Bay R9.

Photo 231. Wood boring insect damage to the collar tie in Rafter Bay R10.

Photo 232. Repurposed timber used as a collar tie in rafter Bay R11.

Photo 233. Missing collar tie replaced by a vertical post in Rafter Bay R12.

Photo 234. Primary rafter bearing at brick masonry chimney in Rafter Bay R12.

Photo 235. Marks from previous spaced sheathing or lath on underside of Rafter Bay R14. This may be a ceiling beam repurposed from another area in the house during the 1955 restoration.

Photo 236. Roman numeral “II” carpentry mark in Rafter Bay R16.

Photo 237. Roman numeral “V” carpentry mark in Rafter Bay R17.

Photo 238. Significant fungal growth on the north secondary rafters in Rafter Bays R16 and R17.

Photo 239. Mix of structural members used to frame the west gable end wall.

Photo 240. Squirrel damage to framing of east gable end wall.

Interiors

Windows

Window W100					
B	**SHELL**				
B20	**EXTERIOR ENCLOSURE**				
	B2020	**EXTERIOR WINDOWS (INTERIOR FEATURES)**			
				Condition	**Priority**
		B202001.09	W100 Interior Jamb Trim	Good	N/A
		B202001.10	W100 Interior Head Trim	Poor	Moderate
		B202001.11	W100 Interior Upper Sash	Good	N/A
		B202001.12	W100 Interior Lower Sash	Good	N/A
		B202001.13	W100 Interior Stool and Apron	Good	N/A

Date: 1995 / 2006 **Contributing**: Contributing

Window W100 had been painted white on the interior (Photo 241). The window and trim were painted white on the interior, which is consistent with the 1956 Furnishing Plan. The window was generally in Fair condition with minor repairs required to maintain the weather resistance of the window. Minor areas of mildew or biological soiling were present on the painted surfaces of the window and trim.

- Jamb Trim: The jamb trim and stops were in good condition without distress or deterioration.
- Head Trim: The head trim was distressed (Photo 242). The trim fascia was separated from the return with a significant gap between the trim pieces. Wood deterioration may be present (Photo 243).
- Upper Sash: The upper sash was in good condition without distress or deterioration. Operability of the sash was not tested.
- Lower Sash: The lower sash was in good condition without distress or deterioration. Operability of the sash was not tested.
- Stool and Apron: The sill and apron were in good condition without distress or deterioration.

Photo 241. Window W100 from the interior.

Photo 242. Head trim of Window W100, showing distress to the right-hand corner.

Photo 243. Detail of distress to head trim, showing separation of trim pieces and deterioration of wood.

Window W101					
B	**SHELL**				
B20	**EXTERIOR ENCLOSURE**				
	B2020	**EXTERIOR WINDOWS (INTERIOR FEATURES)**			
				Condition	**Priority**
		B202002.09	W101 Interior Jamb Trim	Good	N/A
		B202002.10	W101 Interior Head Trim	Good	N/A
		B202002.11	W101 Interior Upper Sash	Good	N/A
		B202002.12	W101 Interior Lower Sash	Good	N/A
		B202002.13	W101 Interior Stool and Apron	Failed	Moderate

Date: 1995 / 2006 **Contributing**: Contributing

Window W101 had been painted white on the interior (
Photo 244); multiple coats of paint were present. The window and trim were painted white on the interior, which is consistent with the 1956 Furnishing Plan. The window was generally in Fair condition with minor repairs required to maintain the weather resistance of the window. Minor areas of mildew or biological soiling were present on the painted surfaces of the window and trim.

- Jamb Trim: The jamb trim and stops were in good condition without distress or deterioration.
- Head Trim: The head trim was in good condition without distress or deterioration (Photo 245).
- Upper Sash: The upper sash was in good condition without distress or deterioration. Operability of the sash was not tested.
- Lower Sash: The lower sash was in good condition without distress or deterioration. Operability of the sash was not tested.
- Stool and Apron: The sill had failed (Photo 246, Photo 247). Multiple cracks and splits were present, and water staining and areas of soft wood were observed.

Photo 244. Window W101 from the interior.

Photo 245. Jamb and head trim were in good condition.

Photo 246. The interior sill had failed due to water damage.

Photo 247. The interior sill had failed due to water damage.

Window W200					
B	**SHELL**				
B20	**EXTERIOR ENCLOSURE**				
	B2020	**EXTERIOR WINDOWS (INTERIOR FEATURES)**			
				Condition	**Priority**
		B202003.09	W200 Interior Jamb Trim	Good	N/A
		B202003.10	W200 Interior Head Trim	Good	N/A
		B202003.11	W200 Interior Upper Sash	Good	N/A
		B202003.12	W200 Interior Lower Sash	Good	N/A
		B202003.13	W200 Interior Stool and Apron	Good	N/A

Date: 1995 / 2006 **Contributing**: Contributing

Window W200 was painted blue on the interior (Photo 248), which is consistent with the description in the 1956 Furnishing Plan; multiple coats of paint were present. The window was generally in Fair to Poor condition due to conditions on the exterior.

- Jamb Trim: The jamb trim and stops were in good condition without distress or deterioration.
- Head Trim: The head trim was in good condition without distress or deterioration.
- Upper Sash: The upper sash was in good condition without distress or deterioration. Operability of the sash was not tested.
- Lower Sash: The lower sash was in good condition without distress or deterioration. Operability of the sash was not tested.
- Stool and Apron: The interior sill and apron were in good condition without distress or deterioration, despite the poor condition of the exterior sill (Photo 249).

Photo 248. Window W200 from the interior.

Photo 249. The interior sill of window W200 was in good condition, despite the poor condition of the exterior sill.

Window W201					
X	CATEGORY				
X10	SUBCATEGORY				
	X1000	FEATURE			
				Condition	Priority
		B202004.09	W201 Interior Jamb Trim	Good	N/A
		B202004.10	W201 Interior Head Trim	Good	N/A
		B202004.11	W201 Interior Upper Sash	Good	N/A
		B202004.12	W201 Interior Lower Sash	Good	N/A
		B202004.13	W201 Interior Stool and Apron	Good	N/A

Date: 1995 / 2006 **Contributing**: Contributing

Window W201 was painted blue on the interior (Photo 250), which is consistent with the description in the 1956 Furnishing Plan; multiple coats of paint were present. The window was generally in Fair to Poor condition due to conditions on the exterior.

- Jamb Trim: The jamb trim and stops were in good condition without distress or deterioration.
- Head Trim: The head trim was in good condition without distress or deterioration.
- Upper Sash: The upper sash was in good condition without distress or deterioration. Operability of the sash was not tested.
- Lower Sash: The lower sash was in good condition without distress or deterioration. Operability of the sash was not tested.
- Stool and Apron: The interior sill and apron were in good condition without distress or deterioration, despite the poor condition of the exterior sill (Photo 251).

Photo 250. Window W201 from the interior.

Photo 251. The interior of the lower sash and sill were in good condition, despite the poor condition of the window exterior.

Window W300					
B	**SHELL**				
B20	**EXTERIOR ENCLOSURE**				
	B2020	**EXTERIOR WINDOWS (INTERIOR FEATURES)**			
				Condition	**Priority**
		B202005.09	W300 Interior Jamb Trim	Good	N/A
		B202005.10	W300 Interior Head Trim	Good	N/A
		B202005.11	W300 Interior Upper Sash	Good	N/A
		B202005.12	W300 Interior Lower Sash	Fair	Low
		B202005.13	W300 Interior Stool and Apron	Good	N/A

Date: 1995 / 2006 **Contributing**: Contributing

Window W300 was painted blue on the interior (Photo 252), which is consistent with the description in the 1956 Furnishing Plan; multiple coats of paint were present. The window was generally in Fair condition and required minor repairs to maintain the performance of the window.

- Jamb Trim: The jamb trim and stops were in good condition without distress or deterioration.
- Head Trim: The head trim was in good condition without distress or deterioration.
- Upper Sash: The upper sash was in good condition without distress or deterioration. Operability of the sash was not tested.
- Lower Sash: Small areas of deterioration of the interior muntins and lower rail were observed (Photo 253), likely due to failure of the exterior glazing putty which allows water penetration. Operability of the sash was not tested. Repairs should be coordinated with replacement of the glazing putty.
- Stool and Apron: The interior sill and apron were in good condition without distress or deterioration, despite the poor condition of the exterior sill.

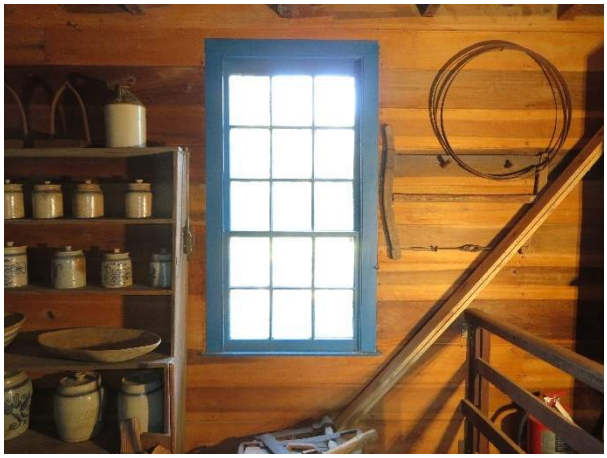

Photo 252. Window W300 from the interior.

Photo 253. Deterioration of the interior muntin and rail of the lower sash.

Window W600					
B	**SHELL**				
B20	**EXTERIOR ENCLOSURE**				
	B2020	**EXTERIOR WINDOWS (INTERIOR FEATURES)**			
				Condition	**Priority**
		B202006.09	W600 Interior Jamb Trim	Good	N/A
		B202006.10	W600 Interior Head Trim	Good	N/A
		B202006.11	W600 Interior Upper Sash	Good	N/A
		B202006.12	W600 Interior Lower Sash	Good	N/A
		B202006.13	W600 Interior Stool and Apron	Poor	N/A

Date: 1995 / 2006 **Contributing**: Contributing

Window W600 was painted red on the interior (Photo 254). The 1956 Furnishing Plan called for the trim in Room 6 (106) to be painted red to reflect a more feminine interpretation of the room as the bedroom of Philadelphia Ferguson, the only daughter of William Ferguson and Paulina Chamberlain. Multiple coats of paint were present on all surfaces. The window was generally in Fair condition and required minor repairs to maintain the performance of the window. Minor areas of mildew or biological soiling were present on the painted surfaces of the window and trim.

- Jamb Trim: The jamb trim and stops were in good condition without distress or deterioration (Photo 255).
- Head Trim: The head trim was in good condition without distress or deterioration.
- Upper Sash: The upper sash was in good condition without distress or deterioration. Operability of the sash was not tested.
- Lower Sash: The lower sash was in good condition without distress or deterioration (Photo 256). Operability of the sash was not tested.
- Stool and Apron: The interior sill was in good condition, but water damage was present at the lower right corner of the apron (Photo 257). The window may be leaking around the frame. This is likely attributable to the displacement of the north exterior wall at this corner of the structure, which allows water to sheet down the wall from the roof. The shutter at this window has been permanently closed to protect the window.

Photo 254. Window W600 from the interior.

Photo 255. Jamb trim at Window W600 was in good condition.

Photo 256. The interior muntins and rails of the lower sash were in good condition.

Photo 257. Evidence of water intrusion and water damage at the lower right corner of the window.

Window W601					
B	**SHELL**				
B20	**EXTERIOR ENCLOSURE**				
	B2020	**EXTERIOR WINDOWS (INTERIOR FEATURES)**			
				Condition	**Priority**
		B202007.09	W601 Interior Jamb Trim	Good	N/A
		B202007.10	W601 Interior Head Trim	Good	N/A
		B202007.11	W601 Interior Upper Sash	Good	N/A
		B202007.12	W601 Interior Lower Sash	Good	N/A
		B202007.13	W601 Interior Stool and Apron	Failed	Moderate

Date: 1995 / 2006 **Contributing**: Contributing

Window W601 was painted red on the interior (Photo 258), which is consistent with the 1956 Furnishing Plan. The window was generally in Fair condition and required minor repairs to maintain the performance of the window. Minor areas of mildew or biological soiling were present on the painted surfaces of the window and trim.

- Jamb Trim: The jamb trim and stops were in good condition without distress or deterioration.
- Head Trim: The head trim was in good condition without distress or deterioration.
- Upper Sash: The upper sash was in good condition without distress or deterioration. Operability of the sash was not tested.
- Lower Sash: The lower sash was in good condition without distress or deterioration. Operability of the sash was not tested.
- Stool and Apron: The interior sill was in poor condition with evidence of water damage and wood deterioration (Photo 259). The window may be leaking around the failed exterior sill or through the failed glazing putty. Evidence of water intrusion was also observed below the apron (Photo 260).

Photo 258. Window W601 from the interior.

Photo 259. Water damage and wood deterioration at the interior sill.

Photo 260. Evidence of water intrusion at the wood panels below the window.

Window W700					
B	**SHELL**				
B20	**EXTERIOR ENCLOSURE**				
	B2020	**EXTERIOR WINDOWS (INTERIOR FEATURES)**			
				Condition	**Priority**
		B202008.09	W700 Interior Jamb Trim	Good	N/A
		B202008.10	W700 Interior Head Trim	Good	N/A
		B202008.11	W700 Interior Upper Sash	Good	N/A
		B202008.12	W700 Interior Lower Sash	Fair	Low
		B202008.13	W700 Interior Stool and Apron	Good	N/A

Date: 1995 / 2006 **Contributing**: Contributing

Window W700 was painted light blue on the interior (Photo 261), which is consistent with the 1956 Furnishing Plan; multiple coats of paint were present. The window was generally in Fair condition and required minor repairs to maintain the performance of the window. Mildew or biological soiling were present on the painted surfaces of the window and trim.

