National Park Service
U.S. Department of the Interior

Jimmy Carter National Historic Site
Plains, Georgia

Jimmy Carter Boyhood Home
Historic Structure Report
2020



Cultural Resources
Interior Region 2

Jimmy Carter Boyhood Home

Jimmy Carter National Historic Site

Historic Structure Report

2020

for

Jimmy Carter National Historic Site
Interior Region 2: South Atlantic-Gulf, National Park Service

by

JKOA

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August 2020
Historic Structure Report
Jimmy Carter Boyhood Home
Jimmy Carter National Historic Site (JICA)

Resource ID: 091349
Structure ID: HS-08

The Historic Structure Report presented here exists in two formats. A traditional, printed version is available for study at the park, at the Interior Region 2: South Atlantic-Gulf office of the National Park Service (NPS), and at a variety of other repositories. For more widespread access, the Historic Structure Report also exists in digital format through the IRMA Portal, Integrated Resource Management Applications, including the NPS Data Store, accessed at <https://irma.nps.gov/App/Reference/Welcome>, a website of the National Park Service.

Jimmy Carter Boyhood Home
Jimmy Carter National Historic Site
Historic Structure Report
2020

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Foreword

We are pleased to make available this Historic Structure Report for the Jimmy Carter Boyhood Home, part of our ongoing effort to provide comprehensive documentation for the historic structures and cultural landscapes of the Jimmy Carter National Historic Site and Preservation District. A number of individuals contributed to the successful completion of this work, but we would particularly like to thank the Project Team from Joseph K. Oppermann - Architect, P.A. (JKOA), who authored the report. The authors would like to thank the National Park Service staff who assisted with all aspects of the project. They are part of the Project Team shown on page iii. We hope that this study will prove valuable to the park management team in ongoing efforts to preserve the historic building and to everyone in understanding and interpreting this unique resource.

Jill Stuckey
Superintendent
Jimmy Carter National Historic Site
National Park Service

Table of Contents

Foreword
Project Team iii
List of Figures v

Management Summary xiii
Historical Overview xiv
Period of Significance xvi
Ultimate Treatment and Use xvi
Selected Summary of Recommendations xvi
Scope and Methodology xvii
Administrative Data xix

Part I - Developmental History

Historical Background and Context 1
Origins of Plains and Archery 1
Post-Civil War Changes to Farm Labor 3
Separate, but Not Equal 6
Redefining the "Black Belt" 6
Matthew Edmund Rylander 8
The Plexico Ownership Period: ca. 1911-1928 8
'Daddy' and 'Mama' – James Earl Carter, Sr. and Bessie Lillian Gordy 10
Jimmy Carter and the Boyhood Farm 11
Farm Life in the Segregated South 12
The Downer Ownership Period: 1949–1994 13
Jimmy Carter as Submariner and Politician 15
Park Planning Pertinent to the Boyhood Home 15

Chronology of Development and Use 21
Original Construction 21
The Carter Home 22
Changes to the House 22
Heating 24
Plumbing and Electricity 25
The House after Jimmy Carter's Departure 26
The Downer Years, 1949-1994 27
National Park Service 29
Restoration of the Boyhood Home, 1996-2000 31
Work Begins 33
Post-Restoration 35

Timeline 37

Physical Description and Condition Assessment 41
Physical Description
Site Overview 41
Architectural Overview 42
Construction Characteristics 44
Exterior Features 49
Common Interior Features 59
Room-by-Room Descriptions 62

Condition Assessment 83
Exterior 83
Interior 83

Character-Defining Features 86
Site 86
Exterior 86
Interior 87

Significance & Integrity 89
National Register of Historic Places 89
Significance Criteria 89
National Register Status of the Jimmy Carter Boyhood Home 90
Period of Significance 90
Assessment of Integrity 90

Part II - Treatment and Use

Requirements for Treatment and Use 93
Laws, Regulations, Policies, Planning Documents 93

Ultimate Treatment and Use 101
Alternatives for Treatment and Use 101
Ultimate Treatment and Use 102

Recommendations for Achieving Ultimate Treatment and Use 105
Guidelines for Treatment Recommendations 105
Site Features 105
Exterior Features 106
Interior Features 110
Historic Building Systems 113
Building and Site as Artifacts 113
New Building Systems 114
Accessibility and Universal Design 114
Resilience to Natural Hazards 114
Climate 114
Vermin and Pests 116
Recommendations for Further Enhancement 116
Monitoring System 117
Operations and Maintenance Program 117
Material Testing 117
Inventories and Study 117
Interpretation Enhancement 118
Condition Monitoring Checklist 121

Bibliography 123

Appendices
Appendix A
1989 Historic American Buildings Survey (HABS) Documentation Drawings

Appendix B
1996 NPS Restoration Construction Drawings

Appendix C
Documentation Drawings

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List of Figures

Management Summary

Figure M1. Regional map indicating location of the Jimmy Carter National Historic Site xii
Figure M2. Park map indicating location of the Boyhood Home xii
Figure M3. The Jimmy Carter Boyhood Home seen from the southwest xiii
Figure M4. Thirteen-year old sharecropper boy near Americus, Georgia, 1937 xiv
Figure M5. 1936 photograph of 12-year-old Jimmy shows the porch newly screened xiv
Figure M6. The Carters' house in the 1940s before the sale to the Downers xv

Part I: Developmental History

Historical Background and Context

Figure A1. Cropped section of Joseph Hutchins Colton's 1856 map of Georgia 1
Figure A2. Cropped section of Rand, McNally & Co.'s 1892 *New Business Atlas Map of Georgia* 2
Figure 3a&b. Advertisements for the Seaboard Air Line Railroad 2
Figure A4. William Decker Johnson, an elder of the AME church and founder of the AME relief organization, the Sublime Order of Archery 3
Figure A5. Sharecroppers picking cotton in Georgia, ca. 1907 4
Figure A6. Evicted sharecroppers along Highway 60, New Madrid County, Missouri, 1939 5
Figure A7. Jim Crow Era colored waiting room sign, ca. 1943 6
Figure A8. Booker T. Washington photographed by Christopher Ethelbert Cheyne, ca. 1903 7
Figure A9. George Washington Carver in his laboratory at Tuskegee Institute, Alabama, 1923 7
Figure A10. The ca. 1853 plantation house of Matthew Edmund Rylander, rented by Jimmy and Rosalynn Carter from 1956 to 1961 8
Figure A11. James Earl Carter, Sr. (Earl), 1915 10
Figure A12. Bessie Lillian Gordy (Lillian), age 15 10
Figure A13. Jimmy Carter at age one, 1925 11
Figure A14. James Earl Carter, Sr. (Earl) standing in the doorway to the farm's commissary with his children (from left to right) Gloria, Ruth, and Jimmy, ca. 1933 11
Figure A15. Earl Carter's grocery store, the J.E. Carter store (on far left) in Plains, Ga., ca. 1925 12
Figure A16. Jack and Rachel Clark, sharecroppers on the Carter farm 12
Figure A17. The Jimmy Carter Boyhood Home photographed in 1979, during the Downer ownership period 13
Figure A18. Jimmy and Rosalynn Carter on their wedding day in 1946 15
Figure A19. The Plains Depot during Carter's run for President 15
Figure A20. The Billy Carter Service Station 19

Chronology of Development & Use

Figure B1. The Jimmy Carter Boyhood Home viewed from the south 21
Figure B2. Sears, Roebuck "Modern Homes" catalog cover, n/d 22
Figure B3. This 1932 or 1933 photograph shows the porch without screening 23
Figure B4. Gloria and Ruth in front of the open porch before it was screened 23
Figure B5. This 1936 photograph of 12-year-old Jimmy shows the porch now screened, and details of the screen door. The steps have been modified, perhaps with newly poured concrete 23
Figure B6. The the front screen door is seen in this 1941 photograph of Jimmy Carter's father Earl. The concrete steps are clearly visible 24
Figure B7. A new screen door has replaced the door that was in place during Jimmy Carter's childhood and seen in the 1936 and 1941 photographs 24
Figure B8. Sears, Roebuck and Co. catalogue ad indicating fixtures installed in the house during Jimmy Carter's childhood 25
Figure B9. Aladdin lamp similar to the lamp in place during Jimmy Carter's childhood 26
Figure B10. Corbelled brick mantel and tiled hearth in the living room, installed by the Carters In the late 1940s. The bookcase to the right was built by a Mr. Jennings at the same time 26
Figure B11. The Carters' house in the 1940s before the sale to the Downers. The screen door installed after 1941 is visible, and the wood shingle roof has been replaced with patterned asphalt shingles. Step flashing surrounds the chimney base 27
Figure B12. 1979 photograph shows the awning installed in the 1940s by the Downers 27
Figure B13. Undated photograph shows the fieldstone porch piers and the porch steps and cheek walls painted dark brown. The aluminum awning at porch eaves was among the earliest changes made by the Downers 28
Figure B14. Jimmy Carter's northeast room, expanded by removal of hall partition and converted to a den with vertical panelling and dropped ceiling 28
Figure B15. Kitchen with updated appliances and vertical wall panelling 28
Figure B16. 1990s photograph taken as NPS began work shows horizontal beaded board remaining behind gypsum wall board on west wall of the master bedroom 28
Figure B17. 1979 photograph showing the original design of exposed rafter tails at eaves of roof and dormer, and decorative brackets at dormer sides 29
Figure B18. By 1989, vinyl siding has been installed, rafter tails have been covered or cut, and the decorative brackets at dormer sides have been removed 29
Figure B19. HABS measured drawings showing section and floor plan as found in 1989 30
Figure B20. Floor plan from 1996 construction documents for the restoration project showing proposed interior modifications 31
Figure B21. Section from 1996 construction documents for the restoration project showing proposed interior modifications 32
Figure B22. The house before removal of awnings or vinyl siding 32
Figure B23. Removal of the vinyl siding in 1991 exposing damage to the house 33

Figure B25. Jimmy Carter in front of the house at the 2000 dedication of the restored house and farm 34
Figure B26. Damage to tiles on living room ceiling caused by the 2014 fire suppression system failure 35
Figure B27. Termite damage to mantel shelf in dining room from 2018 infestation of the south wall near the chimney 35
Figure B28. Small holes drilled just above the baseboard for injection of insecticide in 2018 36
Figure B29. One of the damaged front porch post bases to be replaced 36
Figure B30. Existing accessibility ramp installed in 1997 is proposed for replacement 36

Physical Description

Figure C1. The Jimmy Carter Boyhood Home as viewed from the southwest 41
Figure C2. The commissary and reconstructed windmill east of the house. The Boyhood Home is visible at far left 42
Figure C4. South elevation 42
Figure C3. The reconstructed privy (left) and chicken house (right) north of the house 42
Figure C5. West elevation 43
Figure C6. North elevation 43
Figure C7. East elevation, southern portion 44
Figure C8. East elevation, northern portion 44
Figure C9. Typical brick foundation pier 45
Figure C10. Perimeter sill, floor joists, corner pier, and partially-removed CMU infill wall at northwest corner 45
Figure C11. Typical floor framing and added CMU pier with beam spanning north-south at the midspan of the original framing 45
Figure C12. Rear porch floor framing and added CMU piers 45
Figure C13. Photograph taken during 1990s restoration showing beaded-board walls behind gypsum wallboard 46
Figure C14. View of typical ceiling framing 46
Figure C15. Typical roof framing of main house, looking south 46
Figure C16. View of main house roof framing 46
Figure C17. Rear porch roof framing 47
Figure C18. Electrical panel on the rear porch 47
Figure C19. Electrical panels in the closet of Room 104 47
Figure C20. Entry point of gas service on west elevation 47
Figure C21. Gas lines in east closet of Room 102 serving living and dining room fireplaces 48
Figure C22. Entry point and riser for sprinkler system in closet of Room 104 48
Figure C23. Sprinkler head on rear porch 48
Figure C24. Typical concealed sprinkler head (left) and wired smoke detector (right) on ceiling of Room 102. 48
Figure C25. Pressure tank and air compressor in attic 48

Figure C26. Fire alarm control panel in closet of Room 104 49
Figure C27. Security system panel in closet of Room 104 49
Figure C28. Keypad for security system in Room 101 49
Figure C29. Typical motion detector 49
Figure C30. Typical foundation pier, weatherboard siding, and corner board 50
Figure C31. Typical bracket and roof rake 50
Figure C32. South exterior door 50
Figure C33. Hardware of south exterior door 50
Figure C34. Screen door on south doorway and typical lintel-cut exterior door casing 51
Figure C35. Six-panel exterior door in north opening of the central hall (Room 105) 51
Figure C36. Typical hardware on north exterior door 52
Figure C37. Doorway accessing rear porch 52
Figure C38. Doorway accessing front porch 52
Figure C39. Typical one-over-one-light double sash window and lintel-cut casing 53
Figure C40. Single light fixed window on east elevation 53
Figure C41. Detail of typical window sill and modern screen sash 53
Figure C42. Overview of south engaged porch 54
Figure C43. Overview of front porch looking east 54
Figure C44. Overview of front porch looking west 54
Figure C45. Porch screen framing and skirt. Note torn screens 54
Figure C46. Typical wood porch post 55
Figure C47. Detail of stone porch pier, cap and wood post base 55
Figure C48. Screen door and steps accessing south porch 55
Figure C49. Brick cheek wall at side of stair. Note cracked and missing section of parge coat 55
Figure C50. Overview of rear porch, steps, and ramp 56
Figure C51. Interior of rear porch looking east 56
Figure C52. Interior of rear porch looking west 56
Figure C53. Sill of screened opening and weatherboard of rear porch 57
Figure C54. Hinged board on north elevation of porch 57
Figure C55. Board and batten door in added partition wall 57
Figure C56. Steps accessing the level of the rear porch 58
Figure C57. Typical exposed rafter tail 58
Figure C58. Typical exposed rafter tails at eave 58
Figure C59. Wood shingle roof and south shed dormer 58
Figure C60. Shed roof of rear porch 59
Figure C61. Typical paired louvered openings 59
Figure C62. Typical chimney 59
Figure C63. Typical wood flooring with dark finish as found in the living room (Room 101) 59
Figure C64. Wood flooring and plank baseboard 60
Figure C65. Typical crown molding 60
Figure C66. Typical six panel door design 60
Figure C67. Typical ball-pin hinge 60
Figure C68. Typical beveled wood threshold 61

Figure C69. Typical escutcheon with decorative ears and crimped knob 61
Figure C70. Typical beveled escutcheon with brass knob 61
Figure C71. Typical lintel-cut door and window casing 61
Figure C72. Typical rounded wood window sill 62
Figure C73. Typical window sash lift 62
Figure C74. Typical sash lock on meeting rail 62
Figure C75. Typical window frame, pulley, and sash cord 62
Figure C76. Room 101 - View looking northeast 62
Figure C77. Floor plan 63
Figure C78. Room 101 - View looking southwest 63
Figure C79. Room 101 - View looking south 64
Figure C80. Room 101 - View looking east 64
Figure C81. Room 101 - Overview of fireplace mantel and hearth 64
Figure C82. Room 101 - Mantel shelf and corbeling 64
Figure C83. Room 101 - Corbeling at base of fireplace and detail of tile hearth 65
Figure C84. Room 101 - Bookcase on north wall 65
Figure C85. Room 102 - View looking north 66
Figure C86. Room 102 - View looking south 66
Figure C87. Room 102 - View looking east 66
Figure C88. Room 102 - View looking west 66
Figure C89. Room 102 - Pivot hinge at head of doorway to Room 103 67
Figure C90. Room 102 - Overview of fireplace 67
Figure C91. Room 102 - Detail of bracket below mantel shelf 67
Figure C92. Room 102 - Interior of east closet 68
Figure C93. Room 102 - Attic access hatch in east closet 68
Figure C94. Room 102 - Interior of west closet 68
Figure C95. Room 103 - View looking northeast 69
Figure C96. Room 103 - View looking southwest 69
Figure C97. Room 104 - View looking north 70
Figure C98. Room 104 - View looking south 70
Figure C99. Room 104 - View looking northeast 71
Figure C100. Room 104 - View looking west 71
Figure C101. Room 104 - Modern cylindrical lockset on pantry closet door 71
Figure C102. Room 104 - Overview of pantry closet looking south 72
Figure C103. Room 104 - Composite wood panel ceiling of pantry closet 72
Figure C104. Room 104 - Electrical panels in pantry closet 72
Figure C105. Room 105 - View looking north 73
Figure C106. Room 105 - View looking south 73
Figure C107. Room 105 - Rim lock on interior of door accessing the bathroom (Room 107). 74
Figure C108. Room 106 - View looking northwest 74
Figure C109. Room 106 - View looking west 75
Figure C110. Room 106 - View looking southeast 75
Figure C111. Room 106 - View looking northeast 75

Figure C112. Room 106 - Window sill without extension 75
Figure C113. Room 107 - View looking east 76
Figure C114. Room 107 - View looking west 76
Figure C115. Room 107 - Non-typical casing with modern applied molding 77
Figure C116. Room 107 - Fixed Single light window and casing 77
Figure C117. Room 107 - Toilet on north wall 78
Figure C118. Room 107 - Wall-mounted sink on south wall. 78
Figure C119. Room 107 - Metal-lined shower pan. Note false drain at center 78
Figure C120. Room 108 - View looking northeast 79
Figure C121. Room 108 - Southwest 79
Figure C122. Room 108 - View looking south 79
Figure C123. Room 108 - View looking east 79
Figure C124. Room 108 - Overview of fireplace 80
Figure C125. Room 108 - Southwest corner of east closet 80
Figure C126. Room 108 - West side of east closet 80
Figure C127. Room 108 - Overview of west closet 81
Figure C128. Room 108 - Likely-abandoned lamp holder on ceiling of west closet 81
Figure C129. Room 108 - View looking northeast 81
Figure C130. Room 109- View looking southwest 82
Figure C131. Room 109- View looking southeast 82
Figure C132. Room 109- Overview of fireplace 82
Figure C133. Example of exposed, unpainted wood on exterior, in this case at the north side of the rear porch 83
Figure C134. Deteriorated weatherboard west of the doorway accessing the rear porch 83
Figure C135. Deterioration at the eave on the north elevation 83
Figure C136. Typical wood window scree 83
Figure C137. Example of wood window screen on north elevation 84
Figure C138. Front porch screen framing is applied directly to the floor surface 84
Figure C139. Cracked and chipped pargeting on cheek wall of front porch steps 84
Figure C140. Localized area of deteriorated flooring at northern edge of rear porch 84
Figure C141. Water damage on ceiling of Room 102 84
Figure C142. Water damage on gypsum wallboard beneath north window in Room 102 85
Figure C143. Water damage at ceiling in east closet of Room 108 85
Figure C144. The Jimmy Carter Boyhood Home as viewed from the southwest 86

Part II: Treatment and Use

Figure II-1. The Jimmy Carter Boyhood Home viewed from the southwest 93
Figure II-2. The Jimmy Carter Boyhood Home viewed from the west 95
Figure II-3. The Jimmy Carter Boyhood Home viewed from the northeast 96
Figure II-4. The Jimmy Carter Boyhood Home viewed from the south 98
Figure II-5. Southeast corner of the Boyhood Home 101
Figure II-6. Oblique view of the boyhood home from the southwest 103
Figure II-7. Shrub at south elevation holding moisture against the building 106

Figure II-8. Typical soiling on stone chimneys 106
Figure II-9. Small replacement section of dormer rake board with open seam at early material 108
Figure II-10. Metal patch at base of south dormer 108
Figure II-11. Continuous seam in front porch flooring patch 108
Figure II-12. Comparison of heavily sanded flooring of dining room (top) and flooring with remaining earlier finish in breakfast room (bottom) 110
Figure II-13. Photograph taken during 1990s restoration showing beaded-board walls behind gypsum wallboard 111
Figure II-14. Typical original horizontal beaded-board closet interior, thought to represent typical original finishes throughout the house 112
Figure II-15. Last remaining examples of composite wood ceiling panels found in the closet of Room 104 112
Figure II-16. Reopened firebox in Room 108. Note flue opening above and non-matching repointing mortar 113
Figure II-17. Existing accessibility ramp at northwest corner of the house 114

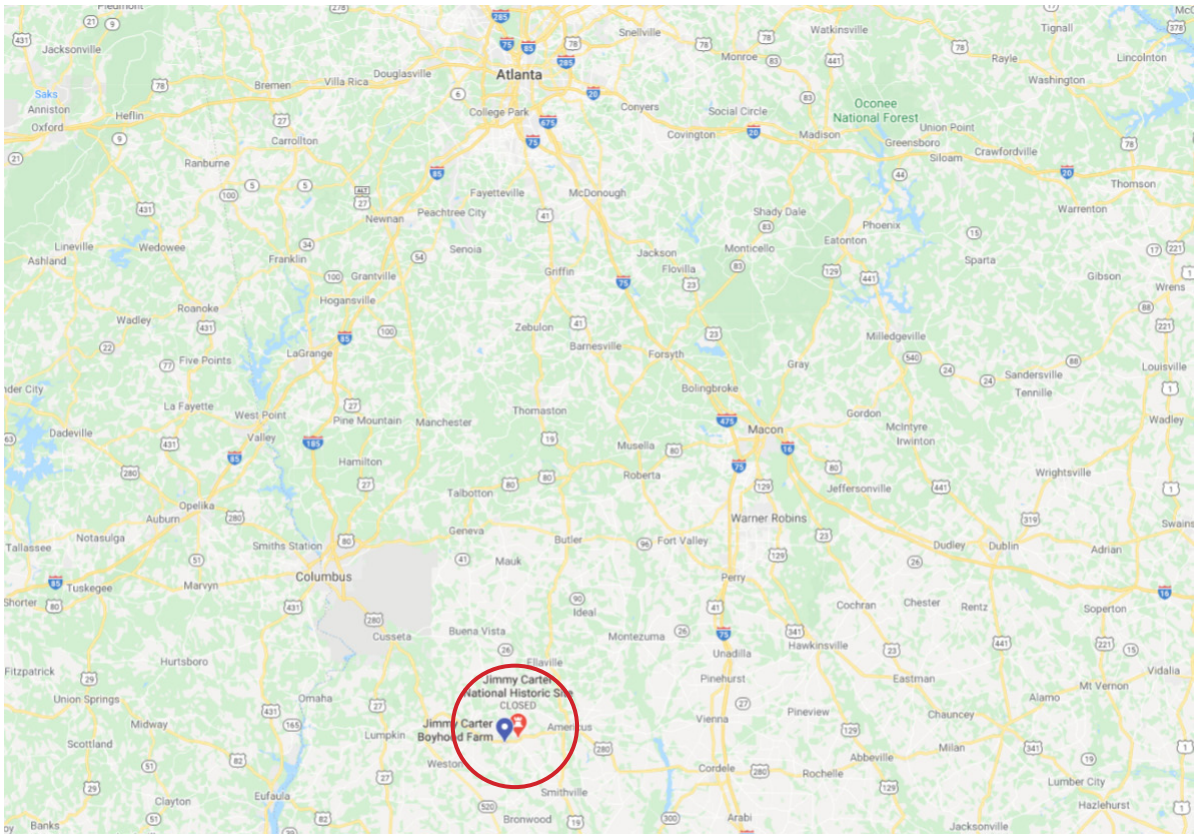


Figure M1. Regional map with circle indicating location of the Jimmy Carter National Historic Site. (Google Maps).



Figure M2. Park map with circle indicating location of the Boyhood Home. (https://www.nps.gov/carto/)

Management Summary

At the request of the National Park Service (NPS), Joseph K. Oppermann–Architect, P.A. (JKOA) has developed this Historic Structure Report (HSR) for the Jimmy Carter Boyhood Home in the community of Archery, near Plains, Georgia. The house is part of the Jimmy Carter National Historic Site. On the facing page is a regional map showing the location of the Jimmy Carter National Historic Site (JICA) and a map of JICA showing the location of the house (*Figs. M1-M2*).

This HSR documents the development, use, and current condition of the Boyhood Home. The house is the centerpiece of the Jimmy Carter Boyhood Farm, where Jimmy Carter lived between 1928 and 1941 (*Fig. M3*). The HSR examines options for uses and treatments of the house for use by the National Park Service to inform and guide stewardship of this historic structure.

Following NPS protocol, this HSR is divided into two major segments, Part *I: Developmental History,* and Part *II: Treatment and Use*. *Part I* is a scholarly report of several chapters documenting the context and evolution of the house; presenting a detailed physical description of the exterior and interior on a room-by-room basis and assessing current conditions; and describing the significance and integrity of the house. It is based on the combined analysis of documentary research and physical examination.

Part II: Treatment and Use contains chapters that review the requirements for treatment and use; present the NPS administratively determined



Figure M3. The Jimmy Carter Boyhood Home seen from the southwest (JKOA 2019, All recent photographs by the authors unless otherwise indicated.)

ultimate treatment and use with an evaluation of alternative treatments; address resilience to natural disasters, and offer recommendations to achieve the ultimate treatment and use, coupled with recommendations for further enhancement. Recommendations reflect objectives identified by park management and an emphasis on preserving extant historic material and applying the new information gained.

A bibliography follows Part II. The appendices contain: (A) 1989 Historic American Buildings Survey (HABS) documentation drawings, (B) 1996 restoration construction drawings, and (C) scaled documentation drawings of the current foundation, floor, and roof plans; exterior elevations; and detail drawings of mantels, sash, and architectural trim.

Historical Overview

Jimmy Carter in conversations, speeches, and writings emphasizes the influence of the Archery and Plains communities, of his family's farm, and of the Boyhood Home on his life and presidency. The rural, mostly African-American farm community of Archery began in 1870 just three miles from the small town of Plains. In the 1920s when the Carter family moved to Archery, only one other white family lived there, along with about 25 black families who worked chiefly as sharecroppers and rail line employees.[1]

1 "Archery, Georgia," Webster County Historical Marker, waymarking.com/waymarks/wmA7AK_Archery_Georgia_Webster_Co.



Figure M4. Thirteen-year old sharecropper boy near Americus, Georgia, 1937. July. Dorothea Lange, photographer. (Library of Congress, https://www.loc.gov/item/2017770438/)

Sharecropping was the agrarian labor system that evolved from the pre-Civil War slave-based structure of Georgia farms (*Fig. M4*). The system reinforced racial disparities and remained the backbone of farming in Archery during Jimmy Carter's time there. At the peak of his father's successful farm and business ventures, 200 black men and women, mostly sharecroppers, worked the land and frequented the commissary near the Carter's house. Young Jimmy's friends were the children of these workers, and he describes older neighbors as extended family. From his earliest years he worked on the farm, developing both work and leisure relationships with his companion farm workers. These close relationships and his upbringing in a segregated system shaped many of his later actions.[2]

Though they lived in Archery, Jimmy Carter and his sisters attended church and school in Plains, as did his sister's friend Rosalynn Smith. He graduated

2 Hitchcock, Goetcheus, and Lawliss, *Jimmy Carter Boyhood Home Cultural Landscape Inventory*, pp. 25-26. William Harris Bragg, "Reconstruction in Georgia," New Georgia Encyclopedia, georgiaencyclopedia.org/articles/history-archaeology/reconstruction-georgia. John Michael Vlach, *Back of the Big House: The Architecture of Plantation Slavery (*Chapel Hill: UNC Press, 1993), p. ix. Jimmy Carter, *Sharing Good Times* (New York: Simon & Shuster, 2004), p. 1.



Figure M5. This 1936 photograph of 12-year-old Jimmy shows the porch newly screened, and details of the screen door in place during his time there. (Carter Family Album, JICA19_0935_017. Pate, p. 21, cites NPS as the source of the 1936 date).



Figure M6. The Carters' house in the 1940s before the sale to the Downers. The wood shingle roof had been replaced with patterned asphalt shingles. (http://www.sears-homes.com/2014/01/jimmy-carters-boyhood-home.html)

from Plains High School in 1941 and from the US Naval Academy in 1946, and, soon after, married Rosalynn. Despite a promising naval career, in 1953 after his father's death, he and Rosalynn moved to Plains to run the family business.[3] His political life began there with a seat on the local board of education before a successful run for the State Senate. He was elected governor in 1970 and became President of the United States in 1977. He and Rosalynn returned to Plains in 1981 and remain there in the house they built in the 1960s.[4]

The Boyhood Home

The Boyhood Home, only one among many buildings necessary to a farm, is the subject of this report. Matthew Rylander was the earliest recorded owner of the land, which passed to his heirs at his death in 1880. The Plexico family of South Carolina purchased tracts in 1911 and 1917 and built the house in about 1922, although the date is not firmly documented.[5]

Jimmy's father, James Earl Carter, Sr., bought the Plexico land in 1928 and moved with his wife Lillian Carter and their children from their house in Plains to the farm in Archery. Jimmy was three years old.[6]

The Carters made few changes to the house, and those were utilitarian and practical. The first was the mid-1930s addition of screening to the front porch, which in effect created another room for use three seasons of the year (*Fig. M5*). Interior rooms were heated by open fireplaces. When a wood-burning heater was installed in the parents' bedroom, that room became the warm and frequently used winter reading room.[7]

The introduction of interior plumbing in 1936 and REA electrification in 1937 were substantial changes to the Carters' daily lives and guided the park's later decisions on interpretation of the house to the public.[8] Few other significant changes were made during Jimmy Carter's years there. After his departure in 1941 to enter college, the living room was "redone," and the wood shingle roof was replaced with patterned asphalt shingles (*Fig. M6*).

3. "Timeline: Jimmy Carter," *American Experience,* Public Broadcasting Service, shoppbs.pbs.org/wgbh/amex/carter/timeline/index.
4. Ibid.
5. Elizabeth Barthold, Historic American Buildings Survey (HABS), "Jimmy Carter Boyhood Home (J.F. Plexico House)," p. 2; Hitchcock, Goetcheus, and Lawliss, *Jimmy Carter Boyhood Home Cultural Landscape Inventory*, p. 5; Mendenhall and White, *Plaxco-Robinson*, pp. 83-84.
6. Barthold, Historic American Buildings Survey (HABS), "Jimmy Carter Boyhood Home (J.F. Plexico House)," p. 2, cites Sumter County Deed Book 9, p. 290.
7. Gloria Carter Spann, transcription of oral history interview by Ed Bearss. Plains, Georgia, 7 December 1988, Tape #1, Boyhood Home, p. 47 (JICA 1985-1990_Oral History_Gloria Carter Spann_Part 1). Video interview #223 – "223_Walk-Through_of_Boyhood_Farm_with_President_Carter_07-20-2000_ (copy_from_original)_MP4." Spann, 7 December 1988 interview, p. 45.
8. The Rural Electrification Act (REA) was passed in May 1936 and brought to Plains and Archery in 1937.

The Carters sold the house in 1949 to T.R. and Dorris Downer, who made many alterations over their almost forty-year occupancy. Exterior awnings were added, interior walls were removed to create larger rooms, early wall and ceilings were covered with modern materials, and exterior decorative features were removed when the house was sheathed in vinyl siding.[9]

In 1987 when the farm remained in Downer ownership, Congress created the Jimmy Carter National Historic Site and Preservation District.[10] The National Park Service added the Boyhood Farm property to the park in 1994.[11] The Park's earliest management document, the 1987 *Interpretive Prospectus*, anticipated purchase of the Boyhood Home and called for it to be restored, minimally furnished, and opened to the public as a house museum interpreting Jimmy Carter's childhood. In response to the 1993 *General Management Plan*, a comprehensive restoration of the Boyhood Home was conducted from 1996 to 2000, returning the house to its original form and floor plan in preparation for public visitation. The house is interpreted to the 1937 period after indoor plumbing, but before electricity, to show the formative years of Jimmy Carter's life as well as "life in rural south Georgia . . . in the 1930s."[12]

While management documents written since have identified interpretive opportunities for the Boyhood Home, the intended use of the structure as a house museum and its stated management category of "must be preserved and maintained" have not changed.

Period of Significance

The Jimmy Carter National Historic Site was administratively listed in the National Register of Historic Places in 1987 when the park was created. The noncontiguous National Register listing includes the Site and the associated Preservation District, which contains the Plains National Register Historic District. Additional Documentation was prepared in 1998, expanded and submitted in 2014, and accepted in 2015, at which time the period of significance of the park was determined to be 1921 to 2014. The end date reflects only the year in which the documentation was submitted, although the written justification explains that the actual period of significance extends to encompass President Carter's lifespan. The Boyhood Home and Farm are interpreted to 1937.

Ultimate Treatment and Use

For the Jimmy Carter Boyhood Home, the NPS administratively determined Management Category is "Must Be Preserved and Maintained," and the Ultimate Treatment is *Preservation*. Further explanation can be found in the *Ultimate Treatment and Use* chapter, which begins on page 101.

Selected Summary of Recommendations

The Boyhood Home is in sound condition with few pressing repair concerns. Recommendations included in this summary are directed toward improving interpretation. Recommendations and guidelines for maintaining the building are fully described in the *Recommendations for Treatment and Use* chapter, which begins on page 105.

- Before the planned replacement accessibility ramp reaches its projected life expectancy, reevaluate the range of options for providing accessibility in accordance with both current accessibility and museum-interpretation standards and guidelines. Hopefully, the much anticipated CLR will have been completed and can provide additional insight as to an installation that maximizes ease of accessibility while minimizing visual impact on the historic character of the house and site.
- Conduct an Historic Paint and Finishes Analysis of the room ceilings in conjunction with an expanded and targeted building investigation phase focused on the still-unconfirmed aspects of the interpretative period as described in the *Material Testing*

9. Dixon, "Research Report," p. 4. Spann, 7 December 1988 interview, pp. 36.
10. The Jimmy Carter National Historic Site and Preservation District was established by Congress on December 23, 1987 (Public Law 100-206).
11. Fred Boyles to President and Mrs. Jimmy Carter, 20 September 1994, RMR_JICA2939_BX12FL58-59; Fred Boyles to Barbra Sulhoff, Kal Fallon, and Bill Gifford, 4 October 1994, RMR_JICA2939_BX12FL58-59; *Jimmy Carter National Historic Site: Boyhood Farm* (National Park Service, 2018, pg. 2, http://npshistory.com/brochures/jica/boyhood-farm-2018.pdf.
12. Superintendent Fred Boyles, "The Restoration of Jimmy Carter's Boyhood Farm," pdf PreservingPresidentialHome, n.d., probably ca. 2003, p. 2.

subsection. It is, of course, most cost effective to document all of the interior rooms and all of the exterior features in one phase. However, analysis of the interior ceiling finishes is most urgent due to the possible installation of a replacement fire suppression system; it is highly desirable to install the historically correct ceiling material ***prior*** to the possible installation of the fire suppression system. As a house museum depicting the life of an American president, it is important that a comprehensive database be collected by which sound judgements can be made for conserving historic fabric and accurately interpreting history.

- Design a fire protection and suppression system that minimizes disturbance of historic fabric with its installation, operation and potential malfunction, and eventual removal.
- After confirming the design characteristics of the Boyhood Home at the time of the 1937 period of interpretation, develop a strategy that systematically addresses the contradictions, thereby further enhancing the quality of the interpretation.
- Prepare a Building Management Policy tailored for the regular care of the Boyhood Home's building fabric based upon sound conservation practices. Included should be a mechanism for the salvaging, cataloging and archiving of building elements.
- Prepare a CLR for the Boyhood Home complex.

Project Scope and Methodology

Purpose

The purpose of this HSR is to document the historical evolution, significance, and present condition of the Boyhood Home and to provide clear information for use in the planning, repair, maintenance, and preservation of the building. The National Park Service will use this report to inform and guide its stewardship.

NPS Director's Order 28 (DO-28) recognizes an HSR as an optimal first phase of the preservation effort for an historic building, preceding design and implementation of its preservation, rehabilitation, restoration, or reconstruction. It is the primary guide to treatment and use of an historic structure, and considerable loss of information can result if an HSR is not completed. The information gleaned helps the preservation effort and provides information for interpretation. According to DO-28, "In no case should restoration, reconstruction, or extensive rehabilitation of any structure be undertaken without an approved HSR, Parts 1 and 2." [13]

DO-28 provides guidelines for recording and analyzing the history of a property from its construction through subsequent modifications to the present; to document the performance and condition of its materials, features, and stability; and to recommend an appropriate course of treatment based on those findings. NPS prepares a "Part III" completion report after the work is undertaken, which documents the repairs and changes made and becomes part of the HSR.

This HSR, which complies with those guidelines, offers a comprehensive, scholarly assessment of the history, fabric, and current condition of the Boyhood Home, and makes recommendations for future actions. The JKOA project team included Joseph K. Oppermann, FAIA, historical architect and principal-in-charge; Christopher M. Woollard, Associate AIA; Jeffrey P. Anderson, Associate AIA; and Langdon E. Oppermann, architectural historian/planner. This team researched, investigated, documented, and assessed this building and wrote this HSR. The interdisciplinary approach broadens the understanding of building and aids the development of appropriate treatment recommendations.

Document Research

Our findings and recommendations for preservation of the house rely on research of primary and secondary sources, early photographs, maps, drawings, and oral histories, correlated with our physical investigation of extant building fabric. The Scope of Work for research prescribed by NPS for the Boyhood Home HSR project was "limited," explained as "research in readily available published sources, usually of a secondary character; research in documentary sources that are easily accessible and known to be of high yield; brief interviews of readily available persons to answer specific questions… It is anticipated that most research will be within the park's archives."

13. *NPS Director's Order 28: Cultural Resources Management Guideline,* chapter 8.

In accordance with the scope, we relied for the most part on primary and secondary documents in Park archives and other easily accessible sources, and on brief interviews, though in order to gather information adequate for the report, we expanded our research to include additional records, both primary and secondary, in local and online collections. This research was performed to gather information about the original construction and past modifications and repairs.

Recording and Physical Investigation

Proceeding concurrently with the documentary research were the measured recording and investigation of the building. Detailed field drawings were made as the basis for digitized AutoCAD drawings of elevations as well as foundation, floor, and roof plans of the house, and selected historic interior features.

Physical investigation of the house to determine its evolutionary history, known as building archeology, was a large component of the work of identifying the scope and time frame of various changes. These investigations were integrated with the documentary research in a correlative approach to determine how the building was used and adapted over its history, and to understand the people involved.

Condition Assessment

Specialized assessment methodology was used to survey the condition of each exterior feature and each interior room, itemizing features and elements and photographing them in detail. Observations were documented with digital photographs, measured baseline field drawings, and field notes. In accordance with the NPS scope of work, no building system components were tested, and no invasive investigation methods were employed.

Development of History, Chronology of Construction, and Evaluation of Significance

The combined information from documentary research and physical investigations was analyzed, and a narrative context history and building-specific chronology of construction and alterations were written. The narrative physical description was prepared containing a systematic accounting of exterior and interior spaces, features, materials, and condition assessment. All narratives are supplemented by numerous photographs and drawings.

An evaluation of significance was prepared in accordance with the guidelines in *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*.[14] The seven aspects of historic integrity were assessed using the same guidelines. These evaluations of history, condition, significance, and integrity provided the basis for the development of recommended treatment alternatives.

Treatment Recommendations

The Secretary of the Interior's Standards for the Treatment of Historic Properties guided the development of treatment recommendations for the significant exterior and interior features of the building. Following the overall treatment approaches of *Preservation* for the house, specific recommendations were developed to address the observed existing conditions as well as long-term preservation objectives.[15]

Condition Monitoring Checklist

A checklist form was developed specific to the Boyhood Home as a guide for regular inspections of the building in a systematic way.

Preparation of Historic Structure Report

Following completion of research, site work, and analysis, this report was prepared summarizing the results of the research and inspection and presenting the recommendations for treatment and future actions. It was compiled following the organizational guidelines of NPS *Preservation Brief 43: The Preparation and Use of Historic Structure Reports* and the NPS Scope of Work for the project.[16]

14. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: National Park Service, National Register of Historic Places, 1990, revised 1997).
15. Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties, with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* (Washington, DC: National Park Service, Technical Preservation Services, rev. 2017) .
16. Deborah Slaton, *Preservation Brief 43: The Preparation and Use of Historic Structure Reports (Washington, D.C.: National Park Service, Technical* Preservation Services, 2005).

Administrative Data

Locational Data

Building Name:	Jimmy Carter Boyhood Home
Location:	Archery section of Jimmy Carter National Historic Site (JICA) Plains, Georgia
County:	Sumter County
State:	Georgia

Real Property Information

Acquisition Date:	1994

Numbering Information

Resource ID:	091349
Structure ID:	HS-08

Size Information

Floor Area:	1860 square feet ±
Number of Stories:	1
Number of Rooms:	9
Number of Bathrooms:	1 (non-functional)

Cultural Resource Data

National Register Status:	1987: National Historic Site administratively listed in National Register. 2015: Additional Documentation accepted; Boyhood Home designated a Contributing Resource.
Period of Significance of Historic District:	1921-2014 (end date extends to encompass President Carter's lifespan, as explained in the Documentation's written justification)

Proposed Treatment

- ***The NPS administratively determined management category for the interior and exterior of the Boyhood Home is "Must be Preserved and Maintained." The treatment recommendations in this report continue the established Ultimate Treatment of Preservation. Specific measures that follow The Secretary of the Interior's Standards for Preservation are discussed in this report.***
- ***The recommended ultimate use of the Boyhood Home is continuation as a historic house museum interpreting the boyhood of former President Jimmy Carter, as determined in the 1993 General Management Plan.***
- ***The Recommendations for Further Enhancement subsection provides actions to enhance the representation of the house in its 1937 period of interpretation.***

Related NPS Studies

Barthold, Elizabeth. "Jimmy Carter Boyhood Home (J.F. Plexico House)," Historic American Buildings Survey (HABS), HABS no. GA-245, Historical Information, Summer 1989.

Boyles, Fred. "The Restoration of Jimmy Carter's Boyhood Farm." n.d., probably ca. 2003. (JICA pdf PreservingPresidentialHome)

Dixon, Sandra. "Research Report of the Structures and Sites for the Proposed Jimmy Carter National Historic Site." Atlanta: National Park Service Southeast Regional Office, 1985.

Hanson, Jill K. "Jimmy Carter National Historic Site; Additional Documentation," National Register of Historic Places unsigned form (not submitted), 1998.

Hitchcock, Susan, Cari Goetcheus, and Lucy Lawliss. *Jimmy Carter Boyhood Home Cultural Landscape Inventory*, draft report. National Park Service, Southeast Regional Office, March 1998.

Jaeger , Dale, and Brian DeBrie. "Jimmy Carter National Historic Site," National Register of Historic Places Registration Form, 2015.

National Park Service. *Foundation Document*, Jimmy Carter National Historic Site. 2013.

_____. *General Management Plan*, Jimmy Carter National Historic Site. 1993.

_____. *Interpretive Prospectus*, 1987. (1987_Interpretation Prospectus_JICA_330_114228_[id235546])

_____. "Jimmy Carter National Historic Site: Boyhood Farm," 2008. (http://npshistory.com/brochures/jica/boyhood-farm-2018.pdf)

Niles, Andrea. "Plains Historic District," National Register of Historic Places Registration Form, 1984.

O'Brien, William Patrick. "Special History Study, Jimmy Carter National Historic Site and Preservation District." National Park Service, November 1991.

Oppermann, Joseph K. *Eight Slave/Tenant Quarters, Magnolia Plantation, Cane River Creole National Historical Park, Natchitoches, Louisiana, Historic Structures Report*. National Park Service, Southeast Regional Office, 2013.

"Preservation of National Park Service Structures, Jimmy Carter Boyhood Home and Commissary," 1996_Boyhood Farm_Construction Documents.

Selected files in Park archives, including Carter and other NPS correspondence, compliance forms, audio and video oral histories, and NPS ETIC documents provided by Park staff.

Selected websites within nps.gov.

Historical Background and Context



Figure A1. Cropped section of Joseph Hutchins Colton's 1856 map of Georgia published in *Colton's Atlas of the World, Illustrating Physical and Political Geography*. Kinchafonee County changed name to Webster County that same year. Plains of Dura is circled in red.

While many presidents have strong associations with a geographical place, Jimmy Carter's connection to the communities of Plains and Archery, Georgia, is indisputable and deeply-rooted. Carter was born in Plains in 1924. From 1928 to 1949 his parents owned a family farm two-and-a-half miles west of Plains near the small community of Archery. He lived there from the age of three to the start of his higher education in 1941. Life at the farm left an indelible mark on young Jimmy Carter. He attributes much of his success in life to the people and experiences of Plains, and more specifically, Archery.

The Carters were the second of three owners before the house came under the ownership of the National Park Service, having been preceded by the Plexicos and followed by the Downers. In addition to providing general context, this chapter will cover all known ownership periods of the farmland.

Origins of Plains and Archery

Separated by only three miles, the unincorporated community of Archery, Georgia, lies just inside the eastern boundary of Webster County, while the town of Plains is part of Sumter County. The Jimmy Carter Boyhood Farm lies between the two, still within Sumter County, but considered part of the community of Archery.

Founded in the mid-1830s, Plains – originally called Plains of Dura – was well established by 1839 when a post office opened, one of the first in southwest Georgia.[17] The town existed as part of a grouping of three small settlements, the others being Magnolia Springs and Lebanon. The biblical origin of the names of these settlements reflected the fundamentally Christian nature of their founders and inhabitants. Plains of Dura was located on the Americus-Preston Road that connected the two larger towns, and, like the other two small communities, Plains of Dura was reliant on Americus for government services (*Fig. A1*). This arrangement was typical of Sumter County, whose largely agrarian communities were clustered around central points of governance.[18]

17. John H. Goff, *Placenames of Georgia* (Athens, GA: University of Georgia Press, 1975), p. 35.
18. William Patrick O'Brien, "Special History Study, Jimmy Carter National Historic Site and Preservation District," 1991, pp. 14-16.

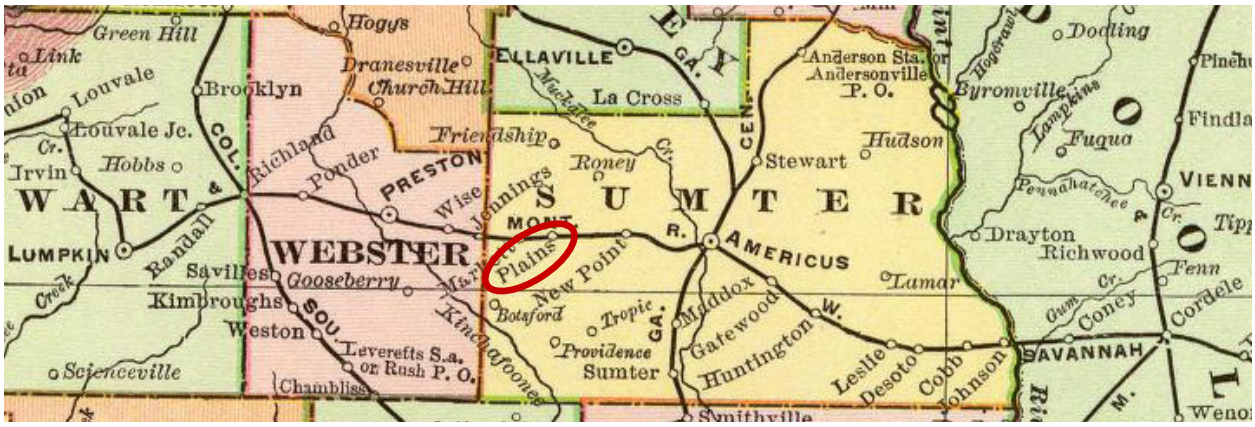


Figure A2. Cropped section of Rand, McNally & Co.'s 1892 *New Business Atlas Map of Georgia* showing the Americus, Preston, and Lumpkin Railroad established in 1884. Circled in red is the town of Plains, with its shortened name, which appears as a stop on the rail line. Interestingly, three stops appear on the rail line between Plains and Preston, Markett, Jennings, and Wise. No further information could be found about these places; however, it should be noted that Jennings is in the approximate location of the later settlement of Archery (renamed in 1912 or later), and may be the settlement's original name. The earliest appearance of the name Archery found on a map is 1931.

Railroads came to Sumter County in the 1860s. In 1884, a new narrow-gauge rail line was constructed connecting the towns of Americus, Preston, and Lumpkin. The rail line ran south of Plains of Dura, and the name "Plains" was used for a stop on the new rail line (*Fig. A2*). The decision was made to resettle the town closer to the line in a combined effort with Magnolia Springs and Lebanon. The new town was formally incorporated with the shortened name Plains in 1896.[19]

Plains was economically tied to the railroad. After a couple of ownership transitions, Seaboard Air Line Railroad took over the rail line in 1900 and constructed a new wide-gauge line in 1902. That same year, Southern Bell Telephone and Telegraph Company introduced service to the town. Municipal water service was provided in 1907, and electrical service was provided in 1919. By 1920, Plains "was established as a thriving agricultural community."[20]

19. Ibid., pp. 21-22; Goff, *Placenames of Georgia*, p. 35.

20. O'Brien, "Special History Study," pp. 21-22.

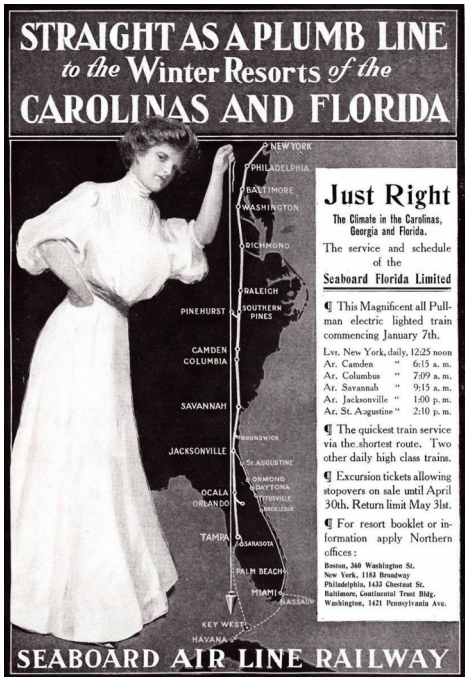




Figure A3a&b. Advertisements for the Seaboard Air Line Railroad published in the *American Review of Reviews*, [(a) at left] is 1902, [(b) at right] is 1908. Their passenger and freight trains brought economic development to much of the southeastern United States in the early part of the 20th century.

In contrast both demographically and economically was the nearby community of Archery, started in 1870 with the establishment of the St. Mark African Methodist Episcopal (AME) Church. With the arrival of the railroad, the settlement merited enough attention for a stop on the rail line. In 1912, William Decker Johnson (*Fig. A4*), an elder of the AME church and founder of the AME relief organization, the Sublime Order of Archery, moved to the community and named it Archery after the relief organization. While the original name of the settlement is unknown, railroad maps from the late 19th century indicate that it may have been named Jennings (*Fig. A2*). Also in 1912, Johnson established the Johnson Home Industrial College, a vocational school for black male and female students ranging from elementary to collegiate level courses.[21]

Unlike the nearby town of Plains, Archery did not receive electrical service until the late 1930s and never had formal water or sewer services.[22] It also never formally incorporated. As Jimmy Carter put it, Archery "was never quite a real town."[23] At the time the Carters moved to the farm near Archery from Plains in 1928, they were leaving the relative comforts of an established agrarian town, whereas Archery consisted of one other white family, the Watsons, and only around 25 black families. Edward Herman Watson was the section foreman for the Seaboard Air Line Railroad, and six of the black residents of Archery were rail line workers. Many of the other black residents worked as sharecroppers.[24]



Figure A4. William Decker Johnson, an elder of the AME church and founder of the AME relief organization, the Sublime Order of Archery. Johnson gave the community of Archery its name. (Richard R. Wright Jr., *Centennial Encyclopedia of the African Methodist Episcopal Church* (Philadelphia, PA: Book Concern of the A.M.E. Church, 1916) p. 137)

Post-Civil War Changes to Farm Labor

The turbulent years after the war left most southerners impoverished and much of the land in ruins. The slave system that had been the backbone of the region's economy was officially overthrown with ratification of the Thirteenth Amendment to the Constitution. No different from other Southern states, Georgia faced a crippled agrarian economy and the need for a new system of farm labor. The Freedmen's Bureau became active in administering the land program in Georgia in the fall of 1865 and was instrumental in mediating a contract-labor system between white landowners and their black workers, many of whom were their former slaves. The Freedmen's Bureau helped the former slaves not only with labor contracts, but also with civil matters and their children's education. Many whites could not afford to educate their own children and objected to the contracts, which included taxes to support schools for freedmen.[25]

21. St. Mark AME uses a facebook page in lieu of a formal website, facebook.com/stmarkamearchery/; Richard R. Wright Jr., *Centennial Encyclopedia of the African Methodist Episcopal Church* (Philadelphia, PA: Book Concern of the A.M.E. Church, 1916) pp. 137-138; Department of the Interior, Bureau of Education, Bulletin No. 39, "Negro Education: A Study of the Private and Higher Schools for Colored People in the United States, Vol. 2" (Washington, D.C.: Government Printing Office, 1916) p. 257.
22. "Archery, Georgia," Webster County Historical Marker, waymarking.com/waymarks/wmA7AK_Archery_Georgia_Webster_Co.
23. Jimmy Carter, *An Hour Before Daylight: Memories of a Rural Boyhood* (New York: Simon & Schuster, 2001) p. 14.
24. "Archery, Georgia," Webster County Historical Marker.
25. Joseph K. Oppermann, *Eight Slave/Tenant Quarters, Magnolia Plantation, Cane River Creole National Historical Park, Natchitoches, Louisiana, Historic Structures Report* (National Park Service, Southeast Regional Office, 2013), pp. 14-15; William Harris Bragg, "Reconstruction in Georgia," New Georgia Encyclopedia, georgiaencyclopedia.org/articles/history-archaeology/reconstruction-georgia.