- Jamb Trim: The jamb trim and stops were in good condition with minor separation of the wood at joints (Photo 262).
- Head Trim: The head trim was in good condition without distress or deterioration (Photo 263).
- Upper Sash: The upper sash was in good condition without distress or deterioration but was slightly racked in the frame. Operability of the sash was not tested.
- Lower Sash: The lower sash was in fair condition. Operability of the sash was not tested. Damage to the lower rail and muntins had been filled with a composite patch. The composite patch had not been tooled or painted. The damage to the lower sash may have been caused by squirrels.
- Stool and Apron: The interior sill and apron were continuous with the chair rail. They were in good condition.

Photo 261. Window W700 from the interior.

Photo 262. Jamb trim showing the molding profile.

Photo 263. Minor separation of wood joints at the trim. Note the mildew on the painted surfaces.

Photo 264. Patch repairs to the interior of the lower sash.

Window W701					
B	**SHELL**				
B20	**EXTERIOR ENCLOSURE**				
	B2020	**EXTERIOR WINDOWS (INTERIOR FEATURES)**			
				Condition	**Priority**
		B202009.09	W701 Interior Jamb Trim	Good	N/A
		B202009.10	W701 Interior Head Trim	Good	N/A
		B202009.11	W701 Interior Upper Sash	Good	N/A
		B202009.12	W701 Interior Lower Sash	Fair	Low
		B202009.13	W701 Interior Stool and Apron	Good	N/A

Date: 1995 / 2006 **Contributing**: Contributing

Window W701 was painted light blue on the interior (Photo 261), which is consistent with the 1956 Furnishing Plan; multiple coats of paint were present. The window was generally in Poor condition and required repairs to maintain the performance of the window. Mildew or biological soiling were present on the painted surfaces of the window and trim.

- Jamb Trim: The jamb trim and stops were in good condition with minor separation of the wood at joints (Photo 262).
- Head Trim: The head trim was in good condition without distress or deterioration (Photo 263).
- Upper Sash: The upper sash was in good condition without distress or deterioration. Operability of the sash was not tested.
- Lower Sash: Small areas of wood damage or deterioration were observed on the lower sash. These areas may be damage from pests such as squirrels.
- Stool and Apron: The interior sill and apron were continuous with the chair rail. They were in good condition.

Photo 265. Window 701 from the interior.

Photo 266. Head and jamb trim were in good condition.

Photo 267. Damage to lower sash, potentially from squirrels.

Photo 268. Damage to lower sash, potentially from squirrels. Note the mildew on the painted surfaces.

Door D100					
B	**SHELL**				
B20	**EXTERIOR ENCLOSURE**				
	B2030	**EXTERIOR DOORS (INTERIOR FEATURES)**			
				Condition	**Priority**
		B203001.07	D100 Interior Hardware	Poor	High
		B203001.08	D100 Interior Jamb Trim	Good	N/A
		B203001.09	D100 Interior Head Trim	Good	N/A
		B203001.10	D100 Interior Transom	Good	N/A

Date: Undetermined / Relocated in 1955 **Contributing**: Contributing

The interior of Door D100 was painted blue, and the trim and transom were painted white (Photo 269). This is consistent with the 1956 Furnishing Plan. All surfaces appeared to have multiple coats of paint. Minor mildew or biological soiling were present on the painted surfaces of the door and trim.

- Interior Door Surfaces: The interior of Door D100 was generally in good condition with minor separation of wood-to-wood joints at the rails and stiles.
- Hardware: The interior door hardware consisted of an iron lift-latch controlled by the exterior handle and a rim lock controlled by a key. The hardware of Door D100 is the only door that is visible in the 1972 HABS photographs. The existing hardware appears similar but is likely not the same hardware as seen in the photos; both the rim lock and lift-latch appear to have been replaced. The lift-latch appeared to generally be functional but was "sticky" to operate, meaning the thumb press did not smoothly engage and operate the interior lift. Damage to the door frame finishes were observed around the interior lift (Photo 270). It was unclear if the rim lock was functional.
- Jamb Trim: The jamb trim was generally in good condition with signs of wear and tear from operation of the door.
- Head Trim: The head trim formed the rail between the door opening and the transom and was in good condition without distress or deterioration
- Transom: The interior transom appeared to be in good condition without distress or deterioration (Photo 271).

Photo 269. Door D100 from the interior.

Photo 270. Jamb catch for the lift-latch and rim lock, showing damage to the finishes on the jamb trim.

Photo 271. The transom of Door D100.

Door D101					
B	**SHELL**				
B20	**EXTERIOR ENCLOSURE**				
	B2030	**EXTERIOR DOORS (INTERIOR FEATURES)**			
				Condition	**Priority**
		B203002.07	D101 Interior Hardware	Poor	High
		B203002.08	D101 Interior Jamb Trim	Good	Low
		B203002.09	D101 Interior Head Trim	Good	Low

Date: Undetermined / Relocated in 1955 **Contributing**: Contributing

The interior of Door D101 was painted blue, and the trim was painted white (Photo 272). This is consistent with the 1956 Furnishing Plan. All surfaces appeared to have multiple coats of paint. Minor mildew or biological soiling were present on the painted surfaces of the door and trim.

- Interior Door Surfaces: The interior of Door D101 was generally in good condition with minor separation of wood-to-wood joints and minor areas of paint failure. The three interior ledges appeared to be in good condition and were securely fastened to the door.
- Hardware: The interior door hardware consisted of an iron lift-latch controlled by the exterior handle and a lacquered rim lock controlled by an interior thumb turn (Photo 273). The lift-latch appeared to generally be functional but was "sticky" to operate, meaning the thumb press did not smoothly engage and operate the interior lift. The rim lock appeared to be a Yale lacquered metal rim lock from the mid-twentieth century; further research may be able to identify the model and year of manufacturer. It was disengaged from the lock cylinder and did not appear to be functional (Photo 274).
- Jamb Trim: The jamb trim was generally in good condition with signs of wear and tear from operation of the door.
- Head Trim: The head trim formed the rail between the door opening and the transom and was in good condition without distress or deterioration

Photo 272. Door D101 from the interior.

Photo 273. Interior door hardware, showing lift-latch and broken rim lock.

Photo 274. Broken rim lock.

Door D200					
B	**SHELL**				
B20	**EXTERIOR ENCLOSURE**				
	B2030	**EXTERIOR DOORS (INTERIOR FEATURES)**			
				Condition	**Priority**
		B203003.07	D200 Interior Hardware	Good	N/A
		B203003.08	D200 Interior Jamb Trim	Good	N/A
		B203003.09	D200 Interior Head Trim	Good	N/A

Date: Undetermined / Relocated in 1955 **Contributing**: Contributing

The interior of Door D200 and the trim were painted blue, which is consistent with the 1956 Furnishing Plan. All surfaces appeared to have multiple coats of paint.

- Interior Door Surfaces: The interior of Door D200 was generally in good condition. The three interior ledges appeared to be securely fastened to the door.
- Hardware: The interior door hardware consisted of an iron lift-latch controlled by the exterior handle and an iron sliding bolt lock operated from the interior (Photo 275). The lift-latch appeared to be functional, and a small area of damage to the painted surface was present at the latch catch. The sliding bolt lock was also functional.
- Jamb Trim: The jamb trim was in good condition without distress or deterioration.
- Head Trim: The head trim was in good condition without distress or deterioration

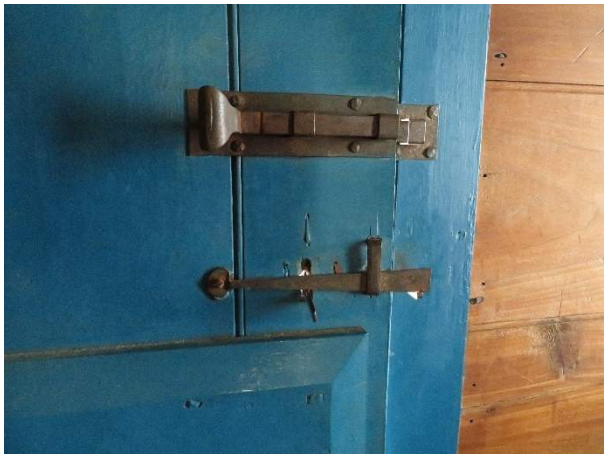

Photo 275. Interior handle and locking mechanisms.

Door D201					
C	INTERIORS				
C10	INTERIOR CONSTRUCTION				
	C1020	INTERIOR DOORS			
				Condition	Priority
		C102001.07	D201 Interior Hardware	Poor	High
		C102001.08	D201 Interior Jamb Trim	Good	N/A
		C102001.09	D201 Interior Head Trim	Good	N/A

Date: Undetermined / Relocated in 1955 **Contributing**: Contributing

Door D201 and the trim were painted blue (
Photo 276), which is consistent with the 1956 Furnishing Plan. All surfaces appeared to have multiple coats of paint.

- Interior Door Surfaces: The interior of Door D200 was generally in good condition. The three interior ledges appeared to be securely fastened to the door.
- Hardware: The interior door hardware consisted of a wood lift-latch controlled by the handle on the Room 3 (103) side of the door, which was damaged and the thumb press missing (Photo 277). The interior handle had failed and was detached from the door (Photo 278, Photo 279). A wood latch catch was located on the interior jamb (Photo 280). Door hinges were painted steel or brass butt hinges and appeared to be operable (Photo 281).
- Jamb Trim: The jamb trim was in good condition without distress or deterioration.
- Head Trim: The head trim was in good condition without distress or deterioration

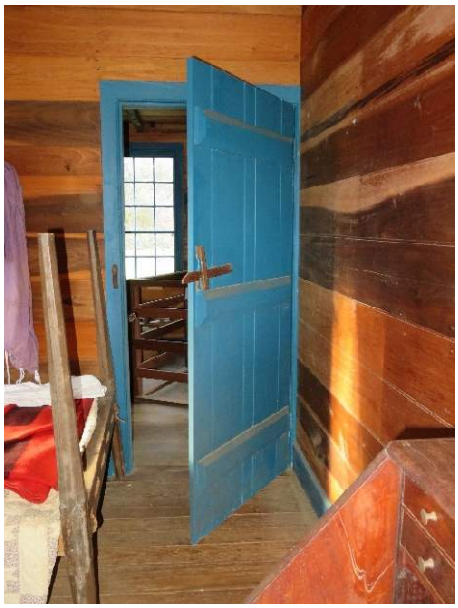
Photo 276. Door D201, from Room 2 (102).


Photo 277. Damaged exterior handle of Door D201.

Photo 278. Loose and damaged interior hardware of Door D201.

Photo 279. Loose and damaged interior hardware of Door D201.

Photo 280. Latch catch on the jamb.

Photo 281. Butt hinges for Door D201.

Door D300					
B	**SHELL**				
B20	**EXTERIOR ENCLOSURE**				
	B2030	**EXTERIOR DOORS (INTERIOR FEATURES)**			
				Condition	**Priority**
		B203004.07	D300 Interior Hardware	Poor	High
		B203004.08	D300 Interior Jamb Trim	Good	N/A
		B203004.09	D300 Interior Head Trim	Good	N/A

Date: Undetermined / Relocated in 1955 **Contributing**: Contributing

The interior of Door D300 and the trim were painted blue (Photo 282), which is consistent with the 1956 Furnishing Plan. All surfaces appeared to have multiple coats of paint. Minor mildew or biological soiling were present on the painted surfaces of the door and trim.

- Interior Door Surfaces: The interior of Door D300 was generally in good to fair condition. The three interior ledges appeared to be securely fastened to the door.
- Hardware: The interior door hardware consisted of a wood lift-latch controlled by the exterior handle, which was damaged and the thumb press missing. The interior components of the latch were still in place (Photo 283) along with the wood latch catch on the interior jamb. A painted, lacquered metal rim lock was present that was controlled by an exterior key or interior thumb turn (Photo 284). The rim lock appeared to be mid-twentieth century Yale lock. It was partially disengaged from door but did appear to be functional. Damage to the edge of the door was present at the strike plate, indicating that the strike plate may be too proud of the jamb or that the door may swell seasonally. The strike plate appeared to have been adjusted, likely to accommodate sagging of the door in the opening (Photo 285).
- Jamb Trim: The jamb trim was in good condition without distress or deterioration.
- Head Trim: The head trim was in good condition without distress or deterioration


Photo 282. Door D300 from the interior.


Photo 283. Interior hardware, showing the lift latch and the damaged rim lock.

Photo 284. Damaged and partially disengaged rim lock, with damage to the edge of the door where it meets the jamb strike plate.

Photo 285. The strike plate at the jamb, showing abandoned screw holes from the strike plate being adjusted. The strike plate is original to the lock.

Door D600					
B	**SHELL**				
B20	**EXTERIOR ENCLOSURE**				
	B2030	**EXTERIOR DOORS (INTERIOR FEATURES)**			
				Condition	**Priority**
		B203005.07	D600 Interior Hardware	Poor	High
		B203005.08	D600 Interior Jamb Trim	Fair	High
		B203005.09	D600 Interior Head Trim	Good	N/A

Date: Undetermined / Relocated in 1955 **Contributing**: Contributing

The interior of Door D600 and the trim were painted red (Photo 286). All surfaces appeared to have multiple coats of paint. Minor mildew or biological soiling were present on the painted surfaces of the door and trim.