Figure A5. Sharecroppers picking cotton in Georgia, ca. 1907. (Library of Congress, LC-USZ62-45067)

Freedmen protested the significant restrictions retained in the new work contracts, finding them uncomfortably similar to the practices of slavery. They resented the planters' ability to withhold wages as both punishment and control. Planters insisted their practice of delayed compensation enabled them to manage their reduced funds until harvest, but they also disliked the new system, unconvinced the workers would perform their duties, and fearing violent resistance.[26]

The planters who remained solvent after the war faced both massive work force changes and Union threats to confiscate and divide their land among freedmen and landless whites. Ultimately, the federal government decided against redistributing land in the South. President Andrew Johnson's 1865 Amnesty Proclamation restored property rights to those planters who took an oath of loyalty to the Union.[27]

Citing their uncompensated labor, freedmen demanded a share of political power and a portion of the plantations where they had been held captive. A former slave and delegate to the 1867 Alabama state constitutional convention stated, "The property they [the planters] hold was nearly all earned by the sweat of *our* brows." A former slave in Virginia expressed the same opinion: "We has a right to the land where we are located. For why? I tell you. Our wives, our children, our husbands, has been sold over and over again to purchase the lands we now locates upon; that the reason we have a divine right to the land. . . . And den didn't we clear the land, and raise the crops ob corn, ob cotton, ob tobacco, ob rice, ob sugar, ob everything?"[28]

While many freedmen left to seek opportunities elsewhere, others remained near what was familiar, despite its association with slavery.[29]

Freedmen's efforts to improve their contracts led to the system of sharecropping, under which farmers contracted to work an owner's land for a share of the crop as their wages and to pay for rent and supplies. By 1870, a typical agreement provided a cabin for the sharecropper and his family, 30-50 acres of land, tools, seed, animal teams, and technical help with farming methods. The sharecropper was responsible for his family's food and clothing and, of course, his labor. The sharecropper usually retained one-third or one half of the crop, depending on the items the planter provided.[30]

26. Oppermann, *Eight Slave/Tenant Quarters, Magnolia Plantation Historic Structures Report*, p. 15.
27. Ibid.
28. Ibid, citing John Michael Vlach, "The Cultural Landscape of the Plantation," exhibition, Washington Public Library, Jan. 1996, www.gwu.edu/~folklife/intro.html; and John Michael Vlach, *Back of the Big House: The Architecture of Plantation Slavery* (Chapel Hill: UNC Press, 1993), p. ix.
29. Ibid.
30. Ibid., p. 16.



Figure A6. Evicted sharecroppers along Highway 60, New Madrid County, Missouri, January 1939. (Library of Congress, LC-USF33- 002945-M5)

Tenant farming, distinct from sharecropping, also became common throughout the South. Tenant systems varied significantly, but all functioned as a kind of rental arrangement, where tenants paid either cash or a share of the crop for use of the land. Although sharecropping and day labor remained the dominant system for black laborers, tenant farming for both whites and blacks increased during the late nineteenth century.[31]

Both systems were an improvement over the initial wage system developed during and immediately after the war. Nevertheless, they reinforced a rigid class system and prolonged racism against the now free population. Under this social hierarchy, blacks were usually the agricultural laborers who lived in the quarters, and the vast majority continued to perform the same arduous physical labor they had as slaves.[32]

In the late 1860s, crop lien laws were passed to contend with a cash shortage in the South. The system allowed sharecroppers and tenant farmers to buy supplies for the planting season by borrowing against the value of the anticipated harvest. As a result, plantation stores were opened where freedmen could purchase the seed, tools, groceries, household goods, and clothing their owners had previously supplied. Customers could make cash payments but more often bought on credit, with interest applied. At harvest time, they turned over their crop to the merchants to pay back the loan and received any excess in cash.[33]

This lien system seldom enabled farmers to end the year clear of debt. Most sharecroppers and tenants lived in chronic poverty in a postwar South that suffered shortages of money and credit. Bad weather and infestations ruined the crops of owners and tenants alike, but the continued practice of delaying payment until the harvest was sold caused the most acute suffering. This cycle of debt prevented most sharecroppers, tenants, and day laborers from leaving, yet maintained a viable agricultural economy in the South. As early as the mid-1870s, cotton production almost equaled that of the antebellum plantations and provided jobs to agricultural workers.[34]

31. Ibid.
32. Ibid.
33. Ibid.
34. Ibid., pp. 16, 17.

Separate, but Not Equal

According to Georgia historian William Harris Bragg, white Georgians met these social changes with apprehension, if not outright contempt.

> Many interpreted emancipation in antebellum terms, assuming that the freed slaves would enjoy only the limited freedom of the prewar period's "free persons of color." With assumptions of white supremacy still prevalent, there was little talk of the freedpeople as fellow citizens, much less as voters.
>
> Among the ex-Confederate states, Georgia stood alone in not creating a harsh Black Code. Though labor problems were partially addressed by controversial but color-blind laws relating to vagrancy, enticement, and apprenticeship, the freed slaves were also afforded what has been described as 'practical civil equality.' They had access to the courts in being able to make and enforce contracts, to sue and to be sued. They also gained property rights, which meant they could buy, sell, inherit, and lease both land and personal property. They were not to be subjected to any punishment or penalty that did not apply to whites as well. Their marriages and children were legitimized. Nonetheless, important rights were also denied. . .they had no right to serve as jurors or to vote, and they could not testify against whites in court.[35]

35. Bragg, "Reconstruction in Georgia," *New Georgia Encyclopedia*.



Figure A7. Jim Crow Era colored waiting room sign, ca. 1943. (Library of Congress, LC-USZ62-120260)

Social positions shifted little from the end of Reconstruction in 1877 to the Jim Crow Era. Jimmy Carter addressed his experience growing up at this time as follows:

> We lived in direct contravention to 'Separate but Equal.' There was not equality at all. White students went to three very good elementary schools and to one high school in Plains. We went to school on school busses and we had superb education. The black students, instead of having three elementary schools, had 26. They were in the front room of tenant shacks, or in a small corner of a church. Their textbooks were the ones that the white children had discarded and the reason they had so many elementary schools was because they all had to be within walking distance because there was not thought then about school busses for black kids.
>
> The other part of it, 'Separate but Equal,' was similarly not applicable to this place because we lived in the closest possible intimacy with each other. Many years later when the civil rights rulings by the Supreme Court and the Congress came down, we didn't have to walk across the road and say, 'I'm Jimmy Carter, I've been your neighbor for all this time,' because we lived together and worked together.[36]

Redefining the "Black Belt"

Sumter County falls at the southern border of a fertile stretch of land in the southeastern U. S. referred to as the "Black Belt." Identified in the 1820s as prime farmland, this area would later hold the primary concentration of plantations in the south. The name is thought to have been descriptive of the color of the soil.[37]

Booker T. Washington (*Fig. A8*), a former slave and a prominent reformer and educator, is credited with redefining Black Belt to describe the area of concentrated black population in the south resulting from the slave labor that drove plantation farming, saying:

> The part of the country possessing this thick, dark, and naturally rich soil was, of course, the part of the South where the slaves were most profitable, and consequently they were taken there in the largest numbers. Later, and especially since the war, the term seems to be used wholly in a political sense — that is, to designate the counties where the black people outnumber the white.[38]

36. Jimmy Carter, Boyhood Farm dedication ceremony, Nov. 7, 2000, JICA_147_Jimmy_Carter_Boyhood_Farm_Preserving_a_President's_Home_Place_21-1971_MP4.
37. Allen Tullos, "The Black Belt," *Southern Spaces*, 19 April 2004.
38. Ibid.



Figure A8. Booker T. Washington photographed by Christopher Ethelbert Cheyne, ca. 1903. (Library of Congress, LC-USZ62-49568)

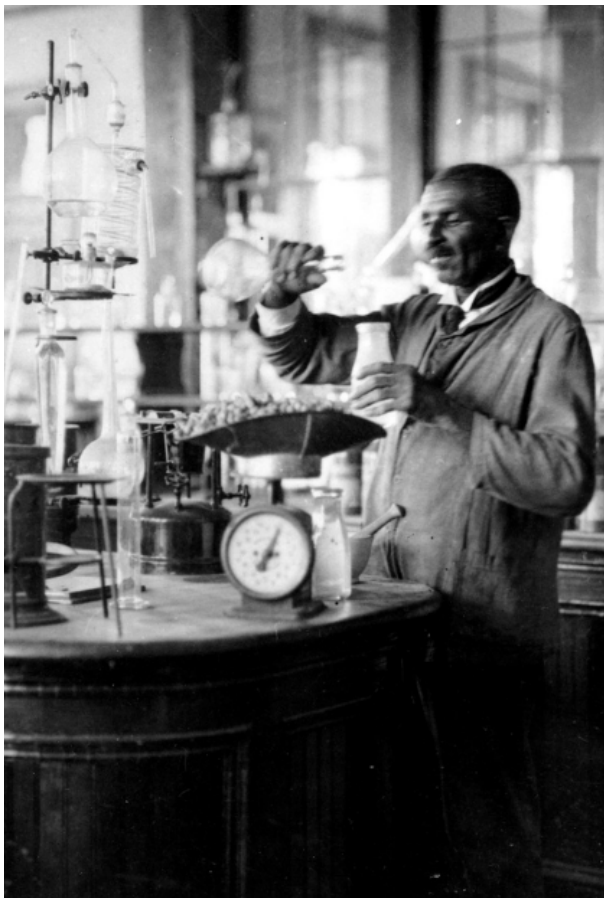


Figure A9. George Washington Carver in his laboratory at Tuskegee Institute, Alabama, 1923. (Library of Congress, LC-USZ62-136122)

In nearby Tuskegee, Alabama, Booker T. Washington founded the Tuskegee Normal School for Colored Teachers in 1881, which would later focus on black industrial education primarily in agriculture. George Washington Carver (*Fig. A9*), scientist, inventor, and professor at Tuskegee, is credited with broadly transforming southern agriculture in the early 20th century.[39]

Carver came to Tuskegee in 1894 to run the school's agricultural department, though much of his time there was spent working on agricultural innovation. His research focused on crop rotation as a means to alleviate soil nitrogen depletion caused by over farming cotton, and on alternative cash crops for areas that were overly-reliant on cotton. Carver promoted the planting of peanuts, soybeans, sweet potatoes, and pecans, all of which grew well in the south, but had little market demand. To counteract this, he invented hundreds of products with a multitude of uses including food, medicinal, and industrial applications. While his research focused on improving the lives of black farmers, it was equally useful to white farmers.[40]

Cotton production in Sumter County peaked in 1910, with corn following closely as the second most profitable crop; however, a widespread infestation of boll weevils caused many farmers to consider diversifying their crops. In the Plains area, one of those new crops was peanuts. While slow to change, by 1916, many cotton farmers were growing some amount of peanuts, and the first peanut mill in the state was constructed just southwest in Randolph County. By 1920, a peanut sheller was just 10 miles away in Americus, Georgia. Nevertheless, cotton remained the principal crop until the 1930s.[41]

39. Barry Mackintosh, "George Washington Carver and the Peanut," *American Heritage*, Vol. 28, issue 5, August 1977.

40. Ibid.

41. O'Brien. "Special History Study," pp. 23, 27.

Matthew Edmund Rylander

The first historical record of the land that would eventually become the Plexico property appears in 1877, when a portion of the property was recorded on a plat as part of the land holdings of Matthew Edmund Rylander. The land passed down to his heirs upon his death in 1880.[42]

Rylander moved to Sumter County from Bibb County, Georgia, with his wife, Sarah, their six children, and 18 slaves in 1853. It is known that he purchased three tracts of land from John C. Douglas, lots 48 and 49 in the 17th district and lot 17 in the 26th district, for a total of 607 acres; however, more recent accounts suggest he purchased more than 1,000 acres. The family shortly built a simple Greek Revival plantation house on lot 48, in what was then the settlement of Lebanon (*Fig. A10*).[43]

In 1864 Rylander wrote out a will deeding his then 500 acres of land, the house, 20 slaves, six mules or horses, twelve cattle, 100 hogs and sheep, and four-horse wagon to his wife, to be divided among his children upon her death. This description suggests Rylander's land functioned as a fairly successful plantation.[44]

Still standing today, the house sits on Old Plains Highway, just southwest of its intersection with U.S. Route 280, just west of Plains and just east of the Jimmy Carter Boyhood Home. The Carter farm is likely on what was the Rylander plantation property.[45]

The house has a reputation of being haunted. Jimmy Carter remembers walking down the railroad tracks instead of the highway when going to Plains in order to bypass the house



Figure A10. The ca. 1853 plantation house of Matthew Edmund Rylander, rented by Jimmy and Rosalynn Carter from 1956 to 1961. (Evan Kutzler, "The Haunting in the House of Rylander," *Americus Time Recorder*, 24 October 2019)

entirely. Rosalynn Carter remembers hearing stories about a Civil War ghost. Despite this, the Carters rented the Rylander house from 1956 to 1961.[46] Rosalynn recalls that, "years before, the house had been a handsome antebellum plantation home settled in the midst of a large peach farm, with magnolia trees and camellias that still bloomed in the front yard." Regarding the house's supposed haunting, she remembers that her children "were always looking and listening for ghosts."[47]

The Plexico Ownership Period: ca. 1911-1928

James Samuel Plexico (1875-1937) was the second of eleven children born to William Leander Plexico and Nancy Ann Plexico (née Good) of York County, South Carolina.[48] William was a prominent local farmer and James followed him into the family business.[49] Both William and James moved from Clay Hill to Rock Hill, South Carolina in 1906.[50] Later, James acquired two tracts of land in Georgia, near the border of Sumter and

42. Susan Hitchcock, Cari Goetcheus, and Lucy Lawliss, *Jimmy Carter Boyhood Home Cultural Landscape Inventory,* draft (National park Service, Southeast Regional Office, March 1998), p. 5, which cites: Sandra Dixon, "Research Report on the Structures and Sites for the Proposed Jimmy Carter National Historic Site," 1985, p. 7, fn. 11; Find A Grave Memorial no. 42661039, Matthew Edmond [sic] Rylander, Oak Grove Cemetery, Americus, Sumter County, Georgia, findagrave.com/memorial/42661039/matthew-edmond-rylander. Dixon gives the 1877 deed record as Sumter County Deed Book R, p. 632. The deed record between M.E. Rylander and J. Passmore/F.W. Griffin has not been established.
43. Elizabeth Barthold, Project Historian, Historic American Buildings Survey (HABS), "Matthew Edmund Rylander House (Jimmy Carter Interim House)," HABS no. GA-2205, Historical Information, Summer 1989, pp. 1, 3-4.
44. Ibid. The economic ravages of the Civil War likely account for the loss of land holdings. It should be noted that Rylander's will, which optimistically included his slaves, was written both after the Emancipation Proclamation, and after it was clear the Confederacy was losing the war.
45. See footnote 26.
46. Evan Kutzler, "The Haunting in the House of Rylander," Americus Time Recorder, 24 October 2019.
47. Rosalynn Carter, *First Lady from Plains* (Boston: Houghton Mifflin Co., 1984), p. 40.
48. Samuel Brooks Mendenhall and William Boyce White, Jr., Plaxco-Robinson: Being an Account of Two of the Ancient Presbyterian Families of Upper South Carolina (Particularly Situated in York and Chester Counties) (Richmond, VA: Whittet & Shepperson, 1958), pp. 81-85.
49. *Yorkville Enquirer*, "Pleased With Stover," York, South Carolina, 10 July 1901, p. 3; *Yorkville Enquirer*, "About People," York, South Carolina, 6 July 1901, p. 2.
50. *Yorkville Enquirer*, "Rock Hill And Vicinity," York, South Carolina, 23 October 1906, p. 2; *Yorkville Enquirer*, "About People," York, South Carolina, 28 December 1906, p. 2.

Webster counties. The first tract was acquired on December 1, 1911, from J. Passmore and the second on January 20, 1917, from F.W. Griffin.[51] It is unclear if these properties were contiguous; however, one or both of them would later be the site of the house. A deed dated January 10, 1921, names James Plexico as grantor and his brother, John Franklin Plexico, Sr. (1881-1955), as grantee. While the full nature of this deed is unclear, the 1989 Historic American Buildings Survey (HABS) research describes it as a security deed as collateral for a loan.[52]

After 1921, it was John Plexico who lived on the property with his family. It is unknown if James ever lived on the property. The sole source of what little information exists about the house and use of the property during the Plexico period of ownership is a 1988 HABS-conducted interview with John's son, William Perry Plexico (1910-1989). Originally from York County, South Carolina, John Plexico, Sr., and his wife, Minnie Mae Plexico (née Ferguson), moved to Archery from Jacksonville, Florida, with their three children, John Franklin, Jr., William Perry, and Frances Ann. William Perry Plexico recalls his father building a house on the property in 1922, though no other information on the building is provided. There is no documentation of what structures may have existed prior to 1922.[53]

On January 12, 1928, James Plexico deeded "land lot 256 in Webster County and 101 acres in the east half of lot 16 and seven acres in the northeast corner of lot 15 in Sumter County" to James Earl Carter, Sr., at a cost of $4,100.[54] The 1998 Cultural Landscape Inventory (CLI) for the Boyhood Home notes that both the 1917 and the 1928 deeds were for 360-acre parcels of land.[55] At the time, the Carters were living in nearby Plains, next door to Wilbur Edgar Smith and Frances Allethea Smith (née Murray), and their young daughter, Eleanor Rosalynn, who would later marry Jimmy Carter. Jimmy recalls his father telling him that "the Plexicos had a place out in Archery and were wanting to move to town, so we agreed on a price for the land and just swapped houses."[56]

Contemporary newspaper articles place John Plexico and his family in Plains until at least April of 1932.[57] John Franklin Plexico, Jr., attended the Georgia Institute of Technology, graduating in 1933, nine years before Jimmy Carter attended the same college.[58] At the time of James Plexico's death in 1937, he and his wife, Emma Lillian Anderson, were living in Kline, South Carolina, while John Plexico and his wife Minnie Mae had moved to Vienna, Georgia.[59]

51. Elizabeth Barthold, Project Historian, Historic American Buildings Survey (HABS), "Jimmy Carter Boyhood Home (J.F. Plexico House)," HABS no. GA-245, Historical Information, Summer 1989, p. 1. Barthold gives the 1911 deed record as Sumter County Deed Book KK, p. 22; Sandra Dixon, "Research Report on the Structures and Sites for the Proposed Jimmy Carter National Historic Site," 1985, p. 4, fn. 4. Dixon gives the 1917 deed record as Sumter County Deed Book QQ, p. 387. Dixon apparently did not know of the earlier 1911 deed. While It is unknown if these two properties were contiguous, Dixon cites research by The Georgia Department of Archives and History into tax records that may indicate that the 1911 property was in a different tax district than the 1917 property. Dixon notes payments made by James Plexico in "'old' militia district 26" prior to the 1917 deed and indicates that the expected tax district for the Boyhood Farm is district 17. If true, this may indicate that the 1917 deed is specifically for the Boyhood Farm property.
52. Barthold, Historic American Buildings Survey, "Jimmy Carter Boyhood Home (J.F. Plexico House)," p. 1. Barthold gives the 1921 deed record as Sumter County Deed Book WW, p. 498; Mendenhall and White, *Plaxco-Robinson*, p. 83.
53. Barthold, HABS, "Jimmy Carter Boyhood Home (J.F. Plexico House)," p. 2; Hitchcock, Goetcheus, and Lawliss, *Jimmy Carter Boyhood Home Cultural Landscape Inventory*, p. 5; Mendenhall and White, *Plaxco-Robinson*, pp. 83-84; United States Social Security Death Index. Dixon's 1985 report places the construction of the house in 1918, but provides no evidence for this assertion.
54. Barthold, HABS, "Jimmy Carter Boyhood Home (J.F. Plexico House)," p. 2. Barthold gives the 1928 deed record as Sumter County Deed Book 9, p. 290.
55. Hitchcock, Goetcheus, and Lawliss, *Jimmy Carter Boyhood Home Cultural Landscape Inventory*, p. 5. It should be noted that the CLI cites Berthold's HABS documentation as the source of this information; however, the specific acreage is not noted by Barthold.
56. Carter, *An Hour Before Daylight*, pp. 119, 163.
57. *Muncie Sunday Star*, "Marriage Takes Her To Toledo," Muncie, Indiana, 26 May 1929, p. 8; *Atlanta Constitution*, "Today's Prize," Atlanta, Georgia, 10 April 1932, p. 8.
58. *Atlanta Constitution*, "Murphy-Plexico," Atlanta, Georgia, 15 May 1938, p. 3K; Georgia Tech Alumni Association, *The Georgia Tech Alumnus Engineering and Industrial Review*, Vol. XXVI, No.4, March-April 1948, p. 14; History of the NROTC Unit at Georgia Tech, nrotc.gatech.edu/history-of-the-nrotc-unit-at-georgia-tech.
59. *Greenville News*, "James S. Plexico," Greenville, South Carolina, 14 June 1937, p. 7. For the purpose of disambiguation in any further archival research on the Plexico family, the James Samuel Plexico referenced in this report had a paternal uncle also named James Samuel Plexico (1875-1932) who also lived in York County, South Carolina, and who was also a farmer, and who held public office positions during in his life. Many contemporary newspaper articles, particularly in *The Yorkville Inquirer*, refer to this elder James Samuel Plexico and not to his nephew: Mendenhall and White, *Plaxco-Robinson*, p. 77; *Gaffney Ledger*, "J. S. Plexico Passes After Long Illness," 14 January 1932, p. 5.

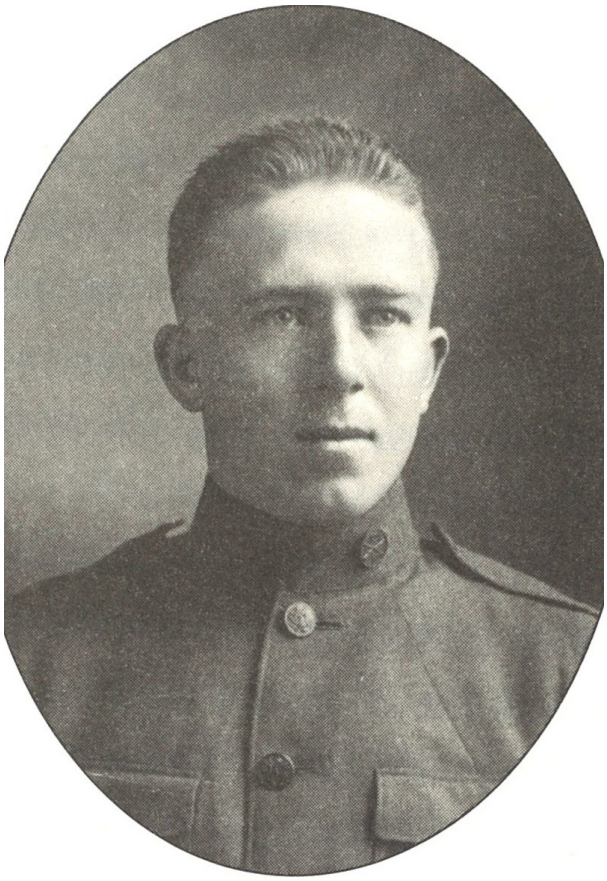


Figure A11. James Earl Carter, Sr. (Earl), 1915. (Jimmy Carter, *A Remarkable Mother*, 2008, p. 17)

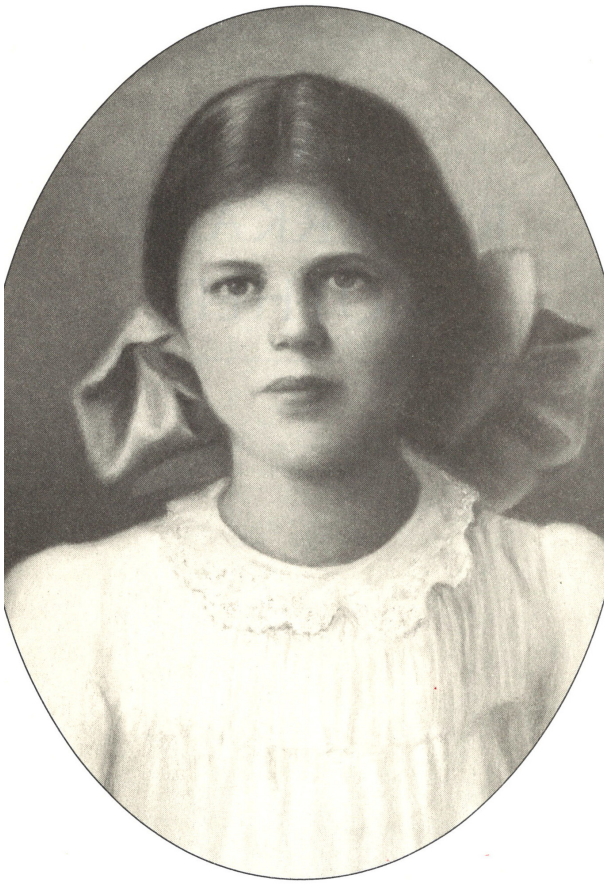


Figure A12. Bessie Lillian Gordy (Lillian), age 15. (Jimmy Carter, *A Remarkable Mother*, 2008, frontispiece)

'Daddy' and 'Mama' – James Earl Carter, Sr. and Bessie Lillian Gordy

Jimmy Carter has spoken at length about the role his parents, whom he lovingly refers to as Daddy and Mama, played in his life. Beyond the more immeasurable impact of having raised him, his parents were his role models, imbuing in him disparate yet complementary character traits. His father, Earl (*Fig. A11*), was a determined and astute businessman and farmer. His mother, Lillian (*Fig. A12*), was a resilient, unflappable woman who spent her entire life in service to others.