- Interior Door Surfaces: The interior of Door D600 was generally in fair condition. Some damage to the jamb stile was observed, likely due to now-missing door hardware.
- Hardware: Several of the interior components of the lift-latch were missing. A lacquered metal rim lock was present that was controlled by an exterior key or interior thumb turn (Photo 287). The rim lock appeared to be mid-twentieth century. The rim lock was functional, but it was extremely difficult to operate.
- Jamb Trim: The jamb trim was in fair condition with minor deterioration at the base of the jambs, likely due to moisture (Photo 288).
- Head Trim: The head trim was in good condition without distress or deterioration

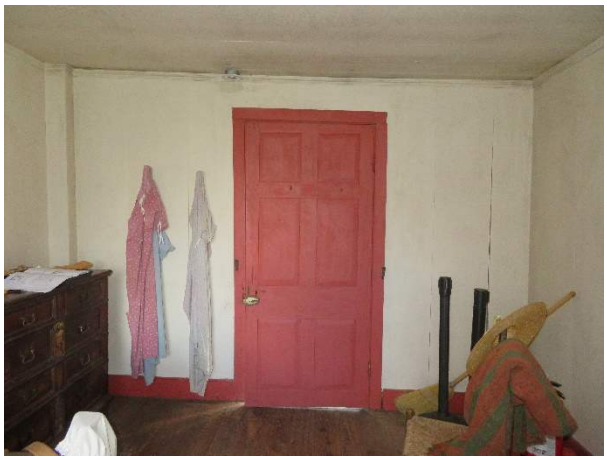
Photo 286. Door D600 from the interior.


Photo 287. Lacquered metal rim lock, missing interior lift-latch components, and damage to the door stile.

Photo 288. Minor deterioration of the bottom of the jamb trim, where the floor slope creates a gap at the base of the wall.

Door D700					
B	**SHELL**				
B20	**EXTERIOR ENCLOSURE**				
	B2030	**EXTERIOR DOORS (INTERIOR FEATURES)**			
				Condition	**Priority**
		B203006.07	D700 Interior Hardware	Fair	High
		B203006.08	D700 Interior Jamb Trim	Good	N/A
		B203006.09	D700 Interior Head Trim	Good	N/A
		B203006.10	D700 Interior Transom	Good	N/A

Date: Undetermined / Relocated in 1955 **Contributing**: Contributing

The interior rails and stiles of Door D700 were painted light blue, and the panels were painted white. The transom and trim were painted light blue (Photo 289). All surfaces appeared to have multiple coats of paint. Mildew or biological soiling were present on the painted surfaces of the door and trim.

- Interior Door Surfaces: The interior of Door D700 was generally in fair condition. Some damage to the painted surfaces was observed around the lift latch. Minor areas of paint failure were also observed.
- Hardware: The interior components of the lift latch were present and appeared to generally be functional. A wood rim lock was present that was controlled by a key on both the interior and exterior (Photo 290). It was unclear if the rim lock was functional.
- Jamb Trim: The jamb trim was in good condition without distress or deterioration.
- Head Trim: The head trim was in good condition without distress or deterioration.
- Transom: The interior transom appeared to be in good condition without distress or deterioration (Photo 291).

F

Photo 289. Door D700 from the interior.

Photo 290. Rim lock and lift-latch on the interior of Door D700.

Photo 291. Transom of Door D700.

Door D701					
B	**SHELL**				
B20	**EXTERIOR ENCLOSURE**				
	B2030	**EXTERIOR DOORS (INTERIOR FEATURES)**			
				Condition	**Priority**
		B203007.07	D701 Interior Hardware	Fair	High
		B203007.08	D701 Interior Jamb Trim	Fair	High
		B203007.09	D701 Interior Head Trim	Good	N/A

Date: Undetermined / Relocated in 1955 **Contributing**: Contributing

The interior rails and stiles of Door D701 were painted light blue, and the panels were painted white. The transom and trim were painted light blue (Photo 292). All surfaces appeared to have multiple coats of paint. Mildew or biological soiling were present on the painted surfaces of the door and trim.

- Interior Door Surfaces: The interior of Door D701 was generally in good condition. Some damage to the painted surfaces was observed around the lift latch. Minor areas of paint failure were also observed.
- Hardware: The interior components of the lift latch were present and appeared to generally be functional. A lacquered metal rim lock was present that was controlled by an exterior key or interior thumb turn (Photo 293). The rim lock appeared to be mid-twentieth century. The rim lock was functional, but the spring latch and strike plate did not align well.
- Jamb Trim: The jamb trim was in fair condition. Minor areas of damage to the painted surfaces were observed around the lift latch.
- Head Trim: The head trim was in good condition without distress or deterioration.

Photo 292. Door D701 from the interior.

Photo 293. Interior hardware, showing the lift-latch and brass rim lock.

Finishes

Room 1 (101)					
C	INTERIORS				
C30	INTERIOR FINISHES				
	C30XX	MULTIPLE			
				Condition	Priority
		C300001	Room 1 (101) Interior Overall	Fair	Moderate
		C302001	101 Flooring	Fair	Low
		C301001	101 Wall Finishes	Good	N/A
		C303001	101 Ceiling Finishes	Fair	Low
		C302601	101 Wall Mouldings	Good	N/A
		C303301	101 Exposed Ceiling Beams	Fair	Moderate

Date: Undetermined / 1955 **Contributing**: Contributing

Room 1 (101) is believed be the footprint of the original house, constructed sometime between 1782 and 1785.[30] The current interior dimensions of the room were approximately 15'-3" deep (north-south) by 19'-10" wide (east-west). The main entry to the room (Door D100) was centered on the south wall (Photo 294), and a secondary entry was centered on the north wall (Door D101). A brick masonry fireplace was located on the east wall (Photo 295). On the 1955 HABS drawings, a door was depicted on the west wall, leading to Room 2 (102); this door is no longer extant and has been infilled.

Where dates for room features or information about relocated or salvaged historic fabric are given below, it references information included in the 1998 HSR and the 1991 HSAR. The decorative scheme followed the 1956 Furnishing Plan[31], which called for "Doors, baseboard, ceiling, beams and cornice dark blue. Sidewalks, including chair rail, cream" and for the floor to be poplar.

Flooring

The existing flooring was tongue-and-groove wood planks of varying widths, running east-west. The 1998 HSR indicated that the existing flooring was installed in the 1950s. The wood planks spanned across floor joists without subflooring. The flooring shows some wear, particularly at the thresholds of the two doors from foot traffic and the doors abrading the floor. Wear was also present around the dining table, likely from furniture being moved or relocated (Photo 296). No areas of rot or deterioration were observed.

The flooring generally slopes to the north and east by 1 to 2 degrees. At the threshold of Door D101, the first floor plank is heaved, visibly bowing upward (Photo 297). This floor plank is directly above Joists J49 and J50 (Figure 4). The displacement and differential movement of the northwest corner of the structure may be causing Joists J49, J50, and other joists along this line to deflect upwards at their south bearing end on Beams B16 and B17, causing this high point. The

[30] CLI, 64.
[31] Furnishing Plan, 51.

downward slope to the north and east, in combination with the heaved floor plank, prevent Door D101 from free operation.

A small hole had been cut in the floorboard immediately to the east of Door D101 to provide an access point for electrical service from the crawl space (Photo 298).

Wall Finishes

All four walls of Room 1 (101) were finished with a combination of vertical and horizontal boards with a beaded detail along one edge. At the north and south walls, the 1998 HSR indicated that the boards on these two walls were believed to be historic fabric (Photo 299). The east and west walls were finished in vertical boards reported to dated to the 1955 restoration. The boards were secured with face nails and were painted white. The wall boards were generally in good condition without areas of deterioration. Some separation between boards was present but did not appear to indicate that the wall finishes were loose or distressed (Photo 300); likely this was normal cyclical expansion and contraction of the wood with temperature and humidity.

Both doors are typically open during visitor hours, although visitors are not allowed into the room. When both doors were open, there was good airflow through the space. However, some mildew or biological soiling were present on the painted surfaces of the walls and wall mouldings.

Ceiling Finishes

The ceiling was wide wood planks installed above the ceiling beams, running east-west (Photo 301). The ceiling boards had a beaded detail along one edge, similar to the wall boards, and were painted blue. Areas of distress and failure to the paint were observed, and mildew or biological soiling were present on the painted surfaces of the ceiling. Minor areas of damage to ceiling boards were observed, but no locations of significant decay or deterioration were present.

Wall Mouldings

The room had a simple baseboard, chair rail (Photo 302), and ceiling moulding. The baseboard and ceiling moulding were painted blue. The chair rail was painted white. The moulding was generally in good condition with only minor areas of paint failure.

Exposed Ceiling Beams

The ceiling also had eight exposed beams, running north-south. The 1998 HSR indicated that the two westernmost beams may have been original or historic members, while the others were believed to have been replaced during the 1955 restoration. The two westernmost beams were identified as poplar in the 1940 HABS drawings. The ceiling beams had a mix of square and beaded edges. Similar to the ceiling boards, mildew or biological soiling were present on the painted surfaces of the ceiling beams.

The third beam from the west was spliced at the south bearing end; the splice exhibited some displacement (Photo 303). The first beam from the west had been partially replaced with a splice in the midpoint of the span. The splice was not plumb with the beam on either end but did not exhibited displacement at the connections (Photo 304, Photo 305). This spliced member appeared in the 1940 HABS drawings; it is likely stable but should be monitored for signs of movement.

Photo 294. Room 1 (101), looking south towards the primary entry (Door D101).

Photo 295. Room 1 (101), looking west towards the fireplace.

Photo 296. Wear of the flooring around the dining table, looking east.

Photo 297. Heaving and abrasion of the floor boards at the threshold of Door D101.

Photo 298. Hole cut in the flooring for electrical service.

Photo 299. Wall boards on the north wall, believed to be reused historic fabric.

Photo 300. Separation of the wall boards at the southeast corner, likely due to natural expansion and contraction.

Photo 301. Ceiling planks, looking south, showing discoloration on the paint from mildew.

Photo 302. Chair rail moulding profile on the south wall.

Photo 303. Distressed splice connection at the third ceiling beam from the west, south bearing end.

Photo 304. Mid-span splice at the first ceiling beam from the west.

Photo 305. Out of plumb ceiling beam splice, as depicted on the 1940 HABS drawings.

Room 2 (102)					
C	INTERIORS				
C30	INTERIOR FINISHES				
	C30XX	MULTIPLE			
				Condition	Priority
		C300002	Room 2 (102) Interior Overall	Good	Low
		C302002	102 Flooring	Fair	Low
		C301002	102 Wall Finishes	Good	N/A
		C303002	102 Ceiling Finishes	Good	N/A
		C302602	102 Mouldings	Good	N/A
		C303302	102 Exposed Ceiling Beams	Good	N/A
		C302602.01	102 Fireplace Mantle	Good	N/A

Date: Undetermined / 1955 **Contributing**: Contributing

Room 2 (102) is believed to have been added to the house shortly after the original construction, possibly around the same time as Room 7 (107) (Photo 306, Photo 307). The current interior dimensions of the room were approximately 15'-3" deep (north-south) by 9'-8" wide (east-west). The main entry to the room (Door D200) was located on the south wall in the east corner, and a secondary entry was centered on the north wall in the east corner (Door D101), leading into Room 3 (103). A brick masonry fireplace was located on the west wall. On the 1955 HABS drawings, a door was depicted on the east wall, leading to Room 1 (101); this door is no longer extant and has been infilled.

Where dates for room features or information about relocated or salvaged historic fabric are given below, it references information included in the 1998 HSR and the 1991 HSAR. The decorative scheme followed the 1956 Furnishing Plan, which called for "Woodwork natural finish, except for window and door frames and doors painted dark blue" and for the floor to be salvaged pine. This restrained decorative scheme was intended to preserve the "early pioneer character" of the room.[32]

Flooring

The existing flooring was tongue-and-groove wood board, running east-west. The 1998 HSR indicated that the existing flooring was historic material that had been salvaged and reinstalled in this room during the 1955 restoration. The floorboards spanned across floor joists without subflooring. The flooring shows minor areas of wear, particularly at the thresholds of the two doors from foot traffic and the doors abrading the floor (Photo 308). No areas of rot or deterioration were observed.

Wall Finishes

All four walls of Room 2 (102) were finished with unfinished, horizontal, tongue-and-groove boards with a beaded detail along one edge (Photo 309). The 1998 HSR believed all the wall boards and mouldings dated to the 1955 restoration. The boards were secured with face nails. The

[32] Furnishing Plan, 51.

wall boards were generally in good condition without areas of deterioration. Evidence of mildew or biological soiling was not observed in this room.

Ceiling Finishes

The ceiling was wide wood planks installed above the ceiling beams, running north-south (Photo 310). The ceiling boards had a beaded detail along one edge, similar to the wall boards, and were also unfinished. No areas of distress or deterioration were present.

One small area of dark staining appeared to be related to a previous roof leak. The area did not appear to be deteriorated.

Wall Mouldings

The room had a simple baseboard (Photo 311) and ceiling moulding. The baseboard was painted blue, and ceiling moulding was unfinished. The mouldings were generally in good condition. A small area of pest damage, likely mice, to the baseboard and floorboard was present in the southwest corner behind the bureau.

Exposed Ceiling Beams

The ceiling also had five exposed beams, running east-west. The 1998 HSR believed all five beams were replaced during the 1955 restoration, which is likely given that Rooms 2 (102) and 3 (103) were reduced in width and reconfigured at that time. The ceiling beams were unfinished and had a beaded edge detail (Photo 312). Similar to the ceiling boards and walls, no mildew or biological soiling were present.

Fireplace Mantle

The brick masonry fireplace on the west wall had a decorative wood mantel and surround (Photo 313). The mantel shelf was a compound cornice profile with a paneled header supported by paneled pilasters. The mantel was painted blue, and multiple coats of blue paint of varying shades were present and could be observed at small, overpainted areas around the edges. The mantel was in good condition.

Photo 306. Room 2 (102), looking north.