The fourth of five children, Earl was born on September 12, 1894, in Archibald, Georgia. The Carters moved to Plains in 1904 after Earl's father was murdered by a business partner. After attending the Riverside Military Academy in Gainsville, Georgia, Earl moved to Texas at age 17 to work on a ranch. He returned to Plains two years later and invested a small savings in an ice house, the first of his business adventures. In 1917, he was drafted into the army, again returning to Plains after World War I and diversifying his investments in local enterprises.[60]

Lillian was born on August 15, 1898, in Chattahoochee County, Georgia, the fourth of nine children. Jimmy Carter attributes his mother's education, which was "much better than most other girls her age," to a voracious reading habit. She signed up to be an Army nurse in 1917, but was accepted into the program the same day as the Armistice, and the program ended. She moved to Plains in 1920 at age 22 to attend a registered nursing training program at Wise Sanitarium, a local hospital and clinic.[61]

Earl and Lillian met in 1921, when Earl was on the board of directors for the hospital. They married immediately after her graduation from the nursing program in 1923. It was in the town of Plains that Earl and Lillian would start their family.[62]

60. O'Brien. "Special History Study," p. 26.
61. Jimmy Carter, *A Remarkable Mother* (New York: Simon & Schuster, 2008) pp. 1, 15-16.
62. O'Brien. "Special History Study," p. 26.



Figure A13. Jimmy Carter at age one, 1925. (JICA255_6923_00002)

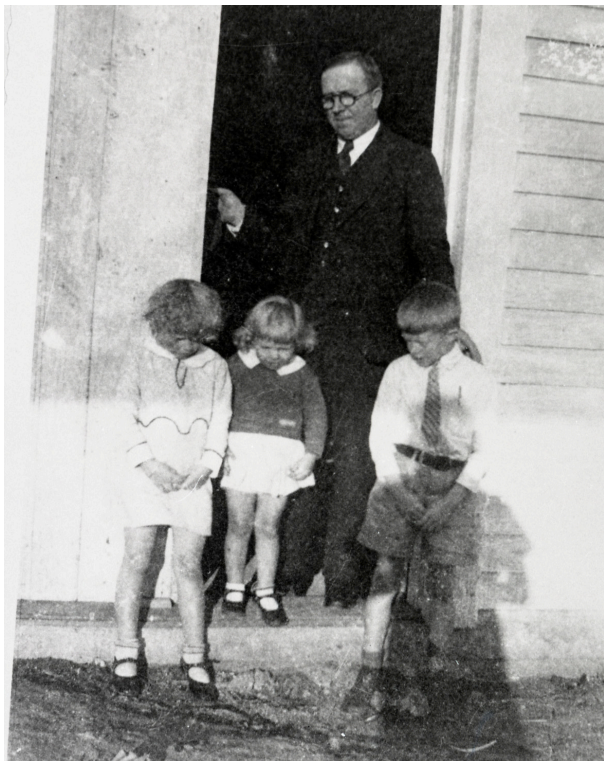


Figure A14. James Earl Carter, Sr. (Earl) standing in the doorway to the farm's commissary with his children (from left to right) Gloria, Ruth, and Jimmy, ca. 1933. (JICA255_6923_00086)

Jimmy Carter and the Boyhood Farm

James Earl Carter, Jr., better known by the approachable nickname Jimmy, was born on October 1, 1924, the eldest of four children and the first United States president to have been born in a hospital (*Fig. A13*). His father, Earl, Sr., had become a successful businessman by the early 1920s, investing in a variety of related business ventures ranging from crop futures in cotton, timber, and peanuts, to a grocery store and dry cleaners. Local farmers often borrowed money from him, and he developed many friendships within the surrounding farming community.[63]

Jimmy Carter's sister Gloria was born in 1926, and in 1928 the young family moved about two-and-a-half miles west of Plains to the smaller community of Archery. Earl purchased the 360-acre farm from the Plexico family, who in turn, purchased the Carter house in Plains. Jimmy Carter describes his father as "a very aggressive, competent farmer," although he did not work the land himself. Like most landowners, Earl employed sharecroppers to perform the physical labor. Earl oversaw the farm, while running his other business investments in Plains.[64]

The farm grew a wide range of crops, focusing on those with market prevalence at the time. These included watermelons, sweet potatoes, black-eyed peas, cotton, corn, tomatoes, pecans, and peanuts. Farm animals supplied milk and meat. Earl focused on adaptability for maximum profitability. When the tomatoes were not selling, the farm would produce ketchup. Nothing went to waste. In addition to his business acumen, he invented a plow that was later manufactured by the Rome Plow Company.[65]

While the farm proper consisted of just 360 acres, Earl's total local landholdings grew to roughly 4,000 acres. At the height of his farming operations, 200 black men and women, the majority of them sharecroppers, worked the land. Near the farmhouse, Earl constructed a commissary where they could buy seed and provisions on credit (*Fig. A14*). He stocked the commissary through his grocery store in Plains (*Fig. A15*).[66]

63. Ibid., pp. 27-28.
64. Ibid., pp. 28-32.
65. Ibid., pp. 28-32.
66. Ibid., pp. 28-32.



Figure A15. Earl Carter's grocery store, the J.E. Carter Store (on far left) in Plains, ca. 1925. (Plains Historical Preservation Trust, jimmycarter.info/about/partnerships/)

The Carter family continued to expand; Ruth was born in 1929, and Billy in 1937. Jimmy Carter lived and worked on the farm until he left to attend college in 1941. Earl and Lillian sold the farm in 1949, when they moved back to Plains.[67]

Farm Life in the Segregated South

While farm life, much as it does today, taught Jimmy Carter about the value of hard work and physical labor, his experience was largely shaped by the demographic makeup of his surroundings. He worked the fields with black sharecroppers, doing the same work they did. He grew up with black men, women, and children as friends and mentors. This taught him empathy and compassion, and gave him a strong sense of morality. It strongly guided his feelings and beliefs on race.

Speaking at the opening ceremony for the Boyhood Farm in 2000, he stated that, "I hope you'll enjoy seeing how we lived in those halcyon days. Like a pleasant dream now in retrospect, but with thanksgiving that the racial divide has now been crossed and that we have removed the millstone from around the necks of both white and black people of this nation that we bore during the segregated years." He added, "In addition to my mother and father, five people shaped my life. Only two of them were white. And I think that every major decision I've made as a state senator, as a governor, as a president, and since I left the White House has been shaped by the events here on this boyhood farm."[68]



Figure A16. Jack and Rachel Clark, sharecroppers on the Carter farm. (Jimmy Carter, *An Hour Before Daylight*)

Two of the people about whom Jimmy Carter speaks are Jack and Rachel Clark (*Fig. A16*), sharecroppers on the Carter farm. Jack had the role of "lot man," in charge of the barn, horses, mules, plows, and wagons. He also rang the farm bell near the barn twice a day – once an hour before sunrise and once when the sun was at its highest point. Carter spent a great deal of time with the Clarks, both working and recreating. He often went quail hunting with Jack, and swimming and fishing with Rachel. He stayed with them when his parents were out of town, sleeping near their fireplace on cold nights. Jimmy's parents both had demanding jobs, and Jack and Rachel served as members of his extended family.[69]

In that same speech at the opening ceremony for the Boyhood Farm, Jimmy Carter told about experiencing segregation as a child:

67. Carter, *A Remarkable Mother,* pp. 26-27.
68. Jimmy Carter, Boyhood Farm dedication ceremony, Nov. 7, 2000, JICA_147_Jimmy_Carter_Boyhood_Farm_Preserving_a_President's_Home_Place_21-1971_MP4.
69. O'Brien. "Special History Study," pp. 32-33; Jimmy Carter, Boyhood Farm dedication ceremony, Nov. 7, 2000.

> My closest friend was A.D. Davis, who lived in [Archery]. Sometimes we would even go to Americus to a picture show. We walked down the [railroad] tracks to Archery, put a red leather flag in a hole in the cross tie and the engineer would stop and we would get on the train together and we would ride to Americus in separate parts of the train. We'd get off at the depot in Americus and we would walk hand in hand, a little black boy and a little white boy, to the movie theater where we separated again. I could sit on the bottom floor with the nice seats. A.D. would go to the third floor with the narrow seats. And afterwards, we would get on the train and come back separately. Well that was the way it was, and it's embarrassing to look back on those days, but gratifying to know that those times have changed.[70]

While Jimmy Carter describes his childhood as a "protective cocoon" of shared experience, it was his exposure to experiences beyond his own during childhood that also shaped him into the man he would become.[71]

The Downer Ownership Period: 1949–1994

On December 14, 1949, Earl Carter deeded approximately 410 acres of land, including the roughly 360 acres purchased from the Plexicos, to Thomas Richard Downer (1906-1985) and his wife, Dorris Wells Downer (1915-1992). Little is known about the Downers except that they both were at least second-generation residents of Sumter County, and that they apparently had no children.[72] The Downers lived in the house for nearly four decades, altering the property to suit both their tastes and the changing prevalent styles of the time (*Fig. A17*).



Figure A17. The Jimmy Carter Boyhood Home photographed in 1979, during the Downer ownership period. (Historic American Buildings Survey (HABS) photograph no. GA-245-2)

T.R. Downer transferred his land holdings to his wife in 1976 and died on August 25, 1985.[73] While Dorris retained ownership of the property, she left after her husband's death, although the time and location of her move are disputed. A 1991 newspaper article claims she moved to Plains "after her husband died six years ago," while a 1992 article asserts that she moved to Americus to live with her sister, Josephine Wells Hart, and that "she has not lived in the old Carter house for several months." The condition of the house at the time the articles were written suggests the house was long vacant. Her sister Josephine's husband, James Hagerson Hart, died in 1989, and it is known that the Archery house was no longer occupied by this time.[74]

On December 23, 1987, Congress created the Jimmy Carter National Historic Site and

70. Jimmy Carter, Boyhood Farm dedication ceremony, Nov. 7, 2000.
71. Jimmy Carter, *Sharing Good Times* (New York: Simon & Shuster, 2004), p. 1.
72. Dixon, "Research Report," p. 7, fn. 11; Barthold, Historic American Buildings Survey (HABS), "Jimmy Carter Boyhood Home (J.F. Plexico House)," p. 2. Barthold gives the 1949 deed record as Sumter County Deed Book 39, p. 283; Find A Grave Memorial no. 53238676, Thomas Richard Downer, Sunset Memorial Gardens, Americus, Sumter County, Georgia, findagrave.com/memorial/53238676/thomas-richard-downer; Find A Grave Memorial no. 53238675, Dorris Wells Downer, Sunset Memorial Gardens, Americus, Sumter County, Georgia, findagrave.com/memorial/53238675/dorris-downer. It is important to note that Stephen Mathew Pate's 1994 Master's Thesis, "A Development Plan for the Jimmy Carter Boyhood Home, Jimmy Carter National Historic Site, Plains, Georgia," gives the date of the property transfer from Carter to Downer as 1947, citing Barthold, p. 5. Barthold offers no citation for this assertion and it appears to be a typo. Pate's footnote no. 3 on p. 19 also makes assumptions in an attempt to rectify the difference in the two dates.
73. Wilkins Norwood, "Appraisal of 24.51 Acres Improved with Jimmy Carter's Boyhood Home & Commissary, Plains, Sumter County, Georgia," 29 November 1993, p.3, RMR_JICA2939_BX12FL58-59_1993DEC-DOJPropertyAppraisal; Find A Grave Memorial no. 53238676, Thomas Richard Downer, Sunset Memorial Gardens, Americus, Sumter County, Georgia, findagrave.com/memorial/53238676/thomas-richard-downer.
74. David Goldberg, *Atlanta Journal/Constitution*, "Owner of old Carter homestead won't sell for peanuts," Atlanta, Georgia, 19 May 1991, p.1; David Pierce, *Albany Herald*, "Carter Home Sparks Battle: Elderly Woman Fights Government," Albany, Georgia, 21 October 1992, RMR_JICA2939_BX12FL58-59; Find A Grave Memorial no. 53238889, James Hagerson Hart, Sunset Memorial Gardens, Americus, Sumter County, Georgia, findagrave.com/memorial/ 53238889/james-hagerson-hart; U.S. v. 24.51 Acres of Land, et al., civil action no. 92-110-ALB-AMER(DF), 24 March 1994, p. 6, RMR_JICA2939_BX12FL58-59_1994APR-DOJ.

Preservation District. Carter's boyhood home, while still owned by Downer, was an integral part of plans for the National Historic Site and marked for acquisition.[75] The final years of Dorris Downer's life were spent in a bitter legal battle with the National Park Service (NPS) over first the sale, and eventually condemnation of her property.

At some point prior to the February 1989 death of her brother-in-law James Hart, NPS approached Dorris Downer about acquiring a small portion of her property that included the house. A "Mr. James Hart" is designated as representative for Downer on an undated NPS property inspection certificate allowing the government to appraise the property. The appraisal concluded that the property, a 15-acre tract and two easements amounting to 24.51 acres in total, had a value of $48,500. Presumably based on this appraisal, which noted the run-down condition of the property and questioned the feasibility of its restoration, NPS offered Downer $49,000. Downer "and her attorney" countered at $194,000, forcing a stalemate.[76]

On May 19, 1991, an Atlanta newspaper wrote a front-page story about the ongoing negotiations titled "Owner of the old Carter homestead won't sell for peanuts." The article, while fairly even-handed, noted that during Carter's presidency, the Downers were subjected to "incessant" visitors, saying "while Jimmy Carter lived in the White House, T.R. and Dorris Downer lived in a fishbowl"; it identifies Dorris Downer as a 74-year-old-widow and quotes her as saying "I want the historic folks to have it, but I don't want to give it away."[77] The Associated Press spread a condensed version nationwide over the next few days. The negative publicity this caused, combined with stalling negotiations with Downer's lawyer and the deteriorating condition of the house and other structures, led the Jimmy Carter National Historic Site to request the Bureau of Land Management to pursue condemnation on July 2, 1991.[78]

The condemnation process took over three years, during which time the Justice Department filed their case with the District Court for the Middle District of Georgia. After Dorris Downer's death on November 5, 1992, her estate agreed to sell, but pursued "just compensation," hiring appraisers who concluded the property was worth over six times the value of the earlier appraisal.[79]

The District Court's three-member special commission found the second appraisal's "capitalized income" method "simply too speculative," because the value was based on the home's assumed investment potential as a successful private tourist attraction, without considering the necessary infrastructure required for such a facility. They averaged the two appraisers' findings of "fair market value," overruling the second appraisal's assertion that the easements would damage the value of the remaining land, and recommended just compensation of $55,000 for the property. The District Court Judge concurred.[80]

On September 20, 1994, near the conclusion of the legal battle, Park Superintendent Fred Boyles, wrote to Jimmy and Rosalynn Carter thanking them for their continued support through this "long and tedious process." A press release of

75. *Jimmy Carter National Historic Site and Preservation District General Management Plan* (National Park Service, Southeast Regional Office, 20 September 1993), pp. 5-7, RMR_JICA2939_BX12FL58-59. According to the Park's 2018 *Foundation Document*, the enabling legislation "authorized the acquisition of lands and interests in lands within the boundary by donation, purchase with donated or appropriated funds, exchange, or otherwise, except that the Carter Home, the Plains Railroad Depot, and the Plains High School may be acquired only by donation" (p.34).

76. Find A Grave Memorial no. 53238889, James Hagerson Hart, Sunset Memorial Gardens, Americus, Sumter County, Georgia, findagrave.com/memorial/ 53238889/james-hagerson-hart; U.S. Department of the Interior National Park Service Property Inspection Certificate, signed by "Mrs. R. Downer (Dorris W)," undated, RMR_JICA2939_BX12FL58-59 _1991JUL-Inspection; U.S. v. 24.51 Acres of Land, et al., civil action no. 92-110-ALB-AMER(DF), 24 March 1994, pp. 7-8, RMR_JICA2939_BX12FL58-59 _1994APR-DOJ; Ballotpedia, "H. Doug Everette," ballotpedia.org/H._Doug_Everett; Goldberg, *Atlanta Journal/Constitution*, "Owner of old Carter homestead won't sell for peanuts."

77. Goldberg, *Atlanta Journal/Constitution*, "Owner of old Carter homestead won't sell for peanuts." Dorris Wells Downer was 75 years old at the time the article was published.

78. Associated Press, *Indiana Gazette*, "Pricetag high on birthplace," 21 May, 1991, p. 8; Fred Boyles to NPS Regional Director, Southeast Region NPS, 2 July 1991, RMR_JICA2939_BX12FL58-59.

79. U.S. v. 24.51 Acres of Land, et al., civil action no. 92-110-ALB-AMER(DF), 24 March 1994, pp. 1, 8, RMR_JICA2939_BX12FL58-59 _1994APR-DOJ; David Pierce, *Albany Herald*, "Carter Home Sparks Battle: Elderly Woman Fights Government," Albany, Georgia, 21 October 1992, RMR_JICA2939_BX12FL58-59; Find A Grave Memorial no. 53238675, Dorris Wells Downer, Sunset Memorial Gardens, Americus, Sumter County, Georgia, findagrave.com/memorial/53238675/dorris-downer.

80. U.S. v. 24.51 Acres of Land, et al., civil action no. 92-110-ALB-AMER(DF), 24 March 1994, pp. 8-10, RMR_JICA2939_BX12FL58-59 _1994APR-DOJ; Fred Boyles to President and Mrs. Jimmy Carter, 20 September 1994, RMR_JICA2939_BX12FL58-59.

October 4, 1994, confirms that NPS had gained possession of the 15-acre farm property and 9.51 acres of scenic easements to "help protect the rural feel of the area." Doris Downer's brother-in-law, John Thomas Downer, Jr., gained possession of the remaining land from her estate.[81]

Jimmy Carter as Submariner and Politician

This brief timeline addresses Jimmy Carter's extensive career only as it parallels the history of the Boyhood Farm. In-depth biographies are readily available.

Jimmy Carter graduated from Plains High School and enrolled at Georgia Southwestern College in Americus in 1941. The next year, he transferred to Georgia Institute of Technology in Atlanta, and the following year attended the United States Naval Academy in Annapolis, Maryland. He graduated in 1946 and was assigned to the U.S.S. *Wyoming* out of Norfolk, Virginia. That same year, he married Rosalynn Smith (*Fig. A18*).[82]

From 1946 to 1953, Jimmy Carter served in the navy in various locations around the United States. He attended submarine training school in 1948, was appointed submariner in 1949, and elite nuclear submariner in 1952. In 1953, after his father died of pancreatic cancer, he resigned his commission and moved back to Plains with Rosalynn to run the family business, the Carter Warehouse. He was honorably discharged on October 9, 1953.[83]

Inspired by his father, he accepted an appointment to the Sumter County Board of Education, which led him to run for State Senate in 1962, serving two terms. An unsuccessful run for Governor in 1966 was followed by a successful run in 1970. He became President of the United States in 1977, and returned to Plains in 1981, after losing a reelection bid to Ronald Reagan.[84]

81. Fred Boyles to President and Mrs. Jimmy Carter, 20 September 1994, RMR_JICA2939_BX12FL58-59; Fred Boyles to Barbra Sulhoff, Kal Fallon, and Bill Gifford, 4 October 1994, RMR_JICA2939_BX12FL58-59; *Jimmy Carter National Historic Site: Boyhood Farm* (National Park Service, 2018, pg. 2, http://npshistory.com/brochures/jica/boyhood-farm-2018.pdf.
82. "Timeline: Jimmy Carter," *American Experience*, Public Broadcasting Service, shoppbs.pbs.org/wgbh/amex/carter/timeline/index.
83. Ibid.
84. Ibid.



Figure A18. Jimmy and Rosalynn Carter on their wedding day in 1946. (JICA255_6923_00027)



Figure A19. The Plains Depot during Carter's run for President. (JICA255_6923_00936j)

Park Planning Pertinent to the Boyhood Home

Planning efforts for the Jimmy Carter National Historic Site began after the Carters moved back to Plains in 1981, when the NPS Southeast Regional Office (present-day Interior Region 2: South Atlantic-Gulf) prepared the original proposal for the Jimmy Carter National Historic Site.[85] Research Historian Sandra Dixon prepared a "Research Report on the Structures and Sites for the Proposed Jimmy Carter National Historic Site" in 1985, listing Carter's boyhood home as the second most significant of 21 buildings and sites proposed for inclusion. The present-day Carter residence is listed as the most important.[86]

85. *Jimmy Carter National Historic Site and Preservation District General Management Plan* (National Park Service, Southeast Regional Office, 20 September 1993), pp. 5, 75, RMR_JICA2939_BX12FL58-59.
86. Dixon, "Research Report on the Structures and Sites for the Proposed Jimmy Carter National Historic Site," introduction and pp. 1-3.

The 1984 Plains Historic District

Concurrent with NPS efforts, the Plains Historic District was added to the National Register of Historic Places on June 28, 1984. The statement of significance explains that, "Plains is a good example of a small southwest Georgia town dating from the late nineteenth and early twentieth centuries. Its historic district is significant in the areas of architecture, commerce, medicine, transportation, and community planning and development." The nomination makes no mention of President Carter, short of saying that the "Plains Historic District was determined eligible by the National Register on January 26, 1978, at the request of the General Services Administration…. with President Carter's property on Woodland Drive as the western boundary." The revised 1984 boundary of the historic district does not include President Carter's residence.[87]

The 1987 Jimmy Carter National Historic Site and Preservation District

The Jimmy Carter National Historic Site and Preservation District was established by Congress on December 23, 1987, by Public Law 100-206. The administrative directives called for in the legislation are to "interpret President Jimmy Carter's life and presidency in relation to Plains, Georgia," and to "preserve the resources associated with that story"; to "present the history of Plains as a small rural southwestern Georgia town"; and to "interpret the influence of the rural South on Jimmy Carter during his formative years."[88]

As the Park name suggests, the legislation created both a historic site and a preservation district. Four noncontiguous properties were incorporated into the park unit: Plains Depot, Plains High School, Carter Home and Garden (the Carter's present-day residence in Plains), the Jimmy Carter Boyhood Home, along with "100 feet of scenic easements along both sides of Old Plains Highway (from its intersection with U.S. Highway 280 west to beyond the boyhood home)." The preservation district, intended to protect "agricultural lands and related environments," includes the 1984 National Register Plains Historic District (maintaining its original boundaries), "certain agricultural lands (not more than 650 acres)," and "a portion of Bond Street."[89]

The legislation "authorized the acquisition of lands and interests in lands within the boundary by donation, purchase with donated or appropriated funds, exchange, or otherwise," allowing for the purchase of Carter's boyhood home in 1994.[90]

The 1993 General Management Plan

Initial management planning for the Park began in 1988, culminating in a *General Management Plan* (GMP) published in September of 1993. The stated objective is "To restore the boyhood home and commissary to the 1930–41 period and preserve other structures and grounds. To protect the rural agricultural scene visible from the boyhood home and the corridor from U.S. 280 to the boyhood home."[91] Specific plans for the boyhood home include, "ranger- or volunteer-guided tours of the restored and minimally refurnished home and the restored commissary. The home will be staffed and furnished only with selected pieces that might be used as props in interpretive presentations, such as a radio like Jimmy Carter listened to as a boy. Interpretation in the home will include recorded messages. The historic integrity of the house and commissary will not be compromised, and no major alterations are contemplated. The home will be interpreted as it was ca. 1936 (before the Rural Electrification Act). There will be wayside exhibits and message repeaters in some areas."[92] The house was later interpreted to 1937, before the installation of electricity.

The GMP notes the need for a parkwide historic resource study, ethnographic study, and oral history program. Specific to the boyhood home, it calls for a Cultural Landscape Report (CLR), an HSR, and a historic furnishings plan, saying specifically that the CLR "will be accomplished before substantial work is undertaken (other than routine maintenance)."[93] It also more generally states the need to study the "various overlapping and confusing historic district jurisdictions (National Register of Historic Places, national historic site, national preservation district, local

87. Andrea Niles, National Register of Historic Places Inventory-Nomination Form, "Plains Historic District," prepared 23 April, 1984, approved 28 June 1984, section 8 pg. 1, continuation sheet p. 2.
88. *Jimmy Carter National Historic Site and Preservation District General Management Plan* (National Park Service, Southeast Regional Office, 20 September 1993), p. 5, RMR_JICA2939_BX12FL58-59
89. Ibid., pp. 5-8,
90. *Jimmy Carter National Historic Site Foundation Document* (National Park Service, Southeast Regional Office, March 2013) p. 34.
91. *Jimmy Carter National Historic Site and Preservation District General Management Plan*, p. 11.
92. Ibid., p. 25.
93. Ibid., pp. 46-47.

preservation district, preservation easements, etc.)," and generate recommendations for "more concise and easily understood boundaries."[94]

The 1998 Cultural Landscape Inventory Draft (CLI)

The 1993 GMP mistakenly states that a CLR for the Boyhood Home was underway. This may refer to a CLI draft completed in 1998, though never finalized or approved. A CLR for the Boyhood Home has not been prepared.[95] The CLI draft includes the following statement of landscape significance.

> The Jimmy Carter Boyhood Home is considered a potentially significant component landscape within JICA. The rural, vernacular cultural landscape provides a context within which southern rural agriculture in the 1930s influenced a future president by exposing him to many components of a farm landscape that contributed to his beliefs and lifestyle as an adult.
>
> The farm is a representative example of a prosperous southern farm of the early twentieth century that participated in the tenant/sharecropping system of agriculture which largely disappeared from the region with the advent of World War II. Mr. Earl Carter, Sr., grew cotton, corn, peanuts, pecans, and various other row crops when land was worked with mule teams, cotton was picked by hand, and domesticated animals were raised for meat and dairy products.[96]

The CLI noted that existing documentation was not sufficient for evaluation of historical significance or the development of strategies for treatment. It also noted the need for a CLR.[97]

The 2005 Superintendent's Annual Report

In 2005, it was announced that Andersonville National Historic Site and Jimmy Carter National Historic Site, which had been managed as a joint operation since 1987, would be administratively separated effective October 1, 2005.[98]

The 2013 Foundation Document

Compiled in March of 2013, the *Foundation Document* identifies the purpose of the National Historic Site as "to benefit, inspire, and educate present and future generations of people by interpreting the broad stories of Jimmy Carter's life, preserving the resources associated with those stories, presenting the history and evolution of Plains as a small rural Georgia town and its influence on Jimmy Carter, and interpreting Jimmy and Rosalynn Carter's impact on the global community."[99] The document identifies several interpretive themes, including several pertinent to the Boyhood Home:

- Jimmy Carter's experiences, from his roots as a farm boy experiencing wind energy to his service as an officer on a nuclear submarine, formed the basis of his leadership regarding the nation's energy policies.
- Jimmy Carter understood the importance of partnerships and community support from his early boyhood experiences into his adult business operations, political career, and global initiatives. Local partnerships, including fundraising and financing, have been critical to the creation, development, and management of the national historic site.
- Life in rural Georgia during the 1930s shaped Jimmy and Rosalynn Carter's attitudes, work ethic, family, spiritual, and community viewpoints.
- The life stories of President and Mrs. Carter can inspire and motivate visitors to positively contribute to society in their own unique ways.
- The environment and community of Plains, Georgia, represent the history of a small southern town in relation to transportation trends and the growth of the railroad in southwest Georgia.
- The environment and community of Archery and Plains, Georgia, shaped the Carter nuclear and extended family and eloquently illustrated the individual's and community's attempt to engage longstanding questions of human rights, race, and religion.[100]

The *Foundation Document* also addresses threats and opportunities specifically for the Boyhood Home. Threats include the environmental impact

94. Ibid., p. 45.
95. Ibid., p. 46. A final copy of the CLI may exist. The authors were only provided with a draft version dated March of 1998.
96. Hitchcock, Goetcheus, and Lawliss, *Jimmy Carter Boyhood Home Cultural Landscape Inventory*, pp. 25-26.
97. Hitchcock, Goetcheus, and Lawliss, *Jimmy Carter Boyhood Home Cultural Landscape Inventory*, pp. 29-30.
98. Superintendent's Annual Report, 2005_JICA_330_D40_(id139684)
99. *Jimmy Carter National Historic Site Foundation Document*, p. 3.
100. Ibid., pp. 5-6.

of train traffic and associated vibrations; the impact of insects, rodents, and pests to the integrity of the structures; inadequate fire protection/suppression; and vandalism, trespass, and theft. Opportunities include the potential to enhance visitor education and experience, to enhance the relationship with the Department of Education and provide teacher training, and to expand education programs and outreach. A CLR is listed as a planning need.[101]

The 2015 Jimmy Carter National Historic Site National Register Additional Documentation

The Site was administratively listed on the National Register on December 23, 1987, when the park was created. The noncontiguous boundary of the site is that outlined by the Congressional act for both the historic site and the preservation district. The 1987 National Register listing includes, but does not supersede the Plains Historic District created in 1984.[102]

Additional documentation was first assembled in May of 1998 to provide "documentation for the park listing by establishing historic contexts and defining a period of significance"; however, this initial documentation was not submitted at that time. The 1998 additional documentation was expanded in April of 2014 and approved on April 24, 2015.[103] The statement of significance selects the applicable National Register criteria as: "A. Property is associated with events that have made a significant contribution to the broad patterns of our history," and "B. Property is associated with the lives of persons significant in our past." Areas of significance are listed as agriculture, architecture, community planning and development, education, exploration/settlement, and politics/government. The additional documentation lists the period of significance as 1921-2014. The end date reflects only the year in which the documentation was written; the period of significance extends the span of President Carter's life, as explained in the "period of significance justification" section of the documentation.[104]

Name Change Legislation

On December 18, 2019, Georgia Representative Sanford D. Bishop and Georgia Senator David Perdue introduced identical legislation in both the House and Senate to change the name of the Jimmy Carter National Historic Site to the Jimmy Carter National Historical Park. Hearings were held in the Senate on March 4, 2020, and in the House on July 13, 2020. The process is ongoing.[105]

However, this is not the first time such legislation has been introduced. On March 12, 2009, Representative Bishop introduced House Resolution 1471 to both change the designation to *National Historic Park* and to expand the boundaries defined in 1987. The legislation would have empowered the acquisition of several parcels of land, either through donation or purchase, including:

- An additional three acres of land at the Boyhood Home, for a total of 18 acres at that site.
- The ca. 1853 Matthew Edmund Rylander House (*Fig. A10*), which the resolution notes as one of the oldest houses in Sumter County.
- The Georgia Welcome Center and a corridor along the railroad line between the Center and the Boyhood Home for the creation of multiuse trails.
- The Billy Carter Service Station in Plains, formerly owned by Jimmy Carter's brother (*Fig. A20*).

The resolution was passed by the House on October 26, 2009, and was introduced to the Senate Committee on Energy and Natural Resources where its progress faltered.[106]

101. Ibid., pp. 14, 36.
102. Dale Jeager and Brian LaBrie, "Jimmy Carter National Historic Site; Additional Documentation," National Register of Historic Places, 2015, p. 3.
103. Jill K. Hanson, "Jimmy Carter National Historic Site; Additional Documentation," National Register of Historic Places unsigned form (not submitted), 1998, section 7, p. 1; Jeager and LaBrie, "Jimmy Carter National Historic Site; Additional Documentation," cover and p. 37.
104. Jeager and LaBrie, "Jimmy Carter National Historic Site; Additional Documentation," pp. 15-16. It should be noted that the period of significance for the Plains Historic District spans from the late 19th century to the early 20th century, and exists separate from the period of significance for the historic site.
105. U.S. Congress, *Jimmy Carter National Historical Park Redesignation Act*, H.R. 5472, 116th Cong., 1st sess., introduced in House December 18, 2019, congress.gov/bill/116th-congress/house-bill/5472; U.S. Congress, *Jimmy Carter National Historical Park Redesignation Act*, S 3089, 116th Cong., 1st sess., introduced in Senate December 18, 2019, congress.gov/116/bills/s3098/BILLS-116s3098is.pdf.
106. U.S. Congress, House, *To expand the boundary of the Jimmy Carter National Historic Site in the State of Georgia, to redesignate the unit as a National Historical Park, and for other purposes*, HR 1471, 111th Cong., 1st sess., introduced in House March 12, 2009, congress.gov/111/bills/hr1471/BILLS-111hr1471rds.pdf.



Figure A20. The Billy Carter Service Station. (Historic American Buildings Survey (HABS) photograph no. GA-243-2)

A 2013 Congressional Research Service (CRS) report to congress regarding NPS park unit nomenclature, notes that while "there are no definitive criteria for naming a park unit," there is a "loosely structured system," that "maximizes Congress's flexibility to title units to reflect their unique features"[107]

About *National Historic Sites*, the report notes:

> The 78 national historic sites and 1 international historic site designate places significant to U.S. history. Most are structures of historical interest, such as the homes of notable Americans, or public buildings where important events occurred. Some mark the site of military actions, although other designations (such as national battlefield or national military park) are also available for military areas. National historic sites are usually considerably smaller than national parks or national preserves. Several feature a single building and are less than 1 acre in size.[108]

About *National Historical Parks*, the report notes:

> Like historic sites, the 46 national historical parks are notable for their connection with events or people of historical interest. These entities usually extend beyond a single building or property. Many are not "parks" in the traditional sense of wide green spaces, but rather are urban tracts with a number of historically interesting buildings. Others, in less developed areas, may contain natural attractions in addition to their historical resources.[109]

107. Laura B. Comay, "National Park System: What do the Different Park Titles Signify?," Congressional Research Service, 20 February 2013, summary and p. 1.
108. Ibid., p. 3.
109. Ibid.

Using these characterizations, the designation of *National Historical Park* would appear to be more appropriate for the Jimmy Carter National Historic Site.

The report also notes that "the motivation to redesignate a unit may be economic," and that studies have shown that park units redesignated as *National Parks* have seen a significant increase in tourism with commensurate benefits to local economies; however it is unclear if the title *National Historical Park* was included in those studies or if it carries the same benefits.[110]

The 2020 Long-Range Interpretive Plan

Completed in spring of 2020, the *Jimmy Carter National Historic Site Long-Range Interpretive Plan* identifies ways in which the visitor experience can be improved at the Boyhood Farm.

> While self-discovery will continue to be the primary interpretive technique to reveal the many different stories associated with the Boyhood Farm, the park will add a variety of features and elements to stimulate visitor interest and invite them to explore some of the buildings and/or areas that they may never have seen before. Updating the brochure to include a map-based self-guided experience, will encourage visitors to explore the entire farm and go to the Carter home, commissary, and Clark home. Improved wayfinding and wayside or outdoor exhibits throughout the site will help orient visitors and provide needed context for how life on the farm influenced Jimmy Carter's adult world view and motivations. Most people begin their visit from the parking lot; however, increasing numbers are arriving by seasonal train. Adding wayfinding and engaging visitors at the train platform will highlight the Carter family's use of train travel versus ground transportation. Visible from the Commissary, a cluster of waysides or outdoor interpretive exhibits could lead more people to the Clark home. This site needs to be more actively promoted as a destination on the farm.
>
> Modifying the barriers, when possible and appropriate, within the three primary structures will open the spaces and provide visitors with more access. The park will continue to develop audience-centered activities to create a more interactive and engaging experience to share the stories of the Carter family's relationships with the community of Archery, share cropping, the importance of the Clarks, and life on the farm during the Great Depression.
>
> Emphasizing informal interpretation over structured formal programming will allow

110. Ibid., p. 11.

> visitors to determine the depth of "resource immersion" they wish to pursue. To avoid effects of intense, summer heat, brief impromptu or "pop up" programs near the boyhood home or on the porch would be preferable to long walking tours for both visitors and staff. Using appropriate safety measures, the daily period dress/living history demonstrations and interpretation may be updated to include opportunities for visitors to work in the garden or use farm tools and implements like the corn grinder and plow. These types of interactive and engaging experiences will actually allow visitors to understand how labor intensive the work was. To entice more local and regional visitors, the park will continue to host and organize Old Farm Day in the spring and will consider how to diversify the stories told using period dress/ living history interpretation.[111]

While steps have already been taken to make the Boyhood Home accessible, more can be done to "modify the barriers" to access.

111. *Jimmy Carter National Historic Site Long-Range Interpretive Plan* (National Park Service, Interior Region 2), 2020, p. 14.

Chronology of Development and Use



Figure B1. The Jimmy Carter Boyhood Home viewed from the south. (JKOA 2019)

The previous chapter provides the historical background and context for the Boyhood Home. This chapter presents a chronology specific to the building from its construction to the present.

Jimmy Carter was three years old when he moved from Plains to the farmhouse in Archery in 1928, and the first in his family to enter the house that day. His father had forgotten the key, so young Jimmy crawled through a window and unlocked the front door.[112]

Original Construction

The Carters' new house had been built for the Plexico family about six years earlier, probably in 1922, a one-story, hipped-roof, wood-frame house with cross gables that added size and light to two of its six rooms. A full-front engaged porch served important dual roles: to provide shade to the front of the house and to serve as an outside room for most of the year.[113]

Jimmy Carter has said that the Plexicos built the house "using plans obtained free from Sears, Roebuck and Company." It is his understanding that the house was built from a Sears plan, but was not a "kit house" built of parts and materials sent by Sears. The source of this information is unknown and appears to be mistaken.[114]

Sears and other companies that sold house designs were popular, with Sears by far the largest, selling 30,000 houses by 1925 (*Fig. B2*). However, a search of Sears house designs and of Aladdin Homes catalogs and others from 1914 to 1923 produced no house forms or floorplans matching the Archery house.[115]

112. The oft-told story is of four-year-old Jimmy; however, he was only three in January 1928 when his father acquired the house, well before his October 1 birthday. The date of their actual move from Plains is not documented, but presumed to be before October.
113. Construction date is discussed in the previous chapter.
114. Carter, *An Hour Before Daylight,* p. 119; Carter's 2000 dedication speech; 2001 "All Things Considered" radio program. The wide popularity of mail-order house plans together with the availability of Sears building materials allows for understandable mixups about a Sears connection.
115. Katherine Cole Stevenson and Ward Jandl, *Houses by Mail; A Guide to Houses from Sears, Roebuck and Company* (Washington: The Preservation Press, 1986). Aladdin catalog online collection, Central Michigan University, https://www.cmich.edu/library/clarke/ResearchResources/Michigan_Material_Local/Bay_City_Aladdin_Co/Catalogs/Pages/default.aspx.



Figure B2. Sears, Roebuck "Modern Homes" catalog cover, n/d.

There are very few one-story hipped-roof houses in the catalogs, especially complex hipped roofs with cross gables, and even fewer with engaged porches. Simple gable roofs covered the great majority of the house forms presented, with hipped roofs generally shown on two-story houses.

The Archery house differs from most of the one-story designs in other ways as well. It is larger, and its interior hall offers a privacy that is not found in most plans. The cross gables are also uncommon; some plans show rooms with a projecting "bay window," but not the larger middle rooms on each side of the house that are created by the cross gables. The Archery house also includes two double chimneys.

The group Sears Homes of Chicagoland has studied the Boyhood Home and confirmed that the house does not match any of the Sears designs. Furthermore, Sears did not sell plans alone—the money was in selling the materials—but the Plexicos may have bought a plan from one of the many companies that sold only house plans and not full building kits. In contrast, Sears "would sell millwork, lumber, shingles, and pretty much everything else you would need to build a house. Many customers across the country used their own plans and had Sears ship the lumber or other materials to their site. Since these were not house kits, the lumber would not be pre-cut and would not be marked."[116] While the plans for the Boyhood Home were not from Sears, the materials may have been.

116. Sears Homes of Chicagoland, "Jimmy Carter's Boyhood Home," 21 January 2014, http://www.sears-homes.com/2014/01/jimmy-carters-boyhood-home.html.

The Carter Home

In 1929 the Carters became a family of five when their daughter Ruth joined Jimmy (born 1924) and sister Gloria (1926). Three bedrooms made up the east side of the house. As the children grew, the sisters shared the front southeast bedroom; the middle bedroom was the parents' room, and Jimmy's was the unheated room at the back, across the hall from the kitchen.[117] Jimmy Carter of course remembered the lack of heat in his northeast bedroom, describing the house as "cool in the summer and cold in the winter," particularly recalling that "hot bricks and a down comforter helped to ease the initial pain of a cold bed in winter."[118]

The other two bedrooms were heated by back-to-back fireplaces sharing a chimney. Across the hall, a similar chimney served the southwest front living room and the dining room just to its north. The third room on the west side of the house was the kitchen, with a small breakfast room positioned between kitchen and dining room. The kitchen opened to supplementary workspace on the back porch.

The house has been referred to as a shotgun house, but that term is misleading.[119] Apparently the term is used at the Boyhood Home because of its central hall; however, one feature of a shotgun house is its lack of hallways. Shotguns were built to be inexpensive, usually as rental properties for low-income tenants. They are one room wide, usually two or three rooms deep, and always without a hall. Access from front to back follows a straight line of doors through each room and out the back.

Changes to the House

As discussed in the previous chapter, no information was found regarding construction or modifications to the house during the Plexicos' ownership, only an unconfirmed construction date of 1922. The Carters are known to have made improvements to the farm and farm buildings from the time the family moved there in 1928, though they made few alterations to the house, and those made were to improve convenience and comfort rather than to enhance appearance.

The first known alteration was the addition of screening to the front porch, which was installed after 1932 or 1933 when Jimmy was eight, and by 1936 when he was twelve. Photographs of young Jimmy

117. Barthold, HABS, "Jimmy Carter Boyhood Home (J.F. Plexico House)," p. 3.
118. Jimmy Carter, *Why Not the Best?* Nashville: Broadman Press, 1975 (7th printing June 1976), p. 7.
119. Carter, *An Hour Before Daylight*, p. 29.

and his sisters show the porch without and with screening (*Figs. B3-B5*).

Some confusion might arise from an inaccurate statement in the 1985 "Research Report" that the porch was without screens in a 1948 photograph. The photograph is included in Carter's book, *Why Not the Best?*; however, the poor quality of the photograph precludes such a determination or reproduction here. The 1985 report also states that the Downers, in a 1985 interview with the author, though they may have added the screens.[120] Although memories may conflict, the three photographs (*Figs. B3-B5*) document that the Carters installed porch screening between 1932 and 1936, and numerous later photographs in this chapter show the continued presence of screens.

Family photographs also illustrate the design of the screen door in place during Jimmy Carter's childhood. The 1936 photograph of Jimmy kicking a ball shows details of the screen door (*Fig. B5*). The lower screen panel is protected by a popular basketweave metal grille, and the large exterior hinge is about ten inches above floor level. The same door is shown in a 1941 photograph of Jimmy Carter's father, Earl (*Fig. B6*). These images

120. Dixon, "Research Report," p. 4, fn 7 (fn on pp. 27-28).



Figure B3. This 1932 or 1933 photograph shows the porch without screening. Its typed label reads "Jimmy at 8 with Lady," although he is pictured with a calf, and Lady was Jimmy's horse. (JICA255_6923_00005)



Figure B4. Gloria and Ruth in front of the open porch before it was screened. (JICA255_6923_00057)



Figure B5. This 1936 photograph of 12-year-old Jimmy shows the porch now screened, and details of the screen door. The steps have been modified, perhaps with newly poured concrete. (Carter Family Album, JICA19_0935_017. Pate, p. 21, cites NPS as the source of the 1936 date).



Figure B6. The same door is in place in this 1941 photograph of Jimmy Carter's father Earl. The concrete steps are clearly visible. (*Jimmy Carter, An Hour Before Daylight; Memories of a Rural Boyhood*, New York: Simon & Schuster, 2001, p. 161)



Figure B7. A new screen door has replaced the door that was in place during Jimmy Carter's childhood and seen in the 1936 and 1941 photographs. Red circle shows the ghostmark of previous hinge location, well above the later hinge. (JICA coll., courtesy of Allene Timmerman)

document that the same screen door was in place during Jimmy's high school years from at least 1936 until 1941, when he left for college.

A screen door of different design was installed after Jimmy Carter no longer lived in the house. A photograph of Ruth taken during World War II shows the new door; the lower portion is screened in five vertical panels between wood battens, rather than the earlier full-panel screen and grille. The hinge of the new door is installed lower than the hinge on the previous door, and ghostmarks of the earlier hinge location are visible on the door frame (*Fig. B7*).[121]

Heating

The methods of heating the house changed slightly. The front and middle rooms on both sides of the house were heated with wood fires in the fireplaces, and a supply of wood was kept on the back porch. Carter's sister Gloria remembered in an interview that the firebox in her bedroom and other rooms were whitewashed:

> These fireplaces were open and they were whitewashed regularly. There was a whitewash, a chalk pit down that road and we would have chalk in a coffee can. You put water in there and get your paint brush and do it like that in the chalk and it made whitewash and you would paint it with that and it would dry out snow white—real—we kept it like that.[122]

Both Jimmy and Gloria recalled that the fireplace in their parents' bedroom was sealed when a wood-burning stove heater was placed in front and vented through a flue added above the mantel. The stove sat on an "insulated pad" to prevent it from causing a house fire.[123] This was a significant change; use of the room increased as Jimmy and

121. Photograph source provided by Kathleen Wackrow, JICA, personal communication.

122. Gloria Carter Spann, transcription of oral history interview by Ed Bearss. Plains, Georgia, 7 December 1988, Tape #1, Boyhood Home, p. 47 (JICA 1985-1990_Oral History_Gloria Carter Spann_Part 1).

123. Video interview #223 – "223_Walk-Through_of_Boyhood_Farm_with_President_Carter_07-20-2000_ (copy_from_original)_MP4." Spann, 7 December 1988 interview, p. 45.

his sisters spent time in the warmth of the room reading with their mother.

Plumbing and Electricity

Among the first improvements the Carters made to both house and farm was the water supply system. Initially, water was collected from a well in the back yard using a long bucket, about 3½ to 4 feet tall, with a simple valve at the bottom that opened when it hit water and closed as it was pulled to the surface. It was a standard system from a Sears, Roebuck catalogue. Jimmy Carter remembered in a 1988 interview that the bucket had to be pulled up quickly because it leaked. A closed top was later added to prevent wildlife from falling into the well.[124] The long bucket at the well was later replaced with a hand pump.

The house lacked indoor plumbing, so water was carried to a bathroom equipped with washstand, wash basin, bucket, and open linen closet. A multi-seat privy was in the back yard, and as was common, slop jars were in each bedroom for nighttime use.[125]

After a few years, a shallow well was dug under the back porch and a hand-operated pitcher pump was installed there, purposely convenient to the kitchen and household uses.[126]

But the major change was Earl Carter's mail-order purchase of a windmill, which he assembled and erected behind the store near the smokehouse.[127] He attached a high wooden tank and pipes that provided running water for the kitchen and a new indoor toilet and sink.[128] The sink and toilet were bought from a Sears catalogue. In correspondence with Superintendent Boyles, Jimmy Carter later identified the particular models, circling the pictures in an early catalog (*Fig. B8*).[129]

In addition to the sink and toilet, a cold water shower was built into the bathroom, the shower head a "regular 2½-gallon bucket." Earl Carter punched holes in the bottom for the water to pass through. The shower floor was a sheet metal pan that caught the water, "and then it just ran out on the ground down below the house."[130] In later correspondence during planning for the house restoration, Jimmy Carter described the details of the shower.

> My best memory is that the shower bucket was suspended from the overhead pipe elbow as it turned downward from the ceiling, probably with haywire. The ½-inch galvanized pipe was secured firmly to the wall and ceiling with galvanized sheet metal scraps. The bucket was in the center of the shower enclosure, over the floor drain, which discharged into the yard. The shower enclosure was a 2x4 on edge, about 3½ feet from the east wall, covered with sheet metal, which extended across the floor and about a foot up the wall on three sides. There was an iron pipe that went overhead from one wall to another from which a lightweight canvas shower curtain was hung with metal rings. I don't think the curtain was split.[131]

124. Carter, *Why Not the Best?*, p. 8. Video interview #169: Jimmy Carter interviewed by Denver Service Center at boyhood farm June 6, 1997, at minute 3:20, "169 Jimmy Carter Interview at Boyhood Farm 06-06-1997 With Denver Service Center1 MP4."
125. Slop jars were generally enameled buckets with handles and lids designed for that use; the term chamber pot typically refers to a more decorative ceramic container. Jimmy Carter, 2000 video interview #223, minute 20:00.
126. Carter, *Why Not the Best?* p. 8.
127. Jimmy Carter letter to Matthew Pate via Superintendent Fred Boyles, 4 September 1993, p. 2. Jimmy and Rosalynn Carter, transcription of oral history interview by Ed Bearss at Boyhood Farm, 11 May 1988 (mislabeled 1980 on p. 166), p. 172 (JICA_330_140592_[id53169]).
128. Carter, *An Hour Before Daylight*, p. 31.
129. Jimmy Carter to Boyles, undated memorandum, probably 1980s or 1990s, JICA RMR_JICA9239_BX13FL44_c2000_JCBathroomComments.
130. Jimmy and Rosalynn Carter, 11 May 1988 interview, p. 207.
131. Jimmy Carter to Boyles, undated memorandum, probably 1980s or 1990s.

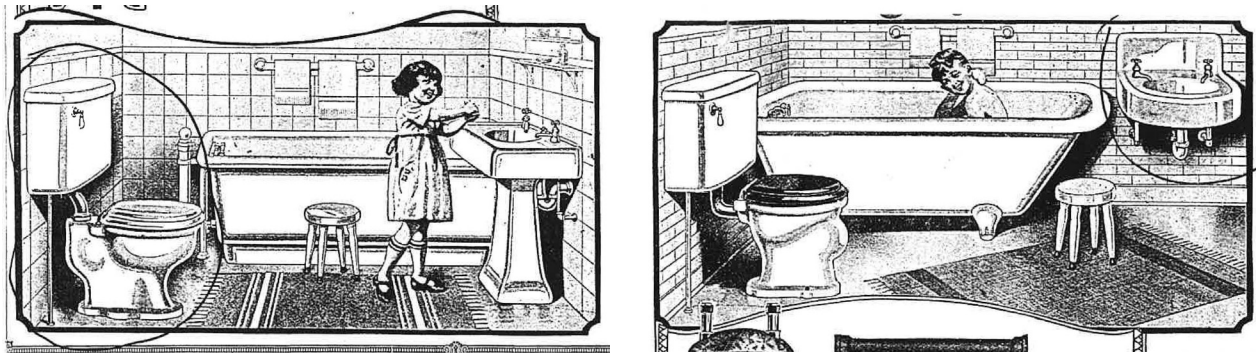


Figure B8. In a note to the superintendent during planning for the house restoration, Jimmy Carter circled the models of toilet (far left) and sink (far right) in an early Sears, Roebuck and Co. catalogue to indicate those installed in the house during his childhood; catalogue date unavailable, p. 133. (JICA RMR_JICA9239_BX13FL44_c2000_JCBathroomComments)

The windmill and the new indoor plumbing system it supplied were completed in about 1936. The next year, when Jimmy was about 13, life on the farm and in the house changed with the arrival of electricity through the Rural Electrification program. The Rural Electrification Act (REA) provided loans to install electrical systems to serve isolated rural areas, and as a New Deal program, also provided jobs. Earl Carter was among those helping to bring REA to the Plains area.[132]

Until then, a battery powered the radio, wood provided heat for comfort and cooking, and artificial lighting came from kerosene lamps and from an Aladdin floor lamp in the living room (*Fig. B9*). The lamp was described as "about five feet high whose asbestos wick miraculously provided illumination bright enough for reading in a wide area."[133]

With electricity came ceiling light fixtures holding a bare bulb, and in the front room Jimmy's sister Gloria remembered floor lamps and table lamps; Rosalynn Carter remembered a bulb on a dropped cord hanging from the kitchen ceiling.[134] The benefits of electricity went far beyond lighting and heat and affected most aspects of work on the farm.