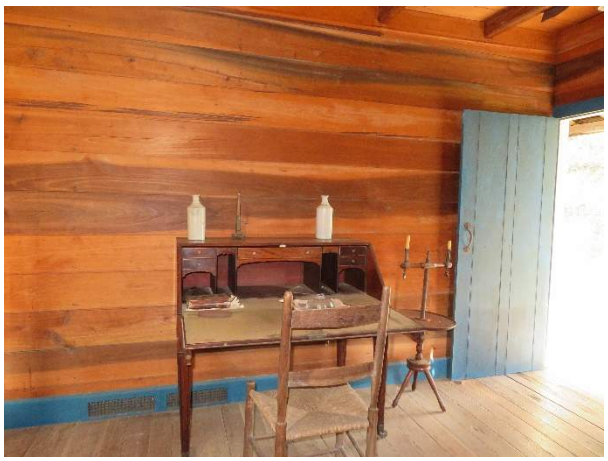

Photo 307. Room 2 (102), looking east.

Photo 308. Minor areas of wear to the flooring.

Photo 309. Horizontal wall boards with beaded edge detailing likely date to the 1955 restoration.

Photo 310. Unfinished ceiling planks with small area of discoloration, likely from water.

Photo 311. Simple base board.

Photo 312. Ceiling moulding and bearing end of the exposed ceiling beam at the east wall.

Photo 313. Fireplace mantel on the west wall.

Room 3 (103)					
C	INTERIORS				
C30	INTERIOR FINISHES				
	C30XX	MULTIPLE			
				Condition	Priority
		C300003	Room 3 (103) Overall	Good	Low
		C302003	103 Flooring	Good	N/A
		C301003	103 Wall Finishes	Good	N/A
		C303003	103 Ceiling Finishes	Good	N/A
		C302603	103 Mouldings	Fair	Low
		C303303	103 Exposed Ceiling Beams	Fair	Low

Date: Undetermined / 1955 **Contributing**: Contributing

Room 3 (103) is believed to have been added to the house by about 1820, possibly around the same time as Room 6 (106) (Photo 314, Photo 315). The current interior dimensions of the room were approximately 10'-5" deep (north-south) by 12'-11" wide (east-west). The main entry to the room (Door D300) was centered on the east wall, and a secondary entry was located on the south wall in the east corner (Door D201), leading into Room 2 (102).

Where dates for room features or information about relocated or salvaged historic fabric are given below, it references information included in the 1998 HSR and the 1991 HSAR. The decorative scheme followed the 1956 Furnishing Plan, which called for "Woodwork natural, dark blue trim" and for the floor to be poplar.[33]

Flooring

The existing flooring was tongue-and-groove wood planks of varying widths, running east-west. The 1998 HSR indicated that the existing flooring was installed in the 1950s. The wood planks spanned across floor joists without subflooring. The flooring shows some wear (Photo 316), particularly at the thresholds of the two doors from foot traffic and the doors abrading the floor (Photo 317). No areas of rot or deterioration were observed.

Wall Finishes

All four walls of Room 3 (103) were finished with unfinished, horizontal, tongue-and-groove boards with a beaded detail along one edge, similar to those in Room 2 (102). The 1998 HSR believed all the wall boards, ceiling boards, and mouldings dated to the 1955 restoration. The boards were secured with face nails. The wall boards were generally in good condition without areas of deterioration. Evidence of mildew or biological soiling was not observed in this room.

Ceiling Finishes

The ceiling was wide wood planks installed above the ceiling beams, running east-west (Photo 318). The ceiling boards had a beaded detail along one edge, similar to the wall boards, and were also unfinished. No areas of distress or deterioration were present.

[33] Furnishing Plan, 51.

Wall Mouldings

The room had a simple baseboard and ceiling moulding (Photo 319). The baseboard was painted blue, and ceiling moulding was unfinished. The mouldings were generally in good condition.

Exposed Ceiling Beams

The ceiling also had five exposed beams, running north-south (Photo 318). The beams appeared to be historic. Abandoned nail holes from a previous ceiling were present; similar nail holes were observed on multiple collar ties in the roof framing, which may have been repurposed ceiling beams from other locations in the structure or from Room 3 (103) which it was reduced and reconfigured during the 1955 restoration. The ceiling beams were unfinished and had a beaded edge detail. Similar to the ceiling boards and walls, no mildew or biological soiling were present.

Photo 314. Room 3 (103), looking east.

Photo 315. Room 3 (103), looking west.

Photo 316. Evidence of minor wear on the flooring.

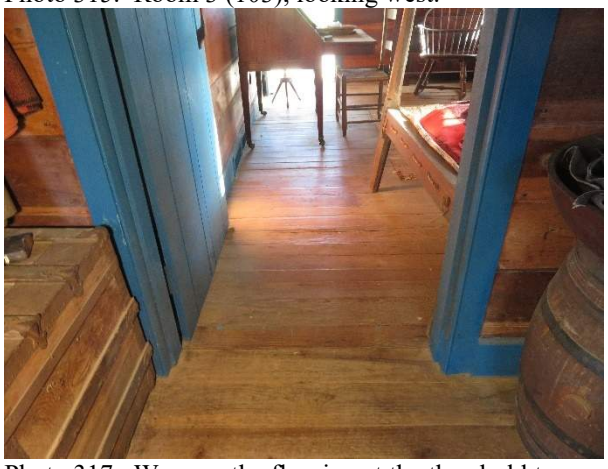

Photo 317. Wear on the flooring at the threshold to Room 2 (102).

Photo 318. Ceiling planks and exposed beams.

Photo 319. Ceiling moulding.

Room 6 (106)					
C	INTERIORS				
C30	INTERIOR FINISHES				
	C30XX	MULTIPLE			
				Condition	Priority
		C300004	Room 6 (106) Overall	Poor	Moderate
		C302004	106 Flooring	Poor	Moderate
		C301004	106 Wall Finishes	Poor	Moderate
		C303004	106 Ceiling Finishes	Poor	Moderate
		C302604	106 Mouldings	Fair	Moderate

Date: Undetermined / 1955 **Contributing**: Contributing

Room 6 (106) is believed to have been added to the house by about 1820 (Photo 320, Photo 321), possibly around the same time as Room 3 (103). The current interior dimensions of the room were approximately 10'-5" deep (north-south) by 12'-8" wide (east-west). The entry to the room (Door D600) was centered on the west wall.

Where dates for room features or information about relocated or salvaged historic fabric are given below, it references information included in the 1998 HSR and the 1991 HSAR. The decorative scheme followed the 1956 Furnishing Plan, which called for "Walls and ceiling, cream; door, baseboard and other trim, red" and for the floor to be poplar.[34]

Flooring

The existing flooring was tongue-and-groove wood board, running east-west. The 1998 HSR indicated that the existing flooring was installed in the 1950s; in the crawlspace, multiple floorboards had been branded with "1955" (Photo 323). The wood boards spanned across floor joists without subflooring. The flooring shows hear wear at the thresholds from foot traffic and the door abrading the floor. Water staining of flooring was also observed under Window W600 (Photo 323). No areas of rot or deterioration were observed.

The flooring slopes 3 to 4 degrees to the north and east, with the greatest slope approximately near the door.

Wall Finishes

All four walls of Room 6 (106) were finished with vertical boards (Photo 324); the boards were square-edged, without a beaded edge detail. The 1998 HSR believed that the boards on the north, east, and west walls dated to 1955, while the south wall was constructed of reused historic boards without studs. The boards were secured with face nails and were painted white. The wall boards were generally in fair condition.

Deterioration of boards was observed in small areas on the north wall, including spots of sap seepage (Photo 325). Separation between boards was also present and appeared related to the differential movement of the structure to the north and east.

[34] Furnishing Plan, 62.

The north wall appeared to have significant displacement outward at the base of the wall compared to the top of the wall. This displacement could be measured at both the east (5-inch displacement) and west (3-inch displacement) walls. Racking of wall boards, particularly at the east and west wall, was observed. The west wall had a large gap between the base of the wall and the flooring and was slightly loose when pushed.

The door is typically open during visitor hours, although visitors are not allowed into the room. However, the door was extremely difficult to open, and even when open, there was not good airflow in the room. Mildew or biological soiling were present on the painted surfaces of the walls, ceiling, and wall mouldings (Photo 326).

Ceiling Finishes

The ceiling was square-edged wood boards, painted white and running north-south; the ceiling beams were not exposed. Areas of distress and failure to the paint were observed, and mildew or biological soiling were present on the painted surfaces of the ceiling. Areas of damage and potentially deterioration to ceiling boards were observed due to water intrusion, particularly at the north wall (Photo 327).

Wall Mouldings

The room had a simple baseboard and a compound-profile ceiling moulding. The baseboard was painted red, and the ceiling moulding was painted white. The moulding was generally in fair condition with limited areas of paint failure. At the west wall, the ceiling moulding and base boards were detached from the wall (Photo 328, Photo 329).

Photo 320. Room 6 (106), looking east.

Photo 321. Room 6 (106), looking south at wall believed to be historic planks.

Photo 322. The underside of floorboards from the crawlspace, showing marks from the 1955 restoration.


Photo 323. Water stains on the flooring at the north wall under Window W600.


Photo 324. Wall boards in the northeast corner.


Photo 325. Sap seepage through wall board on the north wall.


Photo 326. Mildew or biological growth on the wall board at the north wall.


Photo 327. Water damage to the ceiling boards.

Photo 328. Displaced and loose base board near Door D600.

Photo 329. Displaced and loose ceiling moulding.

Room 7 (107)					
C	INTERIORS				
C30	INTERIOR FINISHES				
	C30XX	MULTIPLE			
				Condition	Priority
		C300005	Room 7 (107) Overall	Poor	Moderate
		C302005	107 Flooring	Fair	Low
		C301005	107 Wall Finishes	Poor	Moderate
		C303005	107 Ceiling Finishes	Poor	Moderate
		C302605	107 Mouldings	Poor	Moderate

Date: Undetermined / 1955 **Contributing**: Contributing

Room 7 (107) is believed to have been added to the house shortly after the original construction (Photo 330, Photo 331), possibly around the same time as Room 2 (102). The current interior dimensions of the room were approximately 15'-3" deep (north-south) by 16'-0" wide (east-west). The main entry to the room (Door D700) located centered on the south wall in the west corner, and a secondary entry was centered on the north wall in the west corner (Door D701). A brick masonry fireplace was located on the west wall. The lower walls were finished with flat panel wainscotting.

Where dates for room features or information about relocated or salvaged historic fabric are given below, it references information included in the 1998 HSR and the 1991 HSAR. The existing finishes with the blue and white color scheme generally follow the description of the 1956 Furnishing Plan: "Walls cream,; ceiling, ceiling mould, rails and stiles of wainscot and of doors painted light blue (panels cream); window and door trim light blue."[35] However, blue and white may not have been the original colors, as the room may have been painted in shades of tan at an earlier date: "Of special interest is the original paint to be found on the dado, chair rail, and base within this cupboard. A very successful relationship of shades of tan has been obtained here."[36] The 1956 Furnishing Plan did not provide a basis for the blue and white color scheme.

Flooring

The existing flooring was tongue-and-groove wood planks, running east-west. The 1998 HSR indicated that the existing flooring was installed in the 1950s. The wood planks spanned across floor joists without subflooring. The flooring shows wear, particularly at the thresholds of the two doors from foot traffic and the doors abrading the floor (Photo 332, Photo 333). No areas of rot or deterioration were observed.

The flooring generally slopes to the east by 1 to 2 degrees.

[35] Furnishing Plan, 66.
[36] Barnette, Stuart. M. "Architectural Survey of the Chamberlain House or Mound Plantation" (1937): 3.

Wall Finishes

The east, west, and south walls of Room 7 (107) were finished with horizontal boards with a beaded detail along one edge (Photo 334), which the 1998 HSR indicated dated to the 1950s restoration. The north wall was constructed of historic square-edged boards with no studs. The boards were painted white. The wall boards were generally in good condition without areas of deterioration. Some separation between boards was present but did not appear to indicate that the wall finishes were loose or distressed. At the north wall, the boards were racked to the east about 2 degrees.

Both doors are typically open during visitor hours, and visitors are allowed into pass through the room. When both doors were open, there was good airflow through the space. However, heavy mildew or biological soiling were present on the painted surfaces of the walls, ceiling, and wall mouldings.

Ceiling Finishes

The ceiling was wide wood planks, running east-west; the ceiling beams were not exposed. The ceiling boards were square-edged and painted blue. Areas of distress and failure to the paint were observed, and mildew or biological soiling were present on the painted surfaces of the ceiling. Areas of damage to ceiling boards were also observed, including split boards, deflected boards (Photo 335), and evidence of water intrusion at the southeast corner (Photo 336, Photo 337). In the immediate southeast corner of the ceiling, a large hole had been gnawed by pests, likely squirrels (Photo 338).

Wall Mouldings

The room had a simple baseboard, chair rail, and ceiling moulding. The lower walls also had a recessed panel wainscot. The baseboard, ceiling moulding, and rails and stiles of the wainscot were painted blue. The moulding was generally in good to fair condition with areas of paint failure and heavy mildew or biological soiling on the painted surfaces (Photo 339, Photo 340, Photo 341).

Photo 330. Room 7 (107), looking north.

Photo 331. Room 7 (107), looking east.

Photo 332. Wear to the flooring around Door D700.

Photo 333. Wear to the flooring from abrasion by Door D701.

Photo 334. Typical horizontal wall board.

Photo 335. Ceiling boards, showing deflected board.

Photo 336. Ceiling boards in the southeast corner of the room.

Photo 337. Deterioration of ceiling board and water stains on the wall finishes in the southeast corner.

Photo 338. Pest hole in the southeast corner.

Photo 339. Heavy mildew growth on the top rail of the wainscot.

Photo 340. Heavy mildew growth on the baseboard.

Photo 341. Typical conditions and construction of the rail-and-stile, flat panel wainscot.

Systems

Electrical					
D	SERVICES				
D50	ELECTRCAL SERVICE				
	D5020	LIGHTING AND BRANCH WIRING			
				Condition	Priority
		D502001	Romex Electrical Lines	Poor	High
		D502002	Misc Electrical Lines	Poor	High
		D502003	Electrical Receptacles	Poor	High
		D502004	Lighting	Poor	High
		D502005	Electrical Service Panel	Poor	High

Date: 1955 **Contributing**: Non-Contributing

Electrical power to the house appeared to be limited to a floor receptacle in Room 1 (101) and overhead lights and receptacles in the attic.

Miscellaneous runs of non-metallic sheathed electrical cable (Romex) and unprotected wires were strung through the attic (Photo 342, Photo 343) and crawlspace (Photo 344); it was unclear what lines were abandoned and what lines were live.

A damaged electrical panel was observed in the attic (Photo 345). It was unclear if this panel was live. No "whole house" electrical disconnect appeared to be present, unless it was located in another structure on the site.

The floor receptacle in Room 1 (101) was in poor condition (Photo 346, Photo 347). The receptacle appeared to be live.

The lights in the attic were live and were controlled by a switch near the attic door.

Photo 342. Romex and other unshielded electrical lines in the attic.

Photo 343. Romex and other unshielded electrical lines in the attic.

Photo 344. Romex and other unshielded electrical lines in the crawlspace, feeding the floor receptacle.

Photo 345. Damaged electrical panel in the attic.

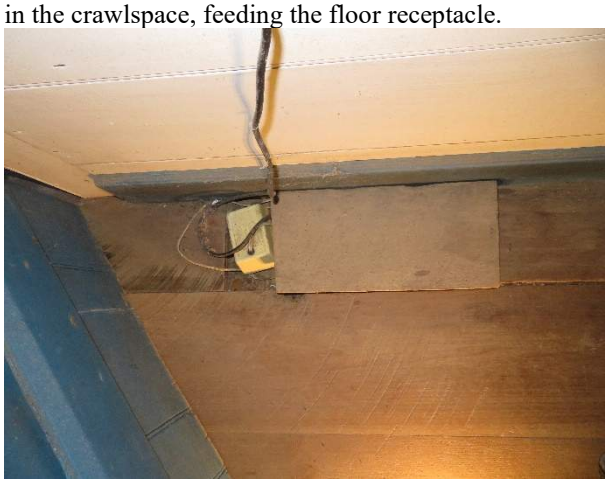

Photo 346. Damaged floor receptacle in Room 1 (101).

Photo 347. Damaged floor receptacle in Room 1 (101).

Mechanical					
D	**SERVICES**				
D30	**HVAC**				
	D3040	**DISTRIBUTION SYSTEMS**			
				Condition	**Priority**
		D304001	HVAC Equipment	Not in Service	N/A

Date: 1955 **Contributing**: Non-Contributing

An abandoned mechanical unit was located in the attic (Photo 348, Photo 349). It appeared to be a forced-air heating system with sheet metal ducts that fed baseboard registers in several rooms. The equipment appeared to be aged and was no longer functional. It should be removed.

Photo 348. Abandoned HVAC unit in attic.

Photo 349. Abandoned HVAC unit in attic.

Mechanical					
D	**SERVICES**				
D30	**HVAC**				
	D3040	**DISTRIBUTION SYSTEMS**			
				Condition	**Priority**
		D304002	Base Board Registers	Not in Service	N/A

Date: 1955 **Contributing**: Non-Contributing

Base board registers were present in several rooms (Photo 350). The registers served the abandoned forced-air system in the attic. The registers were fairly unobtrusive and can be left in place or repurposed for future HVAC needs.

Photo 350. Abandoned registers in the base board of Room 2 (102).

Water Service					
G	BUILDING SITEWORK				
G30	SITE MECHANICAL UTILITIES				
	G3010	WATER SUPPLY			
				Condition	Priority
		G301001	Service Hydrant	Unknown	High

Date: Undetermined (modern alteration) **Contributing**: Non-Contributing

There is no water supply at the house. A service hydrant was located approximately 50-feet north of the structure and was concealed by a small wood shed (Photo 351).

Photo 351. Hydrant, located approximately 50 feet north of the main house.

Fire Detection					
D	**SERVICES**				
D50	**ELECTRICAL**				
	D5037	**FIRE ALARM SYSTEMS**			
				Condition	**Priority**
		D503701	Fire/Smoke Detectors	Unknown	High

Date: Undetermined (modern alteration) **Contributing**: Non-Contributing

Each room had a ceiling-mounted fire/smoke detector (Photo 352 through Photo 355). The detectors were in various stages of damage or disrepair, and some may not be functioning properly.

Photo 352. Damaged ceiling-mounted detector in Room 6 (106).

Photo 353. Damaged ceiling-mounted detector in Room 1 (101).

Photo 354. Ceiling-mounted detector in Room 3 (103).

Photo 355. Damaged ceiling-mounted detector in Room 2 (102).

Building Feature Master List

Site Features

G	BUILDING SITEWORK			
G20	SITE IMPROVEMENTS			
G2030	PEDESTRIAN PAVING			
	G203001	Paved Walkway from Information Center to House	Good	N/A
	G203002	Paved Walkway from House to the Cemetery	Fair to Poor	Moderate
	G203003	Paved Walkway Through Grape Arbor	Failed	Moderate
	G203004	Brick Walkway	Fair to Poor	Moderate
G2033	EXTERIOR STEPS			
	G203301	Main Exterior Stairs	Good to Fair	Moderate
	G203302	Main Stair Handrails	Fair	High
G2041	FENCES AND GATES			
	G204101	Split Rail Fences	Good to Poor	Low
	G204102	Post and Rail Fence	Good	N/A
G2044	SIGNAGE			
	G204401	“Inns Along the Trace”	Good	N/A
	G204402	“Frontier Homes”	Good	N/A
	G204403	“Old Trace Path”	Good	N/A
	G204404	“Slave Cemetery”	Good	N/A
G2049	MISCELLANEOUS STRUCTURES			
	G204901	Bell and Stand	Poor	Low
	G204902	Wood Hydrant Shed	Fair	Low
	G204903	Grapevine Grape Arbor	Good	N/A
	G204904	Boot Scrape	Fair	Low
	G204905	Northwest Cistern	Failed	Moderate
	G204906	Northeast Cistern	Poor	Moderate
G30	SITE MECHANICAL UTILITIES			
G3010	WATER SUPPLY			
	G301001	Service Hydrant	Unknown	High

Structure and Envelope

A	SUBSTRUCTURE			
A10	FOUNDATIONS			
A1020	SPECIAL FOUNDATIONS			
	A102001	Foundation Piers	Good to Failed	High
B	SHELL			
B10	EXTERIOR ENCLOSURE			
B1010	FLOOR CONSTRUCTION			
	B101001	Floor Joists	Good to Fair	Low

	B101002	Floor Beams	Good to Fair	Low
B1013	**BALCONY CONSTRUCTION**			
	B101301	South Gallery Floor Framing	Fair	Low
	B101302	South Gallery Roof Framing	Good	Low
	B101303	South Gallery Railing	Fair	Moderate
	B101304	South Gallery Decking	Poor	High
	B101305	North Gallery Floor Framing	Fair	Low
	B101306	North Gallery Roof Framing	Fair to Poor	Moderate
	B101307	North Gallery Handrails	Fair	High
	B101308	North Gallery Decking	Fair	High
B1015	**EXTERIOR STAIRS**			
	B101501	South Gallery Stairs and Handrails	Poor	High
	B101502	North Gallery Stairs and Handrails	Poor	High
B1020	**ROOF CONSTRUCTION**			
	B102001	Roof Framing	Good to Failed	Low to High
	B102002	Gable End Wall Framing	Good to Fair	Low
B1030	**OTHER STRUCTURAL MEMBERS**			
	B103001	Central Chimney	Fair	Moderate
	B103002	West Chimney	Fair	Moderate
B20	**EXTERIOR ENCLOSURE**			
B2010	**EXTERIOR WALLS**			
	B201001	Horizonal Board Siding	Good	Low
	B201002	Base Trim	Good	N/A
	B201003	Corner Trim	Poor	Low
	B201004	Weatherboard Siding	Poor to Failed	High
B2011	**EXTERIOR WALL CONSTRUCTION**			
	B201101	Wall Framing	Undetermined	N/A
B30	**ROOFING**			
B3010	**ROOF COVERINGS**			
	B301001	Wood Shake Roofing	Good	Low
	B301002	Spaced Sheathing	Good	N/A
	B301003	Metal Flashing at Chimney	Good	Low
	B301004	Metal Flashing at Broken Pitch	Good	N/A
G20	**SITE IMPROVEMENTS**			
G2040	**SITE DEVELOPMENT**			
	G204002	Crawlspace Regrading	Fair	Moderate

Windows

B	**SHELL**			
B20	**EXTERIOR ENCLOSURE**			
B2020	**EXTERIOR WINDOWS**			
	B202001	**W100 Overall**	**Fair**	**Moderate**
	B202001.01	W100 Shutter	Good	Low
	B202001.02	W100 Shutter Hardware	Poor	Low

	B202001.03	W100 Sill	Good	Low
	B202001.04	W100 Jamb Trim	Fair	Low
	B202001.05	W100 Head Trim	Good	Low
	B202001.06	W100 Upper Sash	Good	Low
	B202001.07	W100 Lower Sash	Good	Low
	B202001.08	W100 Glazing	Failed	High
	B202001.09	W100 Interior Jamb Trim	Good	N/A
	B202001.10	W100 Interior Head Trim	Poor	Moderate
	B202001.11	W100 Interior Upper Sash	Good	N/A
	B202001.12	W100 Interior Lower Sash	Good	N/A
	B202001.13	W100 Interior Stool and Apron	Good	N/A
	B202002	**W101 Overall**	**Fair**	**Moderate**
	B202002.01	W101 Shutter	Good to Fair	Low
	B202002.02	W101 Shutter Hardware	Poor	Low
	B202002.03	W101 Sill	Good	Low
	B202002.04	W101 Jamb Trim	Good	Low
	B202002.05	W101 Head Trim	Good	Low
	B202002.06	W101 Upper Sash	Good	Low
	B202002.09	W101 Lower Sash	Good	Low
	B202002.08	W101 Glazing	Failed	High
	B202002.09	W101 Interior Jamb Trim	Good	N/A
	B202002.10	W101 Interior Head Trim	Good	N/A
	B202002.11	W101 Interior Upper Sash	Good	N/A
	B202002.12	W101 Interior Lower Sash	Good	N/A
	B202002.13	W101 Interior Stool and Apron	Failed	Moderate
	B202003	**W200 Overall**	**Fair to Poor**	**High**
	B202003.01	W200 Shutter	Fair to Poor	Moderate
	B202003.02	W200 Shutter Hardware	Fair	Low
	B202003.03	W200 Sill	Failed	High
	B202003.04	W200 Jamb Trim	Failed	High
	B202003.05	W200 Head Trim	Good	Low
	B202003.06	W200 Upper Sash	Good	Low
	B202003.07	W200 Lower Sash	Good	Low
	B202003.08	W200 Glazing	Failed	High
	B202003.09	W200 Interior Jamb Trim	Good	N/A
	B202003.10	W200 Interior Head Trim	Good	N/A
	B202003.11	W200 Interior Upper Sash	Good	N/A
	B202003.12	W200 Interior Lower Sash	Good	N/A
	B202003.13	W200 Interior Stool and Apron	Good	N/A
	B202004	**W201 Overall**	**Fair to Poor**	**High**
	B202004.01	W201 Shutter	Fair	Moderate
	B202004.02	W201 Shutter Hardware	Fair	Low
	B202004.03	W201 Sill	Failed	High
	B202004.04	W201 Jamb Trim	Failed	High
	B202004.05	W201 Head Trim	Good	Low

	B202004.06	W201 Upper Sash	Good	Low
	B202004.07	W201 Lower Sash	Good	Low
	B202004.08	W201 Glazing	Failed	High
	B202004.09	W201 Interior Jamb Trim	Good	N/A
	B202004.10	W201 Interior Head Trim	Good	N/A
	B202004.11	W201 Interior Upper Sash	Good	N/A
	B202004.12	W201 Interior Lower Sash	Good	N/A
	B202004.13	W201 Interior Stool and Apron	Good	N/A
	B202005	**W2300 Overall**	**Fair**	**Moderate**
	B202005.01	W300 Shutter	Fair	Low
	B202005.02	W300 Shutter Hardware	Fair	Low
	B202005.03	W300 Sill	Poor	Moderate
	B202005.04	W300 Jamb Trim	Good	Low
	B202005.05	W300 Head Trim	Good	Low
	B202005.06	W300 Upper Sash	Good	Low
	B202005.07	W300 Lower Sash	Good	Low
	B202005.08	W300 Glazing	Failed	High
	B202005.09	W300 Interior Jamb Trim	Good	N/A
	B202005.10	W300 Interior Head Trim	Good	N/A
	B202005.11	W300 Interior Upper Sash	Good	N/A
	B202005.12	W300 Interior Lower Sash	Fair	Low
	B202005.13	W300 Interior Stool and Apron	Good	N/A
	B202006	**W600 Overall**	**Fair**	**Moderate**
	B202006.01	W600 Shutter	Fair	Low
	B202006.02	W600 Shutter Hardware	Fair	Low
	B202006.03	W600 Sill	Poor	Moderate
	B202006.04	W600 Jamb Trim	Good	Low
	B202006.06	W600 Head Trim	Good	Low
	B202006.07	W600 Upper Sash	Good	Low
	B202006.08	W600 Lower Sash	Good	Low
	B202006.09	W600 Glazing	Failed	High
	B202006.09	W600 Interior Jamb Trim	Good	N/A
	B202006.10	W600 Interior Head Trim	Good	N/A
	B202006.11	W600 Interior Upper Sash	Good	N/A
	B202006.12	W600 Interior Lower Sash	Good	N/A
	B202006.13	W600 Interior Stool and Apron	Poor	N/A
	B202007	**W601 Overall**	**Poor**	**High**
	B202007.01	W601 Shutter	Fair	Low
	B202007.02	W601 Shutter Hardware	Fair	Low
	B202007.03	W601 Sill	Failed	High
	B202007.04	W601 Jamb Trim	Poor	Moderate
	B202007.05	W601 Head Trim	Fair	Moderate
	B202007.06	W601 Upper Sash	Good	Low
	B202007.07	W601 Lower Sash	Good	Low
	B202007.08	W601 Glazing	Failed	High