132. Chris Dobbs, "Rural Electrification Act," *New Georgia Encyclopedia*, 2018, https://www.georgiaencyclopedia.org/articles/business-economy/rural-electrification-act. Dale Jaeger and Brian DeBrie, "Jimmy Carter National Historic Site," National Register of Historic Places Form, 2015, p. 27.
133. Carter, *An Hour Before Daylight,* p. 31.
134. Spann, 7 December 1988 interview, p. 19. Jimmy and Rosalynn Carter, 11 May 1988 interview, p. 197.

After Jimmy Carter's Departure

Carter left the house and Archery in 1941 to attend Georgia Southwestern College in Americus for one year and a second year at the Georgia Institute of Technology in Atlanta before entering the U.S. Naval Academy at Annapolis.[135] His bedroom became four-year-old brother Billy's room.[136]

Changes to the house during his last years there, other than those discussed above, are not known, although a few made after his departure are documented. As discussed, the front screen door was replaced between 1941 and 1945 (*Fig. B7*). A minor change to the floorplan was made when the Carter sisters were teenagers. Their front bedroom was originally without a closet, while the adjacent parents' bedroom had two closets on the shared wall. A doorway was cut in the south wall of the eastern closet and a small sink installed on the west side of the closet for the girls' use.[137]

It was probably in the 1940s that the wood shingle roof was replaced with patterned asphalt shingles (*Fig. B11*). Finally, in the late 1940s, shortly before selling the house in 1949, the living room mantel was replaced with an unpainted corbelled brick mantel, and its hearth paved with square ceramic tiles. The inset bookcase was installed at the same time, designed by a Mr. Jennings, who "designed

135. Jill K. Hanson, "Jimmy Carter National Historic Site; Additional Documentation," National Register of Historic Places unsigned form (not submitted), 1998, p. 8-24.
136. Barthold, HABS report, p 5.
137. Spann, 7 December 1988 interview, pp. 48-49.



Figure B9. Aladdin lamp similar to the lamp in place during Jimmy Carter's childhood. Aladdin lamps used an innovative wick and mantle to produce a light far brighter than typical kerosene lamps. (JKOA 2019)

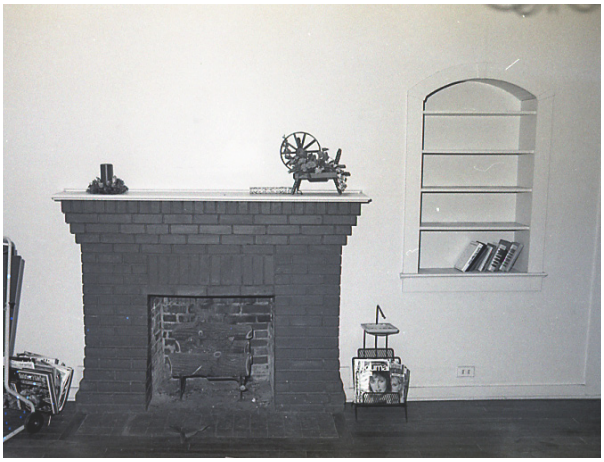


Figure B10. Corbelled brick mantel and tiled hearth in the living room, installed by the Carters In the late 1940s. The bookcase to the right was built by a Mr. Jennings at the same time. nd. (JICA269_PRMR_3397f)

bookcases like this and built one and then every lady wanted a built-in whatnot. So Mother got hers" (*Fig. B10*). Gloria remembered that the living room was "redone when we had the measles," recalling being sick when work on the fireplace and bookcase was underway.[138] Whether the walls of that room were covered with wallboard at that time is not known.

138. Dixon, "Research Report," p. 4. Spann, 7 December 1988 interview, pp. 36.

The Downer Years

T. R. Downer and his wife Dorris purchased the house from the Carters in mid-December 1949 and lived there until Dorris Downer moved after her husband's death in 1985.[139] Their changes and modernizations over the decades affected almost all aspects of the house. On the exterior, a

139. Barthold's HABS report cites deed book 39, p. 283, 14 December 1949.



Figure B11. The Carters' house in the 1940s before the sale to the Downers. The screen door installed after 1941 is visible, and the wood shingle roof has been replaced with patterned asphalt shingles. Step flashing surrounds the chimney base. (http://www.sears-homes.com/2014/01/jimmy-carters-boyhood-home.html)



Figure B12. 1979 photograph shows the awning installed in the 1940s by the Downers. (Historic American Buildings Survey, 1979_HABS GA,131-PLAIN.V,1_Photo 01)



Figure B13. Undated photograph shows the fieldstone porch piers and the porch steps and cheek walls painted dark brown. The aluminum awning at porch eaves was among the earliest changes made by the Downers. (JICA269_PRMR_3495k)

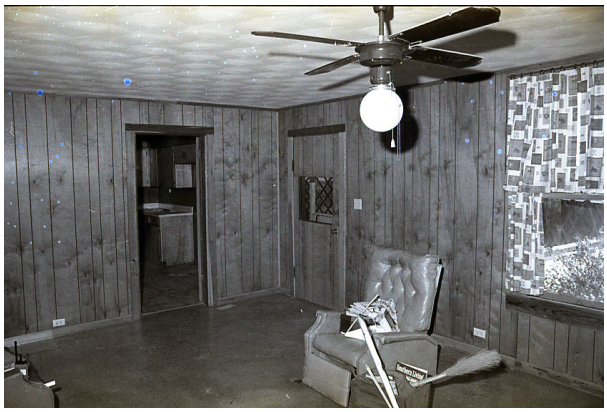


Figure B14. Jimmy Carter's northeast room, expanded by removal of hall partition and converted to a den with vertical panelling and dropped ceiling. Door to the kitchen is at left; door to back porch (right) is at the end of the former hall. nd, probably late 1980s. (JICA269_PRMR_ 3396d)

deep aluminum awning was installed on all sides of both porches soon after purchase (*Fig. B12*).[140] The fieldstone piers of the front porch posts and the brick steps were painted dark brown, and concrete block infill was added between the brick foundation piers (*Fig. B13*). The grade at the front of the house was raised, perhaps by sod brought in to create a lawn over the previous driveway.

More significant changes were made inside, though the sequence and dates are not known. The wall between the hall and Jimmy Carter's northeast bedroom was removed, creating instead a large room used as a den, and a doorway was placed between the hall and the new room, shortening the hall to no longer span the length of the house from front door to back porch (*Fig. B14*). The kitchen was modernized with updated appliances and cabinets, and partitions that created the Carters' breakfast room in the southwest corner of the kitchen were removed to enlarge the kitchen space (*Fig. B15*).

The appearance of most rooms changed dramatically. Vertical wall paneling was installed in the den, kitchen, and hall, and a more convenient ladder trap door to the attic was added in the hall. New dropped ceilings throughout the house concealed the original ceilings, which may have been beaded board similar to that which remains in closets. In the kitchen, HABS drawings of 1989 show a 19-inch drop from the original 9'-10" height to the new dropped ceiling height of 8 feet. The original walls in the front and middle



Figure B15. Kitchen with updated appliances and vertical wall panelling. The interior wall creating the breakfast room was removed, enlarging the kitchen space and providing direct access to the dining room. Dropped Celotex ceiling above. nd, probably late 1980s. (JICA269_PRMR_ 3396n)



Figure B16. 1990s photograph taken as NPS began work shows horizontal beaded board remaining behind gypsum wall board on west wall of the master bedroom. Entrance to the dining room is seen across the hall. (JICA269_ PRMR_0547)

140. There has been some question over whether the Carters installed the awning; however, Dixon p. 4 cites Lillian Carter's statement that she did not in Steven Borns, *People of Plains*, NY: McGraw Hill, 1978, p. 89.



Figure B17. 1979 photograph showing the original design of exposed rafter tails at eaves of roof and dormer, and decorative brackets at dormer sides. (Historic American Buildings Survey, 1979_HABS GA,131-PLAIN.V,1_Photo 01)



Figure B18. By 1989, vinyl siding has been installed, rafter tails have been covered or cut, and the decorative brackets at dormer sides have been removed. (Historic American Buildings Survey, 1989_HABS GA,131-PLAIN.V,1_Photo 10)

rooms, some or all of horizontal wood beaded board, others reported to be of beaver board, were covered or replaced with gypsum wallboard, as documented in an NPS photograph (*Fig. B16*). The Downers also installed gas logs in the living room and dining room fireplaces, and the remaining fireboxes were closed. Alterations to the back porch reflected the change from farmhouse use.[141]

In the 1980s, the Downers sheathed the weatherboarded house in vinyl siding. The installation changed major features while retaining the overall form of the house. Exposed rafter tails, a stylistic element of bungalow design, were cut or covered to create uncharacteristic boxed eaves, and introduced a soffit with simulated boards running across the width rather than lengthwise. Decorative brackets on the dormers were removed, and those at the cross gable eaves were sheathed in vinyl. Exposed elements of the window trim were wrapped in aluminum or vinyl (*Fig. B23*). Before-and-after photographs taken in 1979 and 1989 show the changes (*Figs. B17-B18*). It should be noted that some sources, including the 1985 HABS report, refer to the vinyl siding as aluminum siding; however, the material was vinyl, which by the 1980s had overtaken aluminum in popularity. Unfortunately, the installation of vinyl siding requires far more damage to a building than aluminum siding, typically entailing greater removal of architectural features, especially projecting elements such as cornices, brackets, door and window trim, corner boards, and porch details.

141. Dixon pp. 4-5, cites interview with T.R. Downer, 18 January 1985.

National Park Service

The Downers' house was a part of the National Park Service's plans for the Jimmy Carter National Historic Site (NHS) from its start. Dorris Downer moved from the house after her husband's death in 1985; however, negotiations for NPS purchase resulted in disagreements. Ultimately, the condemnation process discussed in the previous chapter delayed the sale until 1994. Even so, the house was fully a part of park planning during those years.

Efforts for Congressional approval of the NHS had begun years earlier. In 1983, the NPS director was concerned that documentation was inadequate to respond to Congressional questions that might arise, such as unknown dates, appearance, and association of several structures on the Boyhood Farm, including the house. He asked that information be "speedily upgraded."[142] In response, a research report by historian Sandra Dixon was completed in 1985.[143]

In 1987, the park's *Interpretive Prospectus* described the house as rapidly deteriorating and in danger of being lost. The document summarized and supported the draft *General Management Plan* (GMP) for the so-named Boyhood Home, to offer tours of the "restored and minimally refurnished home…. No major alterations are contemplated." Climate control was to be "limited to that required

142. Memorandum, Director to Southeast Regional Director, 28 November 1983.
143. Dixon, "Research Report."

for structural preservation; . . .comfort [for people] will be provided only by period devices such as fans and wood stoves."[144] The stated goal was "to give visitors an impression of the environment in which Jimmy Carter grew up." A complete refurnishing was not thought necessary because visits would be supplemented by guides, a brochure, and recorded stories.[145]

Oral history interviews about the house were held in the late 1980s with previous neighbors and with Gloria, Jimmy, and Rosalynn Carter, among others. In 1989 the Historic American Buildings Survey (HABS) documented the house with measured drawings (*Fig. B19*), photographs, and a historic research report. Fortunately, a few HABS photographs had been taken ten years earlier in 1979 and provided important comparisons, showing the house before the addition of vinyl siding (*Figs. B12, B17*).

In 1991 a "Special History Study" was completed to assess the resources in light of themes in Carter's life and make recommendations for particular resources and interpretations.[146] The 1993 GMP presented the broad interpretative theme to guide development of the site: "The overall goal is to give visitors an impression of the environment in which Jimmy Carter grew up."[147]

The interpretation date for the farm was set at 1937, chosen because the first aerial photograph of Archery was taken that year during President Roosevelt's Agriculture Adjustment Act aerial photography program.[148] The aerial helped identify the placement of buildings and landscape features.

By coincidence, 1937 was the year the Boyhood Home was electrified. NPS decided to interpret the house to the period after indoor plumbing, but before electricity, not only to show the formative years of Jimmy Carter's life, but also "to show visitors how dramatically different life in rural south Georgia was in the 1930s."[149] Superintendent Fred Boyles reported, "Jimmy Carter has often said that the most important day in his life was when electricity arrived at the farm and forever changed their lives."[150]

144. National Park Service, *Interpretive Prospectus*, 1987, pp. 6, 9, 26-27 (1987_Interpretation Prospectus_JICA_330_114228_[id235546]).
145. Ibid., p. 27.
146. William Patrick O'Brien, "Special History Study, Jimmy Carter National Historic Site and Preservation District" (National Park Service, November 1991), introduction.
147. *General Management Plan*, 1993, p. 125.
148. Jimmy Carter, video interview #183, with Antoinette Jackson of the University of South Florida as part of an ethnohistorical study of Archery," minute 10:00, "183_Jimmy_Carter_Interview_2010_MP4." Stephen Matthew Pate, *A Development Plan for the Jimmy Carter Boyhood Home, Jimmy Carter National Historic Site, Plains, Georgia (*Master of Landscape Architecture Thesis, University of Georgia, 1994), p. 3.
149. Superintendent Fred Boyles, "The Restoration of Jimmy Carter's Boyhood Farm," pdf PreservingPresidentialHome, n.d., probably ca. 2003, p. 2.
150. Ibid.

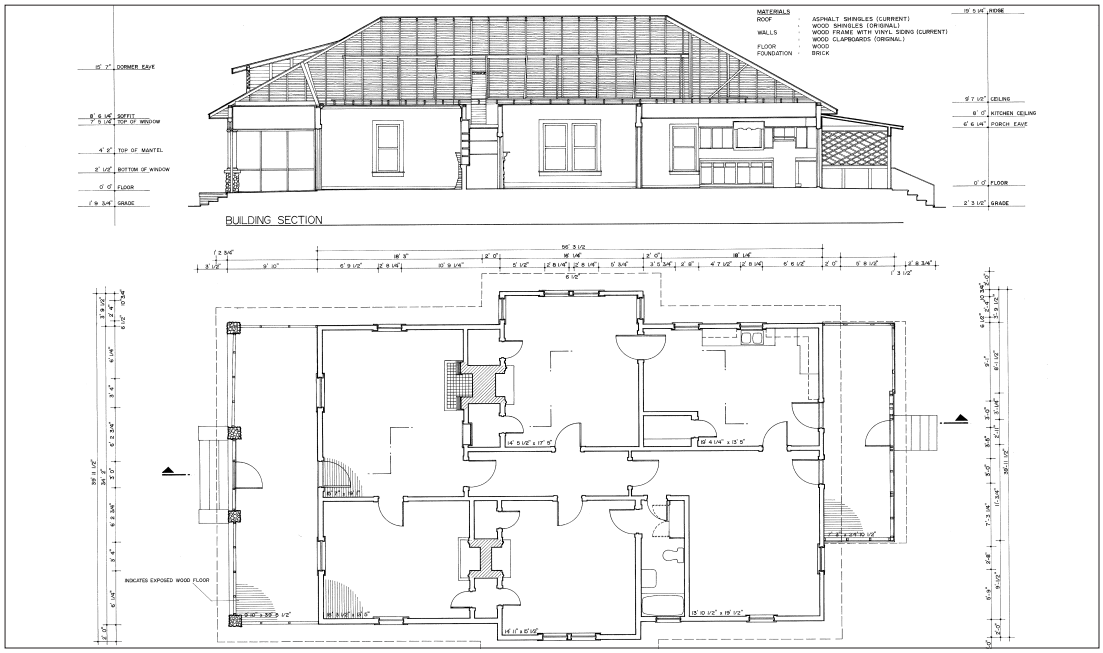


Figure B19. HABS measured drawings showing section and floor plan as found in 1989 (sheet 2 of 4). Larger versions of the HABS drawings are in *Appendix A*. (HABS GA,131-PLAIN.V,1, https://www.loc.gov/item/ga0157/)

Jimmy Carter was consulted throughout the park's planning about the house and all features of the farm and was closely involved in most aspects of the house restoration and interpretative planning. The lack of documentation was of concern to park staff; however, they noted numerous times that, "Carter's recollection of farm features has been subsequently verified by documentation," and demonstrated his reliable memory for details. The NPS team became comfortable relying on Carter as the basis for preservation treatment even when corroborating documentation could not be found.[151]

Restoration of the Boyhood Home, 1996-2000

The restoration project team first visited the house in 1994.[152] Construction documents were completed in 1996 by the Cape Hatteras National Seashore Group, Maintenance & Engineering Services, and indicate the scope of the restoration project (*Figs. B20-B21*). The work consisted first of reversing changes made by the Downers.[153]

Utilities were removed from the crawl space, and two north-south rows of CMU piers (concrete masonry unit, or the generic "concrete blocks") were added to supplement the existing two rows of brick piers. These were to be painted black, though the paint apparently was determined to be unnecessary because the piers are not visible. Associated repairs and replacements included portions of framing.[154]

The project specifications called for removal of "non-historic" elements on both exterior and interior, and repair or replacement of damaged and deteriorated features, including siding, corner boards, rafter tails, fascia, skirt boards, related trim, door and window components, casings, thresholds, screens, hardware, frames, and glass and glazing; porch decking, ceiling boards, and columns. Interior elements included crown moldings, baseboards, flooring, drop ceilings, vinyl flooring, and related items. Retained elements were to be repaired as necessary, including gypsum drywall on walls and composite wood panels on certain ceilings.

No available documentation was found of interior trim in place as work began. A 1990s section

151. "Boyhood Farm Restoration, Historic Structures Documentation," 1999, executive summary.
152. "Cape Hatteras National Seashore Group, Maintenance & Engineering Services, "Specifications, Restoration of the Boyhood Home," 6 March 1996, pp. 1-3 (RMR_JICA9239_BX8FL73_1998-RestorationHome)
153. *Preservation of National Park Service Structures, Jimmy Carter Boyhood Home and Commissary*, 1996_Boyhood Farm_Construction Documents.
154. Ibid.

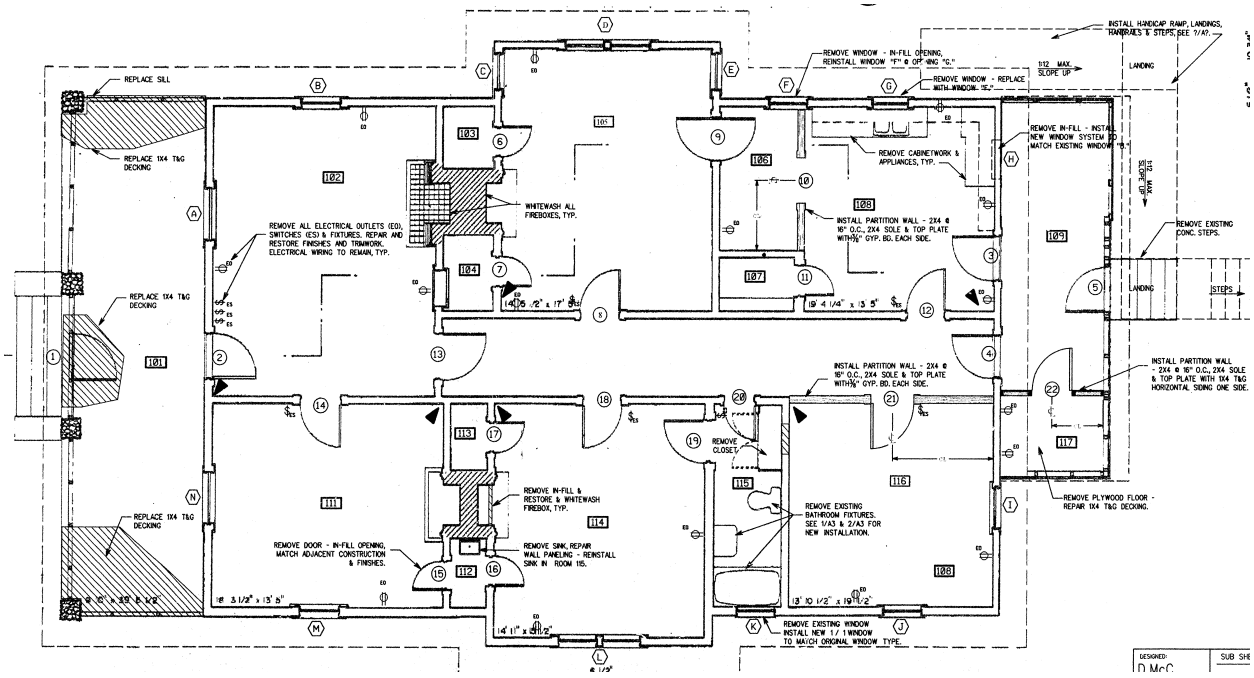


Figure B20. Floor plan from 1996 construction documents for the restoration project showing proposed interior modifications. A larger version of this drawing is in *Appendix B*. (*Preservation of National Park Service Structures, Jimmy Carter Boyhood Home and Commissary*, 1996_Boyhood Farm_Construction Documents)

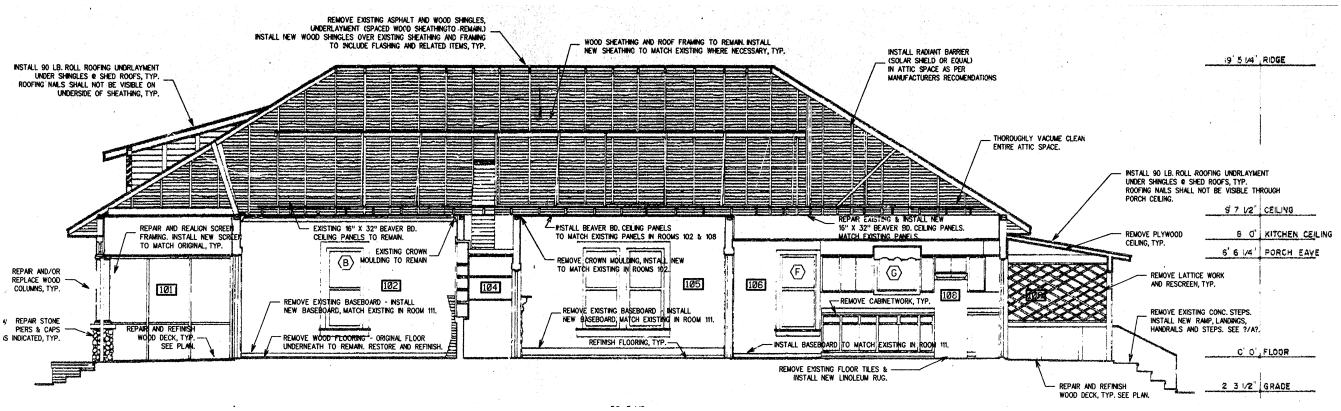


Figure B21. Section from 1996 construction documents for the restoration project showing proposed interior modifications. A larger version of this drawing is in *Appendix B*. (*Preservation of National Park Service Structures, Jimmy Carter Boyhood Home and Commissary*, 1996_Boyhood Farm_Construction Documents)

drawing specifies that the living room crown molding, different from that in the dining room, was to be copied and placed in all rooms. Similarly, the baseboard design in the front bedroom was to replace the existing baseboards in all rooms (*Appendix B*). The basis for these decisions is not known, nor whether the trim was from the Carter or Downer period. It was typical for front rooms to have more decorative trim than other rooms of a house.

Linoleum rug flooring, in place during the interpretative period, was to be returned to the bathroom and to the kitchen and adjoining pantry and breakfast room, although these were not installed, or have since been removed. Elsewhere, wood floors were to be selectively repaired, replaced, and refinished.[155]

All roofing materials were to be removed with the exception of sheathing boards, and a new wood shingle roof system was installed using LifePine Ultra Shake shingles.[156]

Because the interpretative period pre-dated the addition of electricity, all utilities, outlets, switches, and fixtures were removed, although hidden electric wiring was to remain. A new, underground electrical system was to be added to service the well and fire protection and security systems.[157]

155. Ibid.
156. Ibid., Sheet A1.
157. Ibid.



Figure B22. The house before removal of awnings or vinyl siding. (JICA269_PRMR_3495k)

Post-1937 plumbing was removed, including the sisters' sink in the closet between the east bedrooms, and salvaged or reproduction fixtures and fittings were to be installed in the bathroom and kitchen.[158] Jimmy Carter had identified the Sears model of the 1930s bathroom sink (*Fig. B8*); during the project, the sisters' the small sink from the closet, which closely resembled the catalogue model, was reused in the bathroom.

Unlike the return of the closet to its 1937 configuration, the restoration did not address the alterations made to the living room in the late 1940s, well after Jimmy Carter left the house. Both the brick mantel and inset bookcase were retained. No mention of investigations for original wall material are found in 1990s documents.

Consistent with the 1937 interpretative date, which included indoor plumbing, the windmill that served the plumbing was rebuilt. Oddly, although the indoor toilet is in place in the bathroom, the house is interpreted with slop jars in the bedrooms.[159]

The Downers' changes to the 1930s floor plan were reversed, including reinstallation of the west wall of Jimmy Carter's bedroom, partitions to recreate the breakfast room, and removal or re-establishment of new, missing, or altered doorways and windows (*Fig. B20*).