	B202007.09	W601 Interior Jamb Trim	Good	N/A
	B202007.10	W601 Interior Head Trim	Good	N/A
	B202007.11	W601 Interior Upper Sash	Good	N/A
	B202007.12	W601 Interior Lower Sash	Good	N/A
	B202007.13	W601 Interior Stool and Apron	Failed	Moderate
	B202008	**W700 Overall**	**Fair**	**Moderate**
	B202008.01	W700 Shutter	Fair	Low
	B202008.02	W700 Shutter Hardware	Fair	Low
	B202008.03	W700 Sill	Good	Low
	B202008.04	W700 Jamb Trim	Good	Low
	B202008.05	W700 Head Trim	Good	Low
	B202008.06	W700 Upper Sash	Good	Low
	B202008.07	W700 Lower Sash	Good	Low
	B202008.08	W700 Glazing	Failed	High
	B202008.09	W700 Interior Jamb Trim	Good	N/A
	B202008.10	W700 Interior Head Trim	Good	N/A
	B202008.11	W700 Interior Upper Sash	Good	N/A
	B202008.12	W700 Interior Lower Sash	Fair	Low
	B202008.13	W700 Interior Stool and Apron	Good	N/A
	B202009	**W701 Overall**	**Poor**	**High**
	B202009.01	W701 Shutter	Fair	Low
	B202009.02	W701 Shutter Hardware	Poor	Low
	B202009.03	W701 Sill	Failed	High
	B202009.04	W701 Jamb Trim	Fair	Moderate
	B202009.05	W701 Head Trim	Good	Low
	B202009.06	W701 Upper Sash	Good	Low
	B202009.07	W701 Lower Sash	Good	Low
	B202009.08	W701 Glazing	Failed	High
	B202009.09	W701 Interior Jamb Trim	Good	N/A
	B202009.10	W701 Interior Head Trim	Good	N/A
	B202009.11	W701 Interior Upper Sash	Good	N/A
	B202009.12	W701 Interior Lower Sash	Fair	Low
	B202009.13	W701 Interior Stool and Apron	Good	N/A

Doors

B	**SHELL**			
B20	**EXTERIOR ENCLOSURE**			
B2030	**EXTERIOR DOORS**			
	B203001	**D100 Overall**	**Fair**	**Low**
	B203001.01	D100 Door	Fair	Low
	B203001.02	D100 Exterior Hardware	Fair	Moderate
	B203001.03	D100 Jamb Trim	Good	Low
	B203001.04	D100 Head Trim	Good	Low
	B203001.05	D100 Transom	Failed	High

	B203001.06	D100 Threshold	N/A	N/A
	B203001.07	D100 Interior Hardware	Poor	High
	B203001.08	D100 Interior Jamb Trim	Good	N/A
	B203001.09	D100 Interior Head Trim	Good	N/A
	B203001.10	D100 Interior Transom	Good	N/A
	B203002	**D101 Overall**	**Fair**	**Low**
	B203002.01	D101 Door	Good	Low
	B203002.02	D101 Exterior Hardware	Fair	Moderate
	B203002.03	D101 Jamb Trim	Fair	Low
	B203002.04	D101 Head Trim	Good	Low
	B203002.05	D101 Transom	Failed	High
	B203002.06	D101 Threshold	N/A	N/A
	B203002.07	D101 Interior Hardware	Poor	High
	B203002.08	D101 Interior Jamb Trim	Good	Low
	B203002.09	D101 Interior Head Trim	Good	Low
	B203003	**D200 Overall**	**Good**	**Low**
	B203003.01	D200 Door	Good	Low
	B203003.02	D200 Exterior Hardware	Fair	Moderate
	B203003.03	D200 Jamb Trim	Good	Low
	B203003.04	D200 Head Trim	Good	Low
	B203003.05	D200 Threshold	N/A	N/A
	B203003.07	D200 Interior Hardware	Good	N/A
	B203003.08	D200 Interior Jamb Trim	Good	N/A
	B203003.09	D200 Interior Head Trim	Good	N/A
	C102001	**D201 Overall**	Good	**Low**
	C102001.01	D201 Door	Good	Low
	C102001.02	D201 Hardware	Poor	Moderate
	C102001.03	D201 Jamb Trim	Good	Low
	C102001.04	D201 Head Trim	Good	Low
	C102001.05	D203 Threshold	N/A	N/A
	C102001.07	D201 Interior Hardware	Poor	High
	C102001.08	D201 Interior Jamb Trim	Good	N/A
	C102001.09	D201 Interior Head Trim	Good	N/A
	B203004	**D300 Overall**	**Fair**	**Low**
	B203004.01	D300 Door	Good	Low
	B203004.02	D300 Exterior Hardware	Poor	Moderate
	B203004.03	D300 Jamb Trim	Fair	Low
	B203004.04	D300 Head Trim	Good	Low
	B203004.05	D300 Threshold	N/A	N/A
	B203004.07	D300 Interior Hardware	Poor	High
	B203004.08	D300 Interior Jamb Trim	Good	N/A
	B203004.09	D300 Interior Head Trim	Good	N/A
	B203005	**D600 Overall**	**Fair**	**Low**
	B203005.01	D600 Door	Good	Low
	B203005.02	D600 Exterior Hardware	Fair to Poor	Moderate

	B203005.03	D600 Jamb Trim	Fair	Low
	B203005.04	D600 Head Trim	Good	Low
	B203005.06	D600 Threshold	N/A	N/A
	B203005.07	D600 Interior Hardware	Poor	High
	B203005.08	D600 Interior Jamb Trim	Fair	High
	B203005.09	D600 Interior Head Trim	Good	N/A
	B203006	**D700 Overall**	**Fair**	**Low**
	B203006.01	D700 Door	Fair	Low
	B203006.02	D700 Exterior Hardware	Fair	Moderate
	B203006.03	D700 Jamb Trim	Fair	Low
	B203006.04	D100 Head Trim	Good	Low
	B203006.05	D700 Transom	Failed	High
	B203006.06	D700 Threshold	N/A	N/A
	B203006.07	D700 Interior Hardware	Fair	High
	B203006.08	D700 Interior Jamb Trim	Good	N/A
	B203006.09	D700 Interior Head Trim	Good	N/A
	B203006.10	D700 Interior Transom	Good	N/A
	B203007	**D701 Overall**	**Fair**	**Low**
	B203007.01	D701 Door	Fair	Low
	B203007.02	D701 Exterior Hardware	Fair	Moderate
	B203007.03	D701 Jamb Trim	Good	Low
	B203007.04	D701 Head Trim	Good	Low
	B203007.05	D701 Threshold	N/A	N/A
	B203007.07	D701 Interior Hardware	Fair	High
	B203007.08	D701 Interior Jamb Trim	Fair	High
	B203007.09	D701 Interior Head Trim	Good	N/A

Interiors and Finishes

C	**INTERIORS**			
C30	**INTERIOR FINISHES**			
C30XX	**MULTIPLE**			
	C300001	**Room 1 (101) Interior Overall**	**Fair**	**Moderate**
	C302001	101 Flooring	Fair	Low
	C301001	101 Wall Finishes	Good	N/A
	C303001	101 Ceiling Finishes	Fair	Low
	C302601	101 Wall Mouldings	Good	N/A
	C303301	101 Exposed Ceiling Beams	Fair	Moderate
	C300002	**Room 2 (102) Interior Overall**	**Good**	**Low**
	C302002	102 Flooring	Fair	Low
	C301002	102 Wall Finishes	Good	N/A
	C303002	102 Ceiling Finishes	Good	N/A
	C302602	102 Mouldings	Good	N/A
	C303302	102 Exposed Ceiling Beams	Good	N/A
	C302602.01	102 Fireplace Mantle	Good	N/A

	C300003	**Room 3 (103) Overall**	**Good**	**Low**
	C302003	103 Flooring	Good	N/A
	C301003	103 Wall Finishes	Good	N/A
	C303003	103 Ceiling Finishes	Good	N/A
	C302603	103 Mouldings	Fair	Low
	C303303	103 Exposed Ceiling Beams	Fair	Low
	C300004	**Room 6 (106) Overall**	**Poor**	**Moderate**
	C302004	106 Flooring	Poor	Moderate
	C301004	106 Wall Finishes	Poor	Moderate
	C303004	106 Ceiling Finishes	Poor	Moderate
	C302604	106 Mouldings	Fair	Moderate
	C300005	**Room 7 (107) Overall**	**Poor**	**Moderate**
	C302005	107 Flooring	Fair	Low
	C301005	107 Wall Finishes	Poor	Moderate
	C303005	107 Ceiling Finishes	Poor	Moderate
	C302605	107 Mouldings	Poor	Moderate

Building Services

D	**SERVICES**			
D30	**HVAC**			
D3040	**DISTRIBUTION SYSTEMS**			
	D304001	HVAC Equipment	Not in Service	Low
	D304002	Base Board Registers	Not in Service	Low
D50	**ELECTRCAL SERVICE**			
D5020	**LIGHTING AND BRANCH WIRING**			
	D502001	Romex Electrical Lines	Poor	High
	D502002	Misc Electrical Lines	Poor	High
	D502003	Electrical Receptacles	Poor	High
	D502004	Lighting	Poor	High
	D502005	Electrical Service Panel	Poor	High
D5037	**FIRE ALARM SYSTEMS**			
	D503701	Fire/Smoke Detectors	Unknown	High

TREATMENT RECOMMENDATIONS

Requirements for Treatment

Laws, Regulations, And Functional Requirements

Key laws, regulations, and functional requirements that apply to the recommended work include the following:

- National Park Service Cultural Resources Management Guideline (Director's Order 28), which requires planning for the protection of cultural resources on park property.
- Section 106 of the National Historic Preservation Act, which mandates that federal agencies, including the National Park Service, take into account the effects of their actions on properties listed or eligible for listing in the National Register of Historic Places and give the Advisory Council on Historic Preservation a reasonable opportunity to comment.

Treatment of the building and site are also to be guided by the following, listed as of the date of preparation of this report and subject to future amendment, revision, and adoption of updated editions:

- Secretary of Interior's Standards for the Treatment of Historic Properties
- National Park Service Management Policies, 2006 Edition
- National Park Service Guiding Principles of Sustainable Design
- Architectural Barriers Act Accessibility Standards (ABAAS)
- Current State and Local Building Codes, including:
    - 2018 International Building Code (IBC)
    - 2018 International Energy Conservation Code (IECC)
    - 2018 International Existing Building Code (IEBC)

With historic structures, attempts to achieve strict conformance with model building code standards that are intended for new construction can lead to damage or destruction of historic fabric and negative impacts to the character or integrity of the building. IEBC Section 507, "Historic Buildings" allows flexibility in the repair and alteration of historic structures where such changes do not "constitute a distinct life safety hazard" as determined by the building official. This flexibility provides opportunities for compliance alternatives that protect the fabric and character of historic buildings where strict compliance with the model code would be detrimental to the building.

The NPS is self-regulating in terms of enacting and enforcing building code standards. Mount Locust is therefore not legally subject to local or state building code requirements. When undertaking repairs to buildings and structures, NPS endeavors to have the work comply with model building code standards.

NPS currently recognizes the following as the model building codes for design and construction projects:

- International Building Code (IBC), 2021 Edition
- International Energy Conservation Code (IECC), 2021 Edition
- International Existing Building Code (IEBC), 2021 Edition
- NFPA 101 Life Safety Code (where IBC is silent)

Where conflicts exist between the 2021 ICC Codes and the codes currently adopted by the state of Mississippi, compliance with the more stringent of the two, as determined by a licensed design professional or code official, should be followed.

Treatment Standards

The recommendations presented within this report have been developed in accordance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties* and NPS-28: *Cultural Resource Management Guideline*. Per NPS-28, "Continuing preservation maintenance is the stewardship key to protecting the integrity of cultural resources and the investments made to bring them to maintenance condition."[37]

Preservation Maintenance[38]

Action to mitigate wear and deterioration of a historic property without altering its historic character by protecting its condition, repairing when its condition warrants with the least degree of intervention including limited replacement in-kind, replacing an entire feature in-kind when the level of deterioration or damage of materials precludes repair, and stabilization to protect damaged materials or features from additional damage.

Types of preservation maintenance are:

- Housekeeping: The removal of undesirable deposits of soil in ways that minimize harm to the surfaces treated, repeated at short intervals so that the gentlest and least radical methods can be used.
- Routine Maintenance: Service activities such as tightening, adjusting, oiling, pruning, etc.
- Cyclic Maintenance: Maintenance performed less frequently than annually; usually involves replacement or at least mending of material.

[37] NPS-28: Cultural Resource Management Guideline. National Park Service. June 11, 1998. https://www.nps.gov/parkhistory/online_books/nps28/28contents.htm: Chapter 4

[38] NPS-28, Appendix A

- Stabilization: Action to render an unsafe, damaged, or deteriorated property stable while retaining its present form.

Recommended Preservation Maintenance Treatments

- Fire Alarms, Fire Protection, and Water Service to the Building: Currently the existing fire/smoke alarms are damaged and may not be fully functional. Additionally, there is no fire protection or fire suppression system installed at Mount Locust. The nearest water supply is the hydrant located to the north of the structure. Given the slow response time of emergency services to such a remote location, even a small fire could be devastating. While the project team was on site, a survey was in progress by other parties, reportedly regarding a water service improvement project.

Immediate (Year 1)	Fire/Smoke Alarms • Inspect the existing fire/smoke alarms and replace all damaged or non-functioning units. • Test each unit to ensure that the alarms are properly alerting the central building system (if present). • Install two fire/smoke alarms in the attic space.
Long Term (5+ Years)	Fire Suppression System • Consider installing a fire-suppression system. Coordination with the available water supply and pressure will be needed with the preferred fire suppression system. A fire pump may be required.
Regular Maintenance	Inspections • On a monthly basis, test the fire/smoke alarms. • Inspect fire-suppression system (heads and other exposed components) for signs of leaks, corrosion, or other issues.

- Electrical Service: The existing electrical service is aged and has undergone multiple modifications since the initial installation in 1955. Damaged and exposed electrical components were present, as well as a damaged electrical panel that may be live.

Immediate (Year 1)	Electrical Inspection • Have a licensed electrician inspect the panel and electrical service for damaged components. Perform urgent repairs as required by this inspection.
Short Term (1 to 2 Years)	Electrical System Repairs • Replace the existing electrical lines. Remove the exposed wires and Romex cables. • Install a new service panel and "whole house" disconnect. New electrical system should be installed within metal conduit (EMT) in compliance with the National Electrical Code (NFPA 70). • Install new light fixtures, switches, and receptacles.

	• Low voltage lines may be unprotected if allowed by local code. • Provide capacity for any future plans for HVAC systems.
Long Term (5+ Years)	Security • Consider if a security system or security lighting may be desired for the house or site.
Regular Maintenance	Inspections • On a monthly basis, inspect receptacles and switches for operation. Immediately repair any components that are not properly functioning.

- Foundation Piers: Below-grade deterioration has caused distress and displacement of multiple foundation piers, particularly at the northeast corner of the structure. The displacement does not appear to have increased in severity since the 1998 HSR assessment; however, the deterioration levels of the piers has significantly worsened since the conditions reported in the 1998 HSR. Several of the piers have failed and require replacement; others exhibit deterioration and should be replaced at the same time.

Short Term (1 to 2 Years)	Pier Replacement • Replace all piers with condition ratings of Poor to Failed. Consider if replacement of all piers is desired. New piers should match the size, shape, and character of the existing piers. • Consultation with a wood scientist is recommended to determine the full extent of deterioration at the piers. This assessment may include resistance drilling to determine density and identify concealed decay conditions, interior moisture content measurements, and to assist with determination of remaining structural capacity of piers with significant section loss or interior deterioration. • New piers should be fabricated from rot-resistant wood: sassafras, western red cedar, cypress, or similar. Cut ends of piers should be thoroughly saturated with an end-grain sealer. • Provide new concrete footings for the piers so that wood is in minimal contact with the ground. New footings should come to within 1-inch of grade so as not to impact the historic character. • Reinstall the copper cap flashing at each pier. • If performed carefully, it should be possible to raise the northeast corner of the structure closer to level. Due to the extent of displacement, the north wall will likely not be able to be returned closer to plumb without deconstructing and rebuilding the wall. Care should be taken during leveling not to further distress the historic iron staple connection at the north gallery.

- An archeological survey and site monitoring will be required for pier replacement.

Pier Treatment

- Piers of Moderate condition can be evaluated for stabilization treatment in situ, potentially to include consolidation of the wood to stabilize areas of section loss.
- All piers should be treated with a water-diffusible, borate-based product, such as Impel Rods®. The pilot holes for the rods can be sealed with an elastomeric sealant or a small wood plug.

Medium Term (2 to 5 Years)

Crawlspace Regrading

- Provide clean topsoil fill to level low areas within the crawlspace and to slightly raise the crawlspace grade at the northeast corner to prevent surface water from running under the house. The new fill should be compacted by hand.
- Ground-disturbing improvements will need to be coordinated with requirements for an archeological survey and/or monitoring during the work.

- South and North Galleries: Both galleries require maintenance and in-kind replacement to address life-safety issues. The stairs are loose and represent a trip hazard, and the deteriorated decking also represents a trip hazard for visitors.

Immediate (Year 1)

Replace Steps

- Replace the steps at the south and north galleries to match existing. The new steps should comply with accessibility standards for treads/risers and handrails.
- Replace the ledger boards in-kind where deteriorated to provide support for the stingers.
- Replacement woods should be of a rot-resistant wood such as white oak, red cedar, or cypress.

Replace Decking

- Replace deteriorated deck boards in kind. If desired, the boards near the entrance of Room 7 (107) can be raised and shimmed level after the deteriorated boards are replaced.

Replace Railing

- Replace deteriorated or damaged railings in-kind.

Medium Term (2 to 5 Years)	Railing Improvements • The existing railings were constructed in 1955 in a compatible style common in the nineteenth century. The railings are in fair condition but are not incompliance with IBC railing requirements. Additionally, the existing railings likely cannot withstand code-required loads for a top rail for pedestrian fall protection purposes. Replacing the railings with modern, code-compliant railings would not be in keeping with the historic character of the property; however, consider if retrofitting the existing railing is desired.

- South Exterior Stairs: The brick stairs extending from the main walkway to the south gallery are in fair condition and require minor maintenance to the brick joints, but the handrails are loose and do not comply with accessibility standards for handrails or with IBC requirements for railings. This represents an issue for visitors to the site who are mobility limited and rely on handrails to safely navigate stairs.

Short Term (1 to 2 Years)	Replace Handrails • Remove the existing railings and install new wood railings in kind. • On the inside face of the new wood rails, provide a modern, aluminum handrail that meets the graspability profile and other requirements of ABAAS for accessible design.
Medium Term (2 to 5 Years)	Brick Pavers • Perform general maintenance to the brick pavers, including replacing failed mortar joints. The current brick stairs date to 1978. The replacement mortar should match the existing in properties, appearance, and tooling; the 1978 renovation plans may include the material or property specification for the paver mortar. Otherwise, petrographic analysis may be required to develop a compatible replacement mortar.
Regular Maintenance	Inspections • On an annual basis, inspect the handrails for any signs of movement or conditions which may negatively affect their performance.

- Roofing, Roof Framing, and Attic: The existing roof framing did not appear to exhibit any structural distress; however, select repairs are recommended to prevent displacement of framing members.

Immediate (Year 1)	Remove Debris • Remove the debris from the attic. Removal all old insulation, trash, broken glass, dirt, and abandoned building materials. Pest Management • Install heavy-gauge stainless steel wire mesh or sheet metal over the squirrel hole in northeast corner. Seal the hole against insect infiltration. Roofing Repairs • Repair isolated locations of damaged or missing shakes.
Medium Term (2 to 5 Years)	Roof Framing Repairs • Reinstall the failed collar tie in R9. • Reinforce the bearing end of the termite-damaged rafter in R9 with a wood sister or similar support. • Install new trenails at ridge connections where missing: R8, R11, and inspect other locations. • Install sister rafters adjacent to R14 to provide supplemental support to the distressed historic members.
Long Term (5+ Years)	Remove Abandoned Equipment • Remove the abandoned HVAC equipment and infill any holes in the attic flooring. Water Management • Consider installing a gutter on the north eave that discharges to a downspout at the west to control water runoff from the roof. • A gutter on the north eave will protect the displaced northeast corner (including the siding and Window W600), will reduce exposure to water and opportunities for settlement of the foundation piers in this area, and will reduce the ground saturation issues observed during the physical investigation. A study of local historic gutter practices should explore whether a metal half-round gutter may be appropriate to the interpretation period and region.
Regular Maintenance	Inspections • On a monthly basis, inspect the attic for signs of pest infiltration or water leakage. These inspections will be easier to perform if the attic is clean.

- Floor Framing: The floor structure was generally in good to fair condition, without areas of significant deterioration. A small number of repairs are recommended at specific framing members.

Short Term (1 to 2 Years)

Framing Repairs

- Reinforce the deteriorated bearing end of Joist J41 with a sister joist or partial splice.
- After replacement of the foundation piers, the distressed scarf joint between Beams B20 and B21 may be able to be partially reset. Shim as needed to reestablish bearing across the scarf joints.

- Weatherboard Siding Replacement: The siding has failed and is no longer providing weatherproofing for the building, particularly at areas of significant moisture-related deterioration at the north and east elevations. Overall, the siding is aged and has limited remaining performance; however, select boards may be able to be retained if in sound condition without warping, checking, fungal attack, or other deleterious conditions.

Medium Term (2 to 5 Years)

Siding Replacement

- Perform a board-by-board assessment of the existing siding and determine what boards are suitable to remain in place and which require replacement due to deterioration.
- Remove the deteriorated boards and building paper/underlayment.
- Inspect the wall framing for signs of distress or deterioration and perform any required repairs.
- Install new siding boards to match existing or as determined to be historically appropriate for the interpretation period.
- Provide new metal cap flashing at window heads.
- Exposed nails should follow the existing fastener patterns.
- Provide new metal flashing at the west chimney.
- Consider if a modern sealant or a traditional surface protection treatment like linseed oil or whitewash may be appropriate to extend the service life of the new siding.
- Replace the deteriorated vertical trim boards on either end of the south elevation and paint to match existing.

- Windows: Deterioration and conditions affecting the weather-resistance of the windows were observed at multiple locations. While these conditions do not represent critical structural or life-safety issues, maintaining the performance of the windows is important to prevent moisture and pest-related damage to other building components.

Medium Term (2 to 5 Years)

Finishes Analysis

- Prior to performing repairs on painted substrates, engage a qualifies finishes conservator to perform an analysis on the existing paint layers to determine a compatible material for new paint layers and to determine what color most closely approximates the original paint layer, likely from the 1955 Furnishing Plan.

Shutter Repairs

- Replace the shutters on Windows W200 and W201 in kind.
- Scrape and repaint the remaining existing shutters. Minor wood repairs can be performed with a wood filler prior to painting. Replace any hinges in-kind that are damaged or missing.
- Replace shutter dogs and hooks where missing. Resecure loose shutter dogs.
- When reinstalling shutters, install bat-exclusion mesh between the shutter and siding.

Trim and Sill Repairs

- Replace the jamb trim on Windows W200 and W201 in kind.
- Scrape and paint the wood trim for all other windows. Fill any holes with wood filler, including holes from shutter hingers, prior to repainting.
- Replace failed exterior sills at Windows W200, W201, W300, W600, and W601.
- Replace failed interior sills at Window W101, W600, and W601.

Glazing and Sash Repairs

- Replace the failed glazing putty at all exterior windows and door transoms. Coordinate repainting of sashes with putty replacement.
- Replace the broken pane in Window W101.
- Perform repairs to the lower sashes of Windows W300 and W700.

Surface Cleaning

- On the interior, painted surfaces with mildew or biological soiling should be cleaned using the gentlest means possible. A dilute solution of an unscented surfactant in warm water, such as Dawn Dish Soap or Ivory Liquid Dish Soap (discontinued), with light abrasion using a natural sponge. This should be

sufficient to remove most bulk soiling. Spot treatment with dilute vinegar in warm water, dilute citrus-based cleaner, or proprietary chemical cleaners specifically manufactured for this purpose can be tested on areas of heavier soiling.

Regular Maintenance

Inspections

- On an annual basis, inspect the exterior windows for signs of deterioration, paint failure, broken glass, failed glazing putty, and other conditions which may allow water penetration through the window system.

- Doors: Deterioration and conditions affecting the weather-resistance and operation of the doors were observed at multiple locations. While these conditions do not represent critical structural or life-safety issues, maintaining the performance of the doors is important to prevent moisture and pest-related damage to other building components. Additionally, issues with operation of locks and handles and where doors catch on the flooring affect the daily operations of the park, and short-term measures have not been successful at resolving these issues.
  The existing door hardware, including handles, locks, and hinges, were all replaced during the 1955 restoration.[39] Based on the pre-restoration HABS photographs taken in 1938, several of the existing doors were relocated to their current placement from other locations on the house; other doors may be 1950s reproductions.

Immediate (Year 1)

Lock Repair and Replacement

- The twentieth-century lacquered metal rim locks are worn or damaged and several did not appear to be functional. The locks may be able to be repaired and will likely require replacement of the inner mechanisms and locking cylinders.
- For rim locks that are damaged beyond repair, since these are not reproduction or historically accurate locks, they can be replaced with either modern rim locks in a simple style and left unfinished or painted to match the door, with reproduction hardware suitable for an 1820s interpretive period, or replaced with salvaged rim locks of the same style. The lock will be concealed behind the open doors and will not be visible to visitors.
- Repairs to the jamb catch or strike plates will also be required.
- The failed existing hardware should be removed and fastener holes in the door and jamb filled with wood putty prior to installation of the new locks and repainting of the door and trim.

[39] Phelps, "Narrative to Accompany…," 3-4.

- At least one entry in each room or series of connected rooms should have a door capable of being locked from the exterior with a key. Consider locating the keyed locks on the north porch (Doors D101, D300, D600, and D701). Other doors (Doors D100 and D700) can be secured from the interior with slide bolts, similar the lock on Door D200.

Short Term (1 to 2 Years)

<u>Re-Level Doors</u>

- After stabilization of the piers has been performed and the floors releveled as much as possible, the doors will need to be reset. To fix the issue of doors dragging on the flooring.
- The doors should be removed from the jambs, fastener holes in the jambs filled with wood putting, and reinstalled level within the jamb opening.
- Inspect and replace hinges as required. Hinges can be replaced in-kind to match the 1955 hardware. Consider if reproduction hinges suitable for an 1820s interpretive period are preferred. In the 1938 HABS photos, several doors had strap rather than butt hinges.
- Doors should be hung with approximately 3/8-inch clearance between the bottom of the door and the highest point of the flooring within the swing radius to allow free movement even during periods of normal swelling of the wood.
- To minimize pest, air, and water infiltration under the doors, brushseal sweeps should be considered. A black brushseal sweep applied to the interior face of the door and painted would have minimal visual impact and would be mostly concealed behind the open doors during visitor hours. Adhesive sweeps are not recommended.
- This work should be coordinated with repairing deteriorated stops, installing new supports for the plexiglass barricades, and repainting doors and jambs.
- For certain doors, particularly D101 and D600, releveling the rough opening may be required to allow the door to be rehung. This will require removing the interior and exterior trim, leveling the rough opening sub-framing or installing shims and reinstalling the trim. Ideally, relevelling doors should be performed after the foundation repairs are complete.