The Downers had expanded their kitchen space by removing the partitions that created the Carter breakfast room. The NPS design for location of the recreated walls changed during the project. The 1996 plan shows partitions creating a narrow room perhaps five feet wide. However, the partitions that were actually installed created a room almost nine-and-a-half-feet wide. In 2000, Jimmy Carter in a response to Superintendent Fred Boyles's questions wrote that the room in the 1930s was large enough for a table seating five. The table, when close against the west wall with the chairs pushed in, allowed passage between kitchen and dining room.[160] Perhaps Carter's description influenced the revised plan.

The floors had been damaged over the years with the application of several different floor coverings.

158. Ibid.
159. Though no longer needed for the house, the privy was reconstructed at a later date, perhaps to represent use by workers and Commissary patrons. Carter corrected the park's initial choice of chamber pots; video interview #223, July 2000.
160. Carter to Boyles, 20 May 2000, RMR_JICA9239_BX13FL44_2000MAY_LetterToJC-JCAnswers.



Figure B23. Removal of the vinyl siding in 1991 exposed the damage to the house, including clipped rafter tails and vinyl boxed eaves, and removal of original corner boards. Remnants of sheet aluminum wrap trim remaining around the upper vent window, and partial sheathing on the decorative bracket at left. (JICA269_PRMR_0537)

Boyles reported that "the nails and adhesives used had taken their toll on the original pine floor. Sanding was required to restore the floor except in the kitchen and living room."[161] Linoleum rugs were not included in the restoration.

Work Begins

Local citizens helped in fundraising and approval efforts, traveling to Washington to lobby for the project. Their efforts were successful, and full funding to restore the farm to its pre-electricity appearance was included in the FY1999 budget.[162]

The contractor hired for the house project was Lafae, Inc. of Atlanta.[163] One of the first tasks was removal of the awnings and vinyl siding, which revealed the condition of the building beneath (*Figs. B22-23*). Much of the damage was caused when the vinyl was installed in the 1980s. For instance, the stylistic exposed rafter tails were clipped and original corner boards removed. The warm, moist, and dark conditions created by the vinyl siding contributed to deterioration of the wood elements beneath (*Fig. B23*).

The 1996 plans indicate that the fireboxes were to be whitewashed, presumably in line with Gloria's description of the process and frequency of application; however, whitewash was not applied. For reasons not explained, the firebox in the

161. Boyles, "The Restoration of...Farm," p. 3.
162. "Restoring a President's Farm, "PreservingPresidential Home program back page.
163. Fred Sanchez, Superintendent Andersonville/Jimmy Carter NHS to Acting Fields Director, SEFA, 31 January 1997, Annual Narrative Report, 1996_JICA_330_D25_[id107206].





Figures B24a & b. Current screen door [(a) at left] is unlike the appearance of the door in place from at least 1936 to 1941 during the interpretative period [(b) at right]. The current door swings inward, although both the 1930s and 1940s doors opened outward. (B24a: JKOA 2019. B24b: Carter Family Album, JICA19_0935_017)

parents' bedroom was re-opened, although Jimmy Carter on several occasions described it as a closed firebox with a flue-vented wood-burning stove. The stove-heated room became an important space for the young Jimmy, as the room became the chief winter reading room.[164]

The Carters' yard was spread with sand brought from an area near his cousin Hugh Carter's house, and kept clean by weekly sweeping. The current white mason's sand placed in the 1990s is in contrast to the natural white sand used historically.[165]

A wood accessibility ramp was constructed at the back of the house in 1997, and in 1998 the park received funding to add a fire suppression sprinkler system and intrusion alarm to the house. The system was installed the next year.[166]

Carter was involved throughout the project. An apparent difficulty was conducting the restoration with new materials while seeking the appearance of a Depression-era farmhouse. Carter at one point "stopped workers from sanding the wood floors, saying they never looked that way when



Figure B25. Jimmy Carter in front of the house at the 2000 dedication of the restored house and farm. (JICA269_PRMR_0272)

164. Spann, 7 December 1988 interview, p. 47.
165. Video interview #169 at minute 25:18, "169 Jimmy Carter Interview at Boyhood Farm 06-06-1997 With Denver Service Center1 MP4."
166. Boyles, "The Restoration of...Farm," p. 3. Annual Narrative Report 1999, Andersonville and Jimmy Carter NHS, 1999_JICA_330_D28_[id119064].

he lived there."[167] He also corrected furnishings, noting that the table placed in the breakfast room was round where the Carters' was square. When he saw an ornamented chamber pot in his parents' bedroom, "he told restorers his family never had anything that fancy, to get rid of it. He reportedly told them, 'We used a [metal] slop jar' that slides under the bed."[168]

The choice of the screen door design is also not known. It is unlike the door in place in 1937 during Jimmy Carter's years there, and also unlike the door that replaced it in the 1940s. The current door is two screen panels without protection, whereas the door from the interpretative period had the basketweave metal grille seen in the 1936 and 1941 photographs (*Figs. B5-B6*). The later 1940s door had a vertical batten design (*Fig. B7*). The hinges are unlike the early hinge, and both of the current front and back screen doors open inward rather than outward as they did in Carter's youth (*Figs. B24a & b)*.

Dedication of the restored house and farm was held in November 2000 (*Fig. B25*). Furnishings for the house and farm continued to be collected and a furnishing plan was completed in 2001. In February, Carter published a notice in the *Farmers and Consumers Market Bulletin* seeking 1930s farmhouse furnishings to complete the Park Service's furnishings. The house had recently opened, and Carter was "apparently seeking a bit more homey feel" to the house, and requested in particular a wooden ice box, children's books, an upright piano, and chamber pots. Carter would review the items himself.[169]

167. "Carter's boyhood home recast in image of '30s,"*Anniston Star* (Alabama), 25 August 2000, p. 4A.
168. Ibid.
169. "Carter seeking items for site," *Atlanta Journal-Constitution*, 16 February 2001, p. C6. The notice also requested farm equipment.

Post-Restoration

Records of compliance with Section 106 of the National Historic Preservation Act provide information on proposed projects that completed compliance documents. The park proposed in 2001-2002 to install vent-free propane gas logs in the fireplaces of the living and dining rooms and install an associated underground gas tank. Whether the project was completed at that time is unclear; a report a decade later on a 2010-2012 exhibit project indicates gas logs were installed in an unidentified room. Today gas logs are in the fireplaces in the dining room and living room, although they were not present during the period of interpretation.[170]

The exterior of the house was pressure washed and painted and the interior repainted in 2010.[171]

In 2014, the fire suppression system failed and water "burst from the pipe" and into the living room, causing extensive damage to the ceiling and slight damage to walls and floors (*Fig. B26*). All ceiling material was removed, including the composite board tiles. The park was unable to find similar tiles, instead installing a drywall ceiling. The suppression system was repaired and walls were repainted.[172]

In 2015, the 1996 wood shingle roof was replaced, again with LifePine Ultra Shake shingles, which were used in 1996. Today, Life Pine advertises

170. 2001_InstallGasFireplaces-JICA9239-RMR-Compliance-I.A.1-Bx8-FL51, and Compliance 1993-2010_III.A-Bx23FL62. NHPA compliance form, "Fabricated Foods and Historic Furnishings (29999)," September 2010-March 2012, in JICA archives. NPS NHPA compliance documents.
171. NHPA compliance form, "Paint Historic Structures at Boyhood Farm (30192)," March-December 2010 (project included 4 buildings), in JICA archives compliance documents.
172. NHPA compliance form, "Repair Damage at the Boyhood Home (51901)," September March 2014, in JICA archives. NPS NHPA compliance documents.



Figure B26. Damage to tiles on living room ceiling caused by the 2014 fire suppression system failure. All tiles were subsequently removed, and drywall was installed. (JICA Archives, NPS NHPA Compliance documents, 20140108_232251,1-8-2014)



Figure B27. Termite damage to mantel shelf in dining room from 2018 infestation of the south wall near the chimney. [NHPA compliance form, "Jimmy Carter Boyhood Home Insecticide Use and Fireplace Mantel Repair (80897)," 2018, JICA archives, NPS NHPA compliance documents]



Figure B28. Red circles indicate the small holes drilled just above the baseboard for injection of insecticide in 2018. (JKOA 2019)



Figure B30. Existing accessibility ramp installed in 1997 is proposed for replacement. New ramp will also be of wood. (JKOA 2019)

itself as "backed by a 50-year limited warranty against fungal decay, rot and termite attack." No documentation was found indicating the warranty provisions of 1996.[173]

A severe termite infestation was discovered in 2018 in the interior walls and closets of the dining room near the west chimney and damage to the mantel shelf required its replacement (*Fig. B27*). To treat the termites, shallow trenches were dug around the brick foundation piers and filled with insecticide. The trenching was to be monitored by an archeologist from the Southeast Archeological Center (SEAC). In the dining room, small holes spaced a foot apart were drilled just above the baseboards on each side of the dining room fireplace and in the flanking closets, to be puttied and painted after application of the insecticide (*Fig. B28*).[174]

Recent repairs were made at five exterior locations, including four front porch floor boards, the wood bases of the southwest and southeast porch posts, a damaged weatherboard on the dormer front that allowed "large rodents" into the house, and the northeast corner board of the back porch. All materials were replaced in-kind. Work on the porch post bases required replacement of the posts (*Fig. B29*).[175]

The 2014 failure of the fire sprinkler system prompted the park to request replacement with a dry pipe system.[176]

Design for replacement of the 1997 accessibility ramp (*Fig. B30*) is underway. The new ramp will also be wood and approximately 30 feet long with installation planned for 2020 or 2021.[177]

173. Life Pine Ultra Shake, http://www.summitgreen solutions.com/home/roofing-products/wood-shakes/



Figure B29. One of the damaged post bases to be replaced. (Compliance submission, p. 5, 2019_Repair to Boyhood Home_Attachment-2)

174. NHPA compliance form, "Jimmy Carter Boyhood Home Insecticide Use and Fireplace Mantel Repair (80897)," 2018, in JICA archives, NPS NHPA compliance documents.
175. NHPA compliance form, "Stabilize and Preserve Jimmy Carter Boyhood Home (83312)," 2019, in JICA archives, NPS NHPA compliance documents.
176. NHPA compliance form, "Upgrade Fire Suppression Systems at Jimmy Carter Boyhood Home and Related Farm Structures (70749)," 2017.
177. Personal communication, Craig Davis of the park, and NHPA compliance form, "Correct Accessibility Deficiencies at Jimmy Carter National Historic Site (85230)," 2019.

Timeline

1830s	Plains of Dura is founded.
1865	Georgia ratifies the 13th Amendment to the U.S. Constitution, abolishing slavery. Freedmen's Bureau becomes active in administering the land program in Georgia.
by 1870	Sharecropping and tenant farming become the dominant farm labor systems in the South.
1870	St. Mark AME Church is constructed, founding a settlement later called Archery.
1877	End of Reconstruction. Beginning of Jim Crow Era. The land that would eventually become the Jimmy Carter Boyhood Farm first appears on a plat as part of the land holdings of Matthew Edmond Rylander.
1884	The Americus, Preston Lumpkin Railroad Company constructs a rail line connecting the three towns.
1894	Birth of James Earl Carter.
1896	The town of Plains, GA is incorporated after moving closer to rail line and absorbing the settlements of Magnolia Springs and Lebanon.
1898	Birth of Bessie Lillian Gordy.
1900	Seaboard Air Line Railroad takes over rail line.
1910	Cotton production peaks in Sumter County.
ca. 1910	Peanuts are introduced as a farm crop in Plains.
1911	James Samuel Plexico purchases tract of land near Plains.
1912	Archery is named by William Decker Johnson, elder in the AME church and founder of the Sublime Order of Archery, the source of the name.
1916	Peanuts crops become more commonplace. First peanut mill in the state opens in nearby Randolph County.
1917	James Plexico purchases a second tract of land near Plains.
1921	Plexico agrees to lease or otherwise loan his property in Plains to his brother, John Franklin Plexico.
1922	Probable date of construction of the Plexico house, to later become the Carters' house.
1923	Earl and Lillian Carter marry.
1924	Birth of Jimmy Carter.
1926	Birth of Jimmy's sister Gloria.

1928	Carters purchase the house and lands from James Plexico and move to Archery from Plains.
	Deep well in back yard serves house and farm. Water is carried to unplumbed bathroom with washstand; privy is in back yard.
1929	Birth of Jimmy's sister Ruth.
1930s	Shallow well dug under back porch gives convenient access to hand pump from kitchen.
post-1932	Front porch is screened between 1932 and 1936.
ca. 1936	Windmill is installed and modified with pipes to provide running water to kitchen and new toilet and sink. Cold shower built in bathroom with metal sheet flooring.
1937	Birth of Jimmy's brother Billy.
1937	First aerial photograph of Archery as part of Agriculture Adjustment Act aerial photography program
1937	House is electrified through Rural Electrification program. Light bulbs replace kerosene and Aladdin lamps.
1941	Jimmy leaves Archery to attend college.
1940s	Screen door replaced after 1941 with door of different design.
1940s	Doorway cut in closet between eastern front and middle rooms to provide a closet for front bedroom; small sink added to closet against chimney wall.
1940s	Wood shingle roof replaced with asphalt shingles.
1946	Jimmy's first appointment as a naval officer. Marries Rosalynn Smith.
late 1940s	Living room mantel replaced with corbelled brick mantel; bookcase built into living room wall.
1949	Carters sell house to T.R. and Dorris Downer, who make many changes over several decades. Deep aluminum awnings soon added to both porches.
1953	Earl dies. Jimmy is honorably discharged from the Navy and moves back to Plains with Rosalynn. Downers continue residency in Archery house.
1950s-1970s	Fieldstone piers and steps painted dark brown, pier foundation infilled with concrete block. Interior changes over the decades included removal of interior partitions and addition of vertical wall paneling, drywall, dropped ceilings, modernized kitchen and bathroom, and gas logs.
1962	Jimmy is elected Georgia State Senator.
1970	Jimmy is elected Governor of Georgia.
1977	Jimmy is elected 39th President of the United States of America.
1979	Two HABS photographs show house before vinyl siding added.
1981	Jimmy and Rosalynn return to Plains after Jimmy loses re-election bid to Ronald Reagan.

1980s	House sheathed in vinyl siding. Installation causes damage, removal, or covering of several features, including corner boards, window trim, exposed rafter tails and decorative brackets.
1984	Plains Historic District is added to the National Register of Historic Places.
1985	Death of T.R. Downer, after which Dorris Downer moves from house, retaining ownership.
1985	Research Report of structures and sites for the NHS prepared.
1987	Congress creates the Jimmy Carter National Historic Site and Preservation District. *Interpretive Prospectus* describes house as rapidly deteriorating.
1988	Series of oral history interviews with the Carters, other family, and former neighbors.
1989	HABS documentation through drawings, photographs, narrative history.
by 1989	NPS approaches Dorris Downer about selling her property. Lengthy negotiation ensues.
1991	"Special History Study" makes recommendations later included in *General Management Plan* (GMP). NPS pursues condemnation of the Downer property.
1992	Death of Dorris Downer.
1993	GMP selects 1937 as interpretative date for the farm. Date coincides with 1937 introduction of electricity to the house; interpretation for the house will represent the house after the introduction of indoor plumbing, but before electrification.
1994	NPS purchase of house through condemnation is finalized. Restoration team makes first visit.
1996	Construction documents completed for restoration in accord with interpretative date of 1937, reflecting presence of indoor plumbing and lack of electricity. Carter is closely involved with the project. Work begins on removal of additions such as utilities and all features of electric service. Wood shingle roof replaces asphalt roof.
1997	Wood accessibility ramp constructed at back of house.
1998	Interior and exterior restoration work is underway, focused on repair and replacement of damaged elements and reversions of Downer alterations. Carter remains involved throughout.
	Draft Cultural Landscape Inventory (CLI) notes the need for a Cultural Landscape Report (CLR).
1999	Fire suppression sprinkler system and intrusion alarm installed.
2000	Dedication of restored house and farm.
2001-2002	Proposal for installation of gas logs in living and dining rooms, and underground gas tank. Unclear whether work was carried out at that time.
2009	House pressure washed and exterior painted in 2009.
2010	Interior painted; gas logs reported as installed in one fireplace for 2010-2012 exhibit.

2013	*Foundation Document* identifies interpretive themes for the park and addresses threats and opportunities for Boyhood Home.
2014	Fire suppression sprinkler system fails, damages living room ceiling, lesser damage to floor and walls. Celotex ceiling is removed and floor sanded.
2015	Wood shingle roof replaced with similar wood shingles.
	Additional documentation is filed for Jimmy Carter National Historic Site and Preservation District National Register Listing.
2018	Severe termite infestation discovered in interior walls and closets of dining room near west chimney. Insecticide remediation includes trenching around foundation piers, application into drilled holes above baseboards, and replacement of mantel shelf.
2019	Repairs at five exterior locations, including porch posts and deck.
2019	Design of new fire suppression system is underway, planned for 2020 or 2021 installation.
2020	Replacement accessibility ramp is proposed for 2020 or 2021 installation.

Physical Description and Condition Assessment



Figure C1. The Jimmy Carter Boyhood Home as viewed from the southwest. Unless otherwise stated, all photos in this section were taken by JKOA in 2019.

Physical Description

Site Overview

The house faces south-southwest. For the purposes of this report, the house is said to face south.

The house sits at the southern edge of the Jimmy Carter Boyhood Farm, adjacent to the Old Plains Highway and opposite a railroad track. To the immediate east is a dirt tennis court, east of which is the commissary and reconstructed windmill (*Fig. C2*). To the north are reconstructed outbuildings including a hen house and privy *(Fig. C3*). A rear parking area for the farm and house, as well as a modern comfort station, are just north of the outbuildings, beyond a row of trees. West of the house is a small parking area at the shoulder of the road and a fenced pasture. Concrete sidewalks pass to the south and west of the house, connecting the Boyhood Home to the rest of the farm complex. The yard immediately surrounding the house is white sand.

Climate

As part of the Inland South, Plains' climate is classified as humid subtropical. It has four distinct seasons. Summers are typically hot and humid, with average highs in July and August reaching 90 and 89 degrees Fahrenheit, respectively. Winters tend to be variable with average temperatures ranging from the mid-50s during the day to the mid-30s at night. December and January are typically the coldest months. Annual precipitation is around 49 inches distributed relatively evenly throughout the year. While snow is rare, ice storms frequently occur in the winter months.



Figure C2. The commissary and reconstructed windmill east of the house. The Boyhood Home is visible at far left.



Figure C3. The reconstructed privy (left) and chicken house (right) north of the house.

Plains is susceptible to severe thunderstorms and tropical storms. Given its relative proximity to both the Atlantic and Gulf coasts, hurricane season (early summer to late fall) poses a major threat; although hurricanes usually subside into tropical storms or tropical depressions this far inland, they still cause widespread flooding and often spawn tornadoes.

Architectural Overview

The Jimmy Carter Boyhood Home is a wood-framed, rectangular bungalow with a hip roof and front shed dormer. Projecting gabled ends extend from the long east and west elevations, a screened front porch makes up the south elevation, and a shed-roofed rear porch dominates the majority of the north elevation. The weatherboard-clad house is raised on brick piers and has simple exterior detailing including exposed rafter tails, brackets, and plank corner boards and exterior casings. Wood double-sash windows are typical.

The main entrance from the front porch opens to a living room, which transitions to a central hall running north-south. One bedroom is accessed from the living room, while the remaining rooms open to the hall. On the west side are the dining room and kitchen, with the kitchen having a breakfast room at its southwest corner. On the east are the master bedroom and Jimmy Carter's bedroom.

Exterior Organization

South Elevation

A three-bay screened porch lines the entirety of the front elevation and lies within the footprint



Figure C4. South elevation.



Figure C5. West elevation.

of the house's hip roof (*Fig. C4*). The central bay contains a screen door accessing the porch, while the two flanking bays are divided vertically into four sections by screen framing. A horizontal bar in the framing divides vertical sections just below the mid-point. Mortared stone piers separate the bays and punctuate the corners of the porch. Each pier is topped by a wood post that supports the roof structure above. Rafter tails and deck boards are exposed at the eaves of the roof. A wood-shingled shed dormer with paired louvered openings is centered on the southern roof slope.

A central exterior doorway on the inside wall of the porch accesses the interior and is centered on the elevation. Two window openings, each wider than other windows on the house, are east and west of the doorway.

West Elevation

The west elevation is divided into five bays (*Fig. C5*). The southernmost bay consists of the side of the screened front porch, while the northernmost bay is formed by the side of the shed-roofed rear porch. A projecting, gabled center bay contains a paired window at the main level and a paired louvered opening at the attic level. The sides of the projection each have a window opening. Two window openings lie in the bay north of the projection, while one window opening is to the south.



Figure C6. North elevation.



Figure C7. East elevation, southern portion.

North Elevation

The shed-roofed rear screened porch spans all but the eastern end of the north elevation (*Fig. C6*). The upper portion of the rear porch is screened, with minimal vertical structural members dividing the large openings. A two-panel screen door is just west of center on the north side. Two doorways provide access to the interior from the rear porch, one near the center accessing the central hall, and one a short distance to the west accessing the kitchen. There are two window openings, one just east of the porch, and one within the porch, just west of the doorway to the kitchen.



Figure C8. East elevation, northern portion. Note typical foundation piers.

East Elevation

The east elevation is a near mirror image of the west, having a similar configuration of bays and a front-gabled projection near the center (*Figs. C7-C8*). The bay extends a shorter distance than that on the west and lacks the side windows. A smaller, single-light window is just north of the projection.

Construction Characteristics

Foundation and Footings

Main House

The house is supported by semi-regularly-spaced grid of brick and concrete masonry unit (CMU) piers upon which the wood floor framing rests. Perimeter piers vary in size, but commonly measure 1'-4" wide by 8" deep by about 1'-4" to 1'-8" tall, depending on location (*Figs. C8-C10*). With few exceptions, corner piers are generally L-shaped, with each leg measuring 1'-4" wide by 8" deep. The bases of the piers corbel outward slightly just below grade level. Two rows of brick piers, thought to be reset in their original locations, correspond with the east and west walls of the central hall. Two rows of added CMU piers typically measure 1'-4" by 1'-4" and are placed at the midpoint between the perimeter and inner brick piers to provide greater support at the midspan of the floor joists (*Fig. C11*).



Figure C9. Typical brick foundation pier.

All brick piers appear to have been reset. Two small sections of added CMU infill remain at the northwest corner of the house. In all other areas, this infill has been removed (*Figs. C10, C12*).

Front Porch
The area beneath the front porch is not accessible; however, the three outside faces of the porch foundation have mortared stone infill.

Rear Porch
The rear porch is supported by a mixture of reset brick piers and added CMU piers. Brick piers vary between 12" wide by 8" deep and 8" by 8" square. The CMU piers measure 8" by 16" and vary in orientation (*Fig. C12*).

Floor Framing

Main House
Sills spanning the foundation piers measure 4" wide by 8" deep and are circular sawn with 2x4 ledger boards supporting the ends of the floor joists (*Figs. C10-C11*). The joists are 2x8s spaced at 24" on center and are also circular sawn. Two added double 2x6 beams span north-south over the added CMU piers. There is no subfloor; the tongue-and-groove flooring of the first floor is applied directly to the top of the floor joists.

Front Porch
Front porch floor framing is not accessible.

Rear Porch
Floor joists are 2x8s spaced at 2'-0" on center. Sills consist of paired 2x8s spanning between the perimeter piers (*Fig. C12*).

Wall Framing
Walls are framed by studs measuring 1¾" to 2" wide by 3¾" to 4" deep at about 15" on center.

A photograph taken during the 1990s restoration project show horizontal beaded board exposed between the wall framing and modern gypsum wallboard (*Fig. C13*). The beaded board appears to match the original beaded board found in closets throughout the house, which measures 5¼" wide



Figure C11. Typical floor framing and added CMU pier with beam spanning north-south at the midspan of the original framing. Note that underside of flooring is exposed.



Figure C10. Perimeter sill, floor joists, corner pier, and partially-removed CMU infill wall at northwest corner.



Figure C12. Rear porch floor framing and added CMU piers. Note remaining CMU infill wall in background.

by ¾" thick. Currently, all walls are clad with gypsum wallboard, obscuring any remaining early material.

Ceiling and Roof Framing

Main House and Front Porch

Roof framing consists of 2x6 rafters spaced at 24" on center with horizontal 2x4 braces as at the midspan spaced at 4'-0" on center (*Figs. C14-C16*). Rafters are nailed at the roof ridge; there is no ridge board. Hip rafters are also 2x6s.

Ceiling joists measure 1¾" wide by 5¾" deep, are spaced at 24" on center, and typically span east-west (*Fig. C14*). Added 2x12 members span across the ceiling joists in several locations and are tied to each joist with offset joist hangers (*Fig. C14*). It is suspected these members were added during the 1990s restoration to remove sag from the ceiling joists.



Figure C15. Typical roof framing of main house, looking south.



Figure C13. Photograph taken during 1990s restoration showing beaded-board walls behind gypsum wallboard. This photo was taken in the master bedroom (Room 108) looking west. (JICA269_PRMR_0547)



Figure C16. View of main house roof framing. Note diagonals supporting the rafters at their midspan.



Figure C14. View of typical ceiling framing. Note added 2x12 beam spanning across original joists.

All early elements of ceiling and roof framing are circular sawn.

Rear Porch

Ceiling rafters at the rear porch are 2x4s spaced at 24" to 28" on center (*Fig. C17*). Some rafters are paired. Tongue-and-groove deck boards measure 5½ wide by ¾" thick at the west end, and 6¾ wide by ¾" thick at the east end.

Utility Systems

Mechanical Systems

There are no mechanical systems currently installed. Rooms 101, 102, 108, and 109 each have fireplaces that would have originally provided heat.



Figure C17. Rear porch roof framing.

Electrical System

The 1937 interpretative date for the house predates the installation of electricity; therefore, electrical systems are limited to those required for building systems. The main electrical panel is mounted on a partition wall separating the east end of the rear porch (*Fig. C18*). The panel contains two double-pull breakers, one of which is labeled "fire." The panel is concealed by a wood chase with sliding plywood door.