Medium Term (2 to 5 Years)

Finishes Analysis

- Prior to performing repairs on painted substrates, engage a qualifies finishes conservator to perform an analysis on the existing paint layers to determine a compatible material for new paint layers and to determine what color most closely approximates the original paint layer, likely from the 1955 Furnishing Plan.

Hardware Repairs

- Where exterior door hardware is significantly damaged or broken (such as Doors D201 and D300), the thumb-latch handle should be replaced in kind.
- Where exterior door hardware is intact but not operating smoothly (such as Doors D100 and D101), and experienced locksmith should be able to disassemble the lath mechanism and perform repairs, which may be as simple as replacing failed springs. If securing the door will not rely on the performance of the lift-latch handle, the existing hardware can be left in place as is.

Surface Cleaning

- On the interior, painted surfaces with mildew or biological soiling should be cleaned using the gentlest means possible, this primarily affects doors in Rooms 1, 6, and 7. A dilute solution of an unscented surfactant in warm water, such as Dawn Dish Soap or Ivory Liquid Dish Soap (discontinued), can be used with light abrasion using a natural sponge. This should be sufficient to remove most bulk soiling. Spot treatment with dilute vinegar in warm water, dilute citrus-based cleaner, or proprietary chemical cleaners specifically manufactured for this purpose can be tested on areas of heavier soiling but should be used with care.

Regular Maintenance

Maximize Ventilation

- Air movement is critical to reducing biological growth on interior surfaces, particularly during hot, humid weather. Whenever possible, doors should be opened to allow natural ventilation through the house. Consider restoring operation to one of the windows in Room 6 (106) to allow cross ventilation.

Inspections

- On a monthly basis, inspect the doors for operation of the hardware and to ensure the doors are operating properly.

- Interiors: Interiors were generally in good to fair condition. Specific conditions were identified for repair to address component stability or the long-term performance of finishes. The existing flooring is currently serviceable; replacement of flooring boards where abraded by door swings or foot traffic is not recommended at this time. Minor areas of wear or failure of painted surfaces were observed but did not rise to the level where full repainting is required if surfaces are able to be cleaned without damaging the existing paint.

Medium Term (2 to 5 Years)	Finishes Analysis • Prior to performing repairs on painted substrates, engage a qualifies finishes conservator to perform an analysis on the existing paint layers to determine a compatible material for new paint layers and to determine what color most closely approximates the original paint layer, likely from the 1955 Furnishing Plan. Surface Cleaning • Multiple rooms, particularly Rooms 1, 6, and 7, exhibited varying severities of mildew or biological soiling on painted surfaces. The mildew or biological soiling should be cleaned using the gentlest means possible. A dilute solution of an unscented surfactant in warm water, such as Dawn Dish Soap or Ivory Liquid Dish Soap (discontinued), with light abrasion using a natural sponge. This should be sufficient to remove most bulk soiling. Spot treatment with dilute vinegar in warm water, dilute citrus-based cleaner, or proprietary chemical cleaners specifically manufactured for this purpose can be tested on areas of heavier soiling. • If repainting is planned, surfaces must still be cleaned before new paint is applied.
Long Term (5+ Years)	Moisture Control • Past evidence of water intrusion was observed in Rooms 6 and 7, which were the rooms with the heaviest mildew growth on the painted surfaces. Replacement of deteriorated siding and installation of a gutter on the north are recommended to address the water intrusion issues, which will reduce the relative humidity in the rooms, particularly when closed. Ventilation • Improving ventilation in the structure should also be considered. In a humid climate, movement of air is critical to maintaining humidity levels and preventing moisture accumulation on surfaces, which will promote mildew growth. The house can be mechanically ventilated. Existing chases for ductwork can be reused, and small diameter ducts can be added to ceilings of other spaces. A small air handling unit in the attic will provide air movement. This could be particularly effective

	to take advantage of "night flushing" that brings in cooler, dryer air during the night to control interior humidity.
Regular Maintenance	Inspection • On a monthly basis, inspect interiors for signs of pest infiltration, moisture intrusion issues, and mildew growth. • On an annual basis, inspect the displaced ceiling beam splice for signs of movement or distress. Installing a static movement gauge across the splice will assist with determining if the splice is stable.

- Chimneys: Deterioration of brick mortar joints was observed at the foundations of both chimneys and at isolated joints in upper areas.

Immediate (Year 1)	Pest Management • Flood the animal burrow under the central chimney or otherwise confirm that the burrow is unoccupied. Backfill the burrow with gravel and cover with soil. • If burrowing under the chimney foundation is a persistent problem, stainless steel mesh can be set in the soil around the affected area or concrete pavers can be placed around the base of the foundation to discourage digging.
Medium Term (2 to 5 Years)	Brick Maintenance • Petrographic analysis should be performed of the existing brick and mortar to determine compatible pointing mortar mixes. The replacement mortar should match the existing in properties, appearance, and tooling. • Repoint open and weathered joints in the brick masonry chimneys, particularly in the crawlspace. • At the central chimney: the existing brick appeared to be soft, low-fired clay, and the mortar appears to be a soft, lime-based mortar. • The west chimney dates to the 1955 restoration. The bricks appear to be fairly soft, low-fired clay, and the mortar appears to have a cement matrix. Steel Lintels • The interior steel plate lintels exhibited deflection and surface corrosion. The level of deflection did not appear substantially worse than conditions in the 1938 HABS photographs. • Repair brick or spalled bricks at lintel corners and repaint.

Regular Maintenance

Inspections

- After heavy rains, inspect the fireboxes for signs of water intrusion through the flue.
- On an annual basis, inspect the portions of the chimney stack with rise above the roof line for signs of mortar deterioration.
- On an annual basis, inspect the steel lintels for signs of continued deflection or worsening corrosion.

- Cisterns: The two cisterns to the north and east of the house are in a partially ruined condition and are in danger of failure of the brick walls. The wood cap could not be lifted during the physical investigation to determine if the cisterns had been previously backfilled.

Medium Term (2 to 5 Years)

Brick Repairs

- Petrographic analysis should be performed of the existing brick and mortar to determine compatible pointing mortar mixes. The replacement mortar should match the existing in properties, appearance, and tooling.
- Perform repairs to the exposed brick walls of the cisterns. If the desire is to maintain the cisterns in a distressed condition, voids between bricks and open mortar joints should be filled with a lime putty mortar at a minimum.
- Backfill the cisterns with sand to the level of the existing grade to provide support to below-grade walls.

Other Repairs

- Reset loose barricade posts or replace deteriorated posts in kind.
- Flood the open animal burrow near the east cistern or otherwise confirm that the burrow is unoccupied. Backfill the burrow with gravel and cover with soil.

Regular Maintenance

Inspections

- On an annual basis, inspect the cisterns for signs of masonry distress.

- Walkways and Visitor Circulation: Multiple walking surfaces around the historic site are in poor to failed condition, with cracks, heaves, and other deterioration conditions that create tripping hazards for visitors and negatively impact the ability of mobility limited visitors to access the site.

Medium Term (2 to 5 Years)	Brick Walkway • Remove the existing bricks and sand setting bed. Salvage and clean the existing bricks for reinstallation. • Individually damaged bricks should be replaced in kind. • Install new gravel base and sand bed, either flat or slightly cambered to encourage water shedding. • Reinstall the salvaged bricks to provide a level walking surface, with care to avoid lippage between units, in compliance with accessibility requirements for walking surfaces.
Long Term (5+ Years)	Accessible Path to Mound • The asphalt or chip-seal walkway through the grape arbor is significantly deteriorated. This path may be suitable for rehabilitation as an accessible path to the top of the mound. A new, wider paved walkway can be installed to meet accessibility requirements. Accessible Access to House • Currently, the house is not accessible except via stairs at the north and south elevations. Consider if there is desire to provide a ramp or a motorized lift. The west elevation was heavily reconstructed in 1955, and this may be a rehabilitation zone to explore future accessibility needs.
Regular Maintenance	Inspection • On a quarterly basis, inspect the brick walkway for evidence of sand loss, paver displacement, paver deterioration, or other conditions which may represent tripping hazards or present walking difficulties for visitors.

- Site Features: Miscellaneous repairs to landscape features, small-scale site features, and fences.

Long Term (5+ Years)	Miscellaneous Items • Replace deteriorated post for the bell stand in kind. • Some of the interpretive signage is outdated. Consider updating the signage with current terminology, particularly those features which interpret the African-American experience at the site (enslaved persons vs. slave, etc). This should be coordinated with the park's interpretive plan and other management requirements.
Regular Maintenance	Fence Repairs • Repair damaged or deteriorated split-rail fences as required.

Pest Exclusion and Treatment

Big Brown Bats

Bats are beneficial species and are experiencing stresses on healthy populations nationwide, including loss of habitat, poisoning by insecticides, and disease. Mississippi is home to 15 native species of bats, several of which are threatened or endangered. The most common species of bat is the Big Brown Bat (*Eptesicus fuscus*), which is known for its preference for roosting in structures.

Exclusion

Exclusion is the simpler and more effective method of controlling unwanted bat populations. If the shutters will be permanently secured in the open position, a nylon or polypropylene mesh, such as a wall cavity drainage mesh, can be fixed between the shutter and the wall to prevent bats from entering the gap. This mesh will not stain or deteriorate the shutter or siding, and the high porosity of the mesh will allow free flow of water and air while excluding pests. The mesh can be friction fit or secured with nails with plastic washers.

Deterrents

Seasonal application of camphor (moth balls) or a product specifically designed to repel bats with a strong odor can also be applied behind the shutters and at other roosting locations in the late winter and early spring, when female bats are roosting for the breeding season.

Additional Bat Control Measures

In addition to exclusion and deterrents, alternate roosting opportunities should be provided, including dedicated "bat houses" to encourage relocation and support of local bat populations. The construction and placement of bat houses are species-specific. The Mississippi Department of Natural Resources and local bat conservation groups may be able to suggest the most appropriate type and placement of bat houses for this region. Big

Brown Bats, one of the most common species, prefers roosting in structures and bat houses mounted to structures. Alternate housing for Big Brown Bats could be provided on the upper gables of the east and west walls and could provide an interpretive or educational opportunity for visitors to the site. Other bat species may prefer houses mounted along the tree lines to the west and north of the house.

Armadillos

The nine-banded armadillo (*Dasypus novemcinctus*) is an invasive, burrowing mammal. Armadillo burrows can attract other pests including snakes, rats, and skunks. Burrows should be filled as soon as they are observed. Armadillos are known to carry Hanson's Disease, which on very rare occasions has been transmitted to humans. Gloves, masks, and other protection are recommended when filling armadillo burrows and handling soil disturbed by armadillos.

Deterrents

Home or folk remedies for repelling armadillos typically include applying strong smelling products like camphor or ammonia, cayenne pepper, or capsaicin to areas potentially attractive for roosting. Home remedies may have limited effectiveness. Since armadillos are nocturnal, light may also be an effective deterrent.

Exclusion

Exclusion methods are likely to be more successful than deterrents, particularly when addressing reoccurring burrowing issues at a specific location. Stainless steel mesh can be embedded vertically in the soil to a depth of 12 to 16-inches to form a "fence" around the affected area, and concrete pavers can be placed on the surface to discourage digging.

Carpenter Bees

Carpenter bees are large bees that resemble bumblebees but with fully black, hairless abdomens. The Eastern Carpenter Bee (*Xylocopa virginica*) is the most common species in Mississippi. They are typically not aggressive, but the females are able to deliver a painful sting. Carpenter bees are beneficial pollinators.

Carpenter bees are particularly attracted to pine and cedar but will infest other woods. The damage is usually aesthetic, but heavy infestations can cause structural damage. Carpenter bees bore "brood tunnels" into wood for breeding purposes, creating easily recognizable damage in the form of perfectly circular and ovoid holes in wood.

Treating New Holes

The best management for carpenter bees is to prevent infestation by treating brood tunnels promptly. Holes with bright edges or where frass (sawdust) is present are new. If treated, the bee will likely abandon the hole. Localized treatment of the hole with insecticide is usually sufficient. After treatment, the hole should be filled with elastomeric sealant or a small wood plug.

Squirrels

Squirrels are small, clever, and adaptable mammals that are agile climbers. Squirrel damage presents as rounded holes where squirrels have gnawed through wood members. Squirrels can be unexpectedly destructive, causing damage to electrical lines and wood members. Attics are attractive nesting locations for squirrels; this is especially true for a structure that is not permanently occupied. Eastern gray squirrels (*Sciurus carolinensis*) and fox squirrels (*Sciurus niger*) are two common, native species in Mississippi that both are known for invading attics.

Deterrents

Home or folk remedies for repelling squirrels also typically include applying strong smelling products like camphor or ammonia, cayenne pepper, or capsaicin. Home remedies have limited effectiveness with squirrels.

Exclusion

Controlling squirrel damage is best performed through discouraging access to the roof by keeping tree limbs and other climbing paths trimmed and by closing off entry paths into the attic. Sheet metal or stainless steel mesh/hardware cloth can be used to seal openings. Regular inspection and maintenance are needed to repair damage caused by squirrels and to seal any entry points into the structure that may be created. Controlling entry points for squirrels will also prevent entry of birds and bats.

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