Two electrical boxes are mounted on the east wall of the kitchen pantry closet (part of Room 104). Rigid conduit passes from the floor to both boxes (*Fig. C19*).

Two surface-mounted duplex outlets are installed in the kitchen pantry, one on the north wall above the doorway and one on the east wall. A floor outlet is in the northwest corner of the living room (Room 101).

Plumbing System

There is currently no functioning plumbing system, all plumbing fixtures are installed for interpretive purposes only.



Figure C19. Electrical panels in the closet of Room 104.

Gas System

Gas enters the house at the base of the west elevation, just south of the projecting bay (*Fig. C20*). Modern gas log sets are installed in the fireplaces of the living room and dining room (Rooms 101 and 102). The gas lines pass through the floor in the east closet of Room 102 and pass through the west wall to each firebox using flexible lines. Each line has a shutoff valve (*Fig. C21*).

Fire Suppression System

The house is equipped with a wet-pipe sprinkler system with sprinkler heads in each room, as well as on the front and rear porches. Concealed-head sprinklers are common in all areas, with the exception of the rear porch, which has exposed piping running along the south wall (*Fig. C23*). Each concealed sprinkler head has a plastic cover



Figure C18. Electrical panel on the rear porch.



Figure C20. Entry point of gas service on west elevation.



Figure C21. Gas lines in east closet of Room 102 serving living and dining room fireplaces.



Figure C24. Typical concealed sprinkler head (left) and wired smoke detector (right) on ceiling of Room 102. Note water damage.



Figure C22. Entry point and riser for sprinkler system in closet of Room 104.



Figure C23. Sprinkler head on rear porch.

to blend in with the finished ceiling (*Fig. C24*). Each room, as well as both the front and rear porches, contain one to two sprinkler heads.

The fire sprinkler riser and all related valves are located at the south end of the kitchen pantry closet (*Fig. C22*). Horizontal sprinkler piping is routed above the ceiling framing in the attic.

The pressure tank and air compressor for the sprinkler system are installed in the attic just south



Figure C25. Pressure tank and air compressor in attic.



Figure C26. Fire alarm control panel in closet of Room 104.

of the kitchen pantry closet (*Fig. C25*). The air compressor is manufactured by Air Compressor Products, Inc. of Jacksonville, FL, and is Model No. ACP -31V64D.

A fire extinguisher is mounted on the north wall of the central hall (Room 105), adjacent to the doorway, as well as on the south wall of living room (Room 101) near the exterior door.

Fire Alarm System

A control panel for the fire alarm system is mounted on the west wall of the kitchen pantry closet (*Fig. C26*). The panel is manufactured by Digital Monitoring Products (DMP). Wired smoke detectors are ceiling mounted in each room (*Fig. C24*). The smoke detector in the kitchen pantry closet is mounted on the west wall.

A beacon and pull station for the fire alarm system are located on the east wall of the central hallway (Room 105), as well as on the south wall of the living room (Room 101) near the exterior doorway.



Figure C27. Security system panel in closet of Room 104.



Figure C28. Keypad for security system in Room 101.



Figure C29. Typical motion detector.

Security System

A service panel for the security system is mounted high on the east wall of the kitchen pantry closet (*Fig. C27*). The outside of the panel is ADT "Safewatch Custom" branded, and the system is connected to a telephone line. The system is armed by a keypad at the south end of the east wall of Room 101. The keypad is branded "Alarms Etc." (*Fig. C28*).

Motion sensors are installed high on the walls in the corner of each major room, providing coverage of critical areas of the interior (*Fig. C29*).

Exterior Features

Foundation Piers

Brick coloration ranges between red-orange, orange, and reddish-brown (*Fig. C30*). Several piers at the north end of the west elevation are of a darker coloration than those of the east, and more closely match the cheek walls of the front porch steps, which are described with the front porch later in this *Exterior Features* section. Mortar joints are slightly concave, but are nearly flush in many areas.



Figure C30. Typical foundation pier, weatherboard siding, and corner board.



Figure C31. Typical bracket and roof rake.

Siding and Trim

The entirety of the exterior is clad with non-tapered weatherboard measuring ⅝" thick with an exposure varying between 4¼" and 4¾". Overlapping plank corner boards are found at each of the outside corners of both the main body of the house and the dormer and rear porch and measure 5⅜" wide by ¾" thick (*Fig. C30*).

Three simple brackets made up of 4x4 posts line the underside of the rake of both the east and west projecting bays, one at the top of each corner board, and one at the peak of the gable (*Fig. C31*). The east and west sides of the front dormer each have a similar bracket at their south end.

Exterior Doors

Three doorways, one on the south elevation and two on the north, access the interior of the house. The south doorway enters the living room (Room 101), while the north elevation doorways enter the kitchen and central hall (Rooms 104 and 105).



Figure C32. South exterior door.

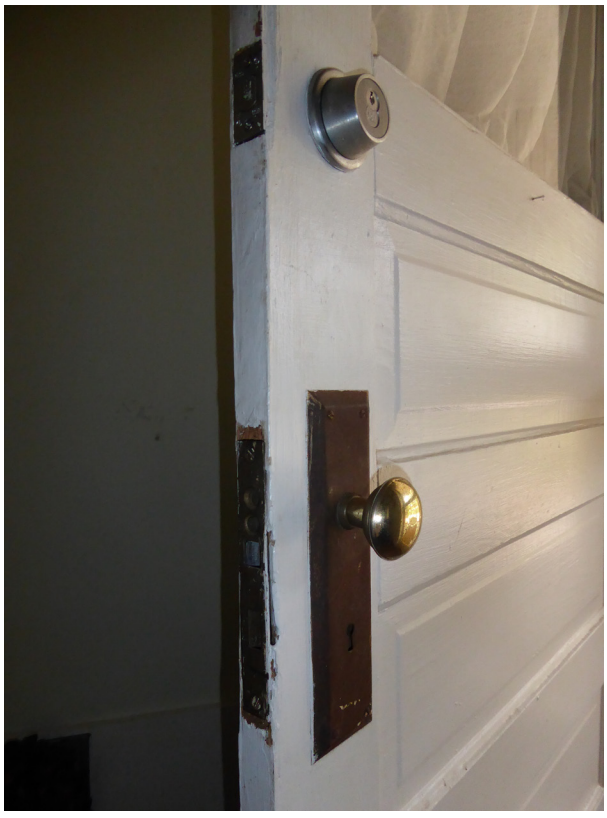


Figure C33. Hardware of south exterior door.

Each screened porch is accessed from the exterior by a screen door.

The south exterior doorway holds an early, if not original, single-light-over-three-raised-horizontal-panel sash door measuring 3'-0⅛" wide by 6'-11" tall by 1⅞" thick (*Fig. C32*). The light measures 2'-2¾" wide by 2'-9" tall and has a ⅜"-wide molded wood strip holding the glass in place on the exterior. The door is hung with two five-knuckle ball-pin hinges measuring 3½" tall. Hardware includes a mortised lockset with brass beveled rectangular escutcheon on the exterior measuring 2¾" wide by 10" long, and a similar escutcheon on the interior measuring 2¼" wide by 7" long coupled with a 2"-diameter crimped brass knob. A modern satin nickel deadbolt is installed above the early hardware (*Fig. C33*). The door has early molded stop strips in the jamb measuring 1¾" wide by ½" thick.

A two-light modern wood screen door is installed on the exterior face of the south doorway and measures 3'-0⅛" wide by 6'-10½" tall by 1¼" thick (*Fig. C34*). The bottom light holds ½" hardware cloth in addition to screen material. The door is hung with two modern five-knuckle butt hinges measuring 3" tall. The stiles and center rail measure 3¼" wide, while the top and bottom rails measure 3½" and 8" tall, respectively. A 5½" pull handle is mounted on the exterior and a spring return connects the jamb to the center rail. Wood screen molding strips measure ⅝" wide.

The north exterior doorway accessing the kitchen (Room 104) holds an early, if not original, six-horizontal-raised-panel door measuring 2'-10" wide by 6'-10⅛" tall by 1⅜" thick (*Fig. C35*). The door is hung with two 4"-tall, five-knuckle ball-pin hinges and has hardware including a mortised lockset with beveled rectangular escutcheon measuring 2¼" wide by 7" tall with a 2¼"-diameter crimped knob and modern deadbolt (*Fig. C36*). The doorway has modern molded stop strips in the jamb measuring 1⅝" wide by ⅜" thick. A two-light screen door with glazed upper light matches the design of that described on the south exterior doorway and measures 2'-10" wide by 6'-½" tall by 1⅛" thick. The modern wood screen door is hung with two five-knuckle butt hinges measuring 3" tall and has a 5¼"-tall pull handle on the exterior. A spring return connects the jamb to the center rail



Figure C34. Screen door on south doorway and typical lintel-cut exterior door casing.



Figure C35. Six-panel exterior door in north opening of the central hall (Room 105). Note that the exterior door in Room 104 is of the same design.



Figure C36. Typical hardware on north exterior doors. Note use of non-historic Phillips-head screws.

and a hook-and-eye secures the door. Wood screen molding strips measure ⅝" wide.

A second exterior doorway on the north elevation accesses the central hall (Room 105) and holds a door of the same design and hardware as that accessing Room 104. The door measures 2'-9¾" wide by 6'-8" tall by 1⅜" thick. The doorway has early molded stop strips on the jamb measuring 1¾" wide by ½" thick. A modern two-light screen door matches the design and hardware of that described on the exterior doorway to the doorway accessing Room 104; however, both lights are screened and both have ½" hardware cloth.

Each of the exterior doorways has plank board casings measuring 5½" wide by ¾" thick. The base of each doorway is spanned by a beveled wood threshold measuring 6¾" wide by ¾" thick.

A doorway in the north wall of the rear screen porch holds an inward-opening modern two-light wood screen door measuring 3'-0" wide by 6'-9½" tall by 1⅛" thick (*Fig. C37*). The door is hung with two modern five-knuckle butt hinges measuring 3" tall. A 4¾"-tall pull handle is mounted on the interior, and a closer spring connects the jamb to the exterior face of the center rail. The bottom light has ½" hardware cloth in addition to screen material. Wood screen molding strips measure ⅝" wide.

The doorway at the center of the south elevation screen porch holds an inward-opening modern two-light wood screen door measuring 3'-0" wide by 6'-9½" tall by 1⅛" thick (*Fig. C38*). The door is hung with two modern five-knuckle butt hinges



Figure C37. Doorway accessing rear porch.



Figure C38. Doorway accessing front porch.

measuring 3" tall. A 4¾"-tall pull handle and hook-and-eye latch is mounted on the interior, and a closer spring connects the jamb to the exterior face of the center rail. Both the top and bottom lights have ½" hardware cloth in addition to screen material. Wood screen molding strips measure ⅝" wide. The door design varies from that documented in historic photographs (*see Chronology p. 34 for comparison*).

Windows

With one exception, all windows are of the same one-over-one-light wood double-sash design (*Fig. C39*). The majority measure 2'-8" or 2'-8½" wide by 5'-5" tall, though the north and south windows of the west projection measure 2'-4½" wide. The two southern windows opening to the front porch each measure 3'-4½" wide. One fixed single light window is on the east elevation and measures 2'-8" wide by 2'-9" tall (*Fig. C40*).



Figure C41. Detail of typical window sill and modern screen sash.



Figure C39. Typical one-over-one-light double sash window and lintel-cut casing.



Figure C40. Single light fixed window on east elevation.

Exterior casings are consistent on all window openings and are lintel-cut plank boards measuring 5½" wide by ¾" thick with no drip edge or apron (*Figs. C39-C41*). Sloped wood sills measure about 1½" thick and extend to the outside edge of the side casing; however, the sill at the paired openings on the east and west elevations extend 1" beyond the casing.

Modern two-light wood screens are installed on all operable windows and are hung with two brackets at the top that allow the screen sash to pivot outward. Some screens are secured to the sill by a hook-and-eye. Screen frames typically measure about 1" thick by 2" wide and have ⅝" rounded screen molding holding the aluminum screen in place (*Fig. C41*). Screen moldings have butt edges at the corners rather than being mitered. In many cases, the molding is applied near the center of the stiles and rails, rather than on the inside edge. Several of the screens do not adequately fit the window openings.

Porches and Steps

Front Porch

The engaged three-bay front porch is contained below the roof of the main body of the house and is screened on three sides (*Fig. C42*). The screens enclose an area measuring about 9'-4" north-south by 33'-0" east-west (*Figs. C43-44*). Four mortared stone piers serve as the base for square wood



Figure C42. Overview of south engaged porch.

posts supporting the roof above. Each stone pier is has a cast stone cap measuring 1'-8" by 1'-8" square by 3⅜" thick. The top of the piers lie 2'-9" above the level of the porch floor. The color of the stone varies between tan, orange, pinkish-orange, and brown. The wood posts measure about 1'-0" square by about 4'-3" tall. Base and cap of each post both measure 2½" tall and consist of a square-edge plinth and top cap with ¾"-tall quarter round molding. (*Figs. C46-C47*).

Screen framing divides the east and west side openings into three equal sections, while the south elevation bays are divided into four equal sections; however, the center bay contains a doorway flanked by single-bay screened sections (*Figs. C42, C45, C48*). A horizontal bar spans the screened area at a height of 2'-9" from the floor. The screen framing measures 1¾" wide by 2¼" deep, with a bottom rail that is applied directly to the porch floor, hindering



Figure C44. Overview of front porch looking west.

the drainage of the porch interior (*Figs. C45, C47*). An additional piece of framing with angle-cut end allows the screens to accommodate the extending caps of the stone piers. The framing is covered on the exterior by 1¾" wide by ¼" thick screen molding strips. The screen material is aluminum.

The porch flooring consists of 3¼"-wide by ¾"-thick tongue-and-groove boards running in the north-south direction. The flooring is consistent with that found throughout the interior of the house and is painted grey. A plank skirt board measuring 11½" tall by ¾" thick spans between the piers (*Fig. C45*).



Figure C43. Overview of front porch looking east.



Figure C45. Porch screen framing and skirt. Note torn screens.



Figure C46. Typical wood porch post.

The north wall of the porch is clad with weatherboard siding matching the rest of the main body of the house. The area above the screen openings as well as the ceiling are clad with 3¼"-wide beaded board. The beaded board runs vertically above the screens and spans east-west on the ceiling (*Figs. C43-C44*). A ¾"-wide quarter-round molding lines the perimeter of the ceiling.



Figure C47. Detail of stone porch pier, cap and wood post base.



Figure C48. Screen door and steps accessing south porch.

The porch floor is about 1'-4½" above grade and is accessed by poured-in-place concrete stairs at the center of the south elevation (*Fig. C48-C49*). The stairs measure about 8'-0" wide and consists of three treads and three risers; however, the lowest tread is at the level of the approaching sidewalk. The treads measure (from top to bottom) 12½", 12½", and 11¾" deep, while risers measure 5¾" tall, with the exception of the top riser, which measures 6" tall. The top riser is a plank board at the elevation of the porch skirt. The porch floor extends 6" beyond the screen door and screen framing (*Fig. C47*). The screen door is described in detail in the *Exterior Features* section.

The sides of the stair are lined by low cheek walls built of orangish-red brick with a ½"-thick parge coat on the top surface (*Fig. C49*). Individual units measure 3⅝" wide by 2¼" tall by 8" long with ½" wide reverse weather joints. The top two courses



Figure C49. Brick cheek wall at side of stair. Note cracked and missing section of parge coat.



Figure C50. Overview of rear porch, steps, and ramp.

corbel outward about 1" to form a cap. The walls extend 3'-0" from the face of the stone porch pier and measure 1-6½" wide by 1'-7" tall.

Rear Porch

The shed-roofed rear screened porch extends roughly two-thirds of the north elevation, enclosing an area of about 7'-3" north-south by about 23'-8" east-west (*Figs. C50-C52*). A doorway with a screen door is just west of center on the north wall of the porch. The door is described in detail in the *Exterior Features* section. A modern partition wall with doorway separates the east end of the porch.

The three outer walls of the porch have a 4'-0"-tall ribbon of screened openings beginning at a height of 2'-9½" from the floor. A sloped wood sill measuring about 7" wide spans the base of the openings. A mixture of nominal 2x4 and 4x4 posts separate the northern screened openings into random-width bays. A 2x6 header spans the doorway and screens on the north and east walls, while the west wall has a header measuring 7¼" tall by 1½" wide. The screen is aluminum and is held in place by nominal 1x4s applied to the exterior of the dividing posts.

The porch flooring consists of 3¼"-wide by ¾"-thick tongue-and-groove boards running in the north-south direction. The flooring is consistent with that found throughout the interior of the house and is painted green. A plank skirt board measuring 9¼" tall by ¾" thick extends below the edge of the flooring (*Fig. C54*).

Weatherboard siding typical of the main body of the house clads the south wall of the porch, as well as the non-screened portions of the exterior walls.



Figure C51. Interior of rear porch looking east. Note added partition wall with doorway at far end of the porch.



Figure C52. Interior of rear porch looking west.



Figure C53. Sill of screened opening and weatherboard of rear porch. Note railing for ramp in the foreground.

Framing below the screened opening, with the exception of the major support posts, consists of pairs of 2x4s oriented perpendicular to one another in a "T" shape and spaced at about 24" on center. The bottom weatherboard at the east end of the north wall is hung with barn hinges such that it can be lifted for sweeping the porch (*Fig. C54*). Notably, the exterior face of the framing behind the bottom swing board is not painted, leaving it susceptible to moisture infiltration.

The modern partition wall just east of the doorway to the central hall (Room 105) is constructed of nominal 2x4s and clad on the west side with horizontal beaded board measuring 3" wide. The doorway in the partition wall holds a board-and-batten door measuring 2'-6" wide by 6'-9½" tall by 2¼" thick (*Fig. C55*). Beveled boards making up the door measure 5" wide by ¾" thick, while battens measure 5" wide by ¾" thick. The door is hung with two 4"-tall three-knuckle surface-mounted butt hinges. The doorway has a lintel-cut plank board casing measuring 5½" wide by ¾" thick.

Roof framing is exposed at the ceiling and floor framing is visible from below. Porch framing is described in detail in the *Construction Characteristics* section of this chapter.

The porch floor is about 2'-1¼" above grade and is accessed by a set of modern wood steps to the north and accessible ramp to the west which converge at a landing just outside the north doorway (*Figs. C50, C53, C56*). The ramp and stair are framed using nominal 2x4s.The horizontal surface of the stair and ramp are made up of 5½" wide by 1" thick deck boards. The landing measures 7'-0" north-south by 4'-3¼" east-west. The stair consists of three risers and four treads (*Fig. C56*). Starting from the bottom, the treads measure 9½", 10¾", and 10¾" deep, while the risers measure 6½", 6½", 6¼", and 6" tall.

The ramp consists of two perpendicular runs measuring 4'-3" wide, with about 3'-8" of clearance between the railing posts. The ramp lines the northwest corner of the porch with a landing at the corner measuring about 4'-1" square. The length of



Figure C54. Hinged board on north elevation of porch. Note skirt board and unpainted framing elements visible behind the board.



Figure C55. Board and batten door in added partition wall.



Figure C56. Steps accessing the level of the rear porch.

the ramp from grade level to the landing measures about 14'-2", while the run from the ramp landing to the entry porch landing measures about 10'-0" long.

The railing is constructed using nominal 4x4 posts and three parallel 2x4 rails (*Figs. C50, C53, C56*). The distance between posts is considerable, leaving the rails with few points of support.

Roof and Rainwater Dispersal

The hip-roofed main body of the house is clad with random-width wood shingles including widths of 3½", 4", 7", 8", and 10" with an 8" exposure. The



Figure C58. Typical exposed rafter tails at eaves. Note lack of drip edge to protect the leading edge of decking.

shingles measure 1" thick, with the exception of the starter course, which measures ⅜" thick.

A shed dormer is centered on the southern roof slope (*Fig. C59*). The rear porch has a shed roof of considerably lower slope than the main house, connecting to the main body just below the eave level. Aluminum flashing lines the valleys and the base of each of the two chimneys. There is currently no form of rainwater collection or dispersal system in place.

Rafter tails are exposed at the eaves on both the main body of the house and the rear porch and are cut vertically (*Figs. C57-C60*). In several locations, particularly at the south end of the west elevation, the roof surface undulates, possibly due to somewhat undersized roof framing members *(Fig. C57*). These undulations are not believed to present



Figure C57. Typical exposed rafter tails. Note undulation in roof surface.



Figure C59. Wood shingle roof and south shed dormer.



Figure C60. Shed roof of rear porch.



Figure C61. Typical paired louvered openings.



Figure C62. Typical chimney. Note pitch basin at chimney base.

a structural concern based on visual inspection. Plank decking boards measure 5½" wide by ¾" thick and are placed immediately adjacent to each other to form a continuous surface at the eaves and rakes. There is no drip edge at the eaves, leaving the lowest deckboard unprotected from water draining from the roof (*Fig. C58*).

Chimneys

Two identical mortared stone chimneys, one on each of the east and west roof slopes, extend just south of the projecting bays (*Fig. C62*). Each chimney serves two double-sided fireplaces. The chimney stones match those of the front porch piers, but are considerably darker in coloration due to soiling. The top of each chimney has a beveled concrete cap.

The base of each chimney has a flashed pitch basin that sits above the level of the roof. A sloped mortar wash transitions from the stone portion of the chimney to the flashing below. Each chimney has an aluminum-clad cricket at the rear to divert water away from the chimney.

Other Features

Both the east and west projecting gable ends, as well as the south dormer, have paired wood-louvered openings providing ventilation to the attic space (*Fig. C61*). Each paired opening shares the same exterior casing and sill used on typical window openings. Each individual louvered opening measures about 1'-4" square and is separated by an approximately 5½" wide center mullion.

Common Interior Features

Flooring

Flooring throughout the house is thought to be original and consists of 3¼"-wide by ¾"-thick



Figure C63. Typical wood flooring with dark finish as found in the living room (Room 101).



Figure C64. Wood flooring and plank baseboard. Note light coloration of wood and minimal finish.



Figure C65. Typical crown molding. A cross section of this molding can be found in the Appendix.



Figure C66. Typical six panel door design.

tongue-and-groove pine boards running in the north-south direction (*Figs. C63-C64*). Flooring in the living room, kitchen, breakfast room, and southeast bedroom (Rooms 101, 103, 104, and 109) each have a darker flooring finish, possibly varnish or thinned paint (*Fig. C63*). Flooring in all other rooms has a much lighter coloration with little or no discernible finish coat, suggesting they may have been aggressively sanded (*Fig. C64*).

Baseboards

Plank baseboards typically measure 11¾" tall and have ¾"-wide quarter round at their base (*Fig. C64*). According to the 1990s restoration drawings, baseboards matching this design in the front bedroom (Room 109) served as a model and were installed throughout the house (*see Chronology p. 32*).

Walls Ceilings

With few noted exceptions described in the *Room-by-Room Description* section, walls and ceilings throughout the house are finished with ½"-thick gypsum wallboard, apparently installed during the 1990s restoration.

Crown Molding

Cornice molding lines the perimeter of the ceilings in each space (*Fig. C65*). The moldings are identical and measure 3⅝" tall by 2¼" deep. According to the 1990s restoration drawings, crown molding matching that found in Room 101 was to be installed throughout the house (*see Chronology p. 32*). Presently, the molding is installed in all rooms, with the exception of some closets.



Figure C67. Typical ball-pin hinge.



Figure C68. Typical beveled wood threshold.

Interior and Exterior Doors

With the exception of the south exterior door, all interior and exterior doors are of the same six-raised-horizontal panel design and appear to be early or original (*Fig. C66*). The typical, top, bottom, and intermediate rails measure 4½", 7¾", and 4¼" tall, respectively, while stiles measure 4⅜" wide. A molded edge on each stile and rail surrounds the raised panel and measures ⅜" tall by ½" deep. The raised portion of the panel measures 5¼" tall and is surrounded by a 1" wide bevel. All doorways, with the exception of those accessing closets, have 6¾"-wide by approximately ¾"-tall beveled wood thresholds (*Fig. C68*).



Figure C69. Typical escutcheon with decorative ears and crimped knob.

Door hardware appears to be early or original and is consistent throughout the house. Typical five-knuckle ball-pin hinges measure 3½" tall on all interior doorways, with the exception of those of closet doorways, which measure 3" tall (*Fig. C67*). With the exception of the door between Rooms 105 and 107, which has a rim lock, all doors have mortised locksets with one of two early hardware variations. The first and most prevalent is a 2½"-wide by 7⅜"-tall rectangular brass-plated escutcheon with decorative "ears" at each corner (*Fig. C69*). The second type is a simple rectangular brass-plated escutcheon measuring 2¼"wide by 7" tall with beveled edges (*Fig. C70*). With few exceptions, door knobs measure 2¼" diameter and most are crimped brass or steel.



Figure C70. Typical beveled escutcheon with brass knob. Note ghost mark in the surrounding paint for the alternate typical escutcheon design.



Figure C71. Typical lintel-cut door and window casing.



Figure C72. Typical rounded wood window sill.

Door and Window Casings

Both door and window casings consist of lintel-cut plank boards measuring between 5¼" and 5½" wide by ¾" thick with plank aprons of the same dimension (*Figs. C71-C72*). Window sills are rounded and measure 1" thick, extending ½" from the front of the casing and 1" beyond the casing at each side (*Fig. C72*). The side extensions of the sills are square cut.



Figure C73. Typical window sash lift.



Figure C74. Typical sash lock on meeting rail.



Figure C75. Typical window frame, pulley, and sash cord.

Windows

With the exception of the single-light sash in Room 107, windows throughout the house are of the same one-over-one-light wood double-sash design. Each is secured with a sash lock, and the majority have either one or two finger lifts measuring 1½" wide (*Figs. C73-C74*). The windows appear functional, with sash cords and pulleys in place in most locations. (*Fig. C75*) Molded wood stops line the sides of the window opening and measure 1" wide by ½" thick. The window sash appear to be early or original.

Fireplace Mantels

Rooms 102, 108, and 109 each have identical original wood mantels. Photographs of each can be found in the *Room-by-Room Description* section.

Room-by-Room Description

Room 101 – Living Room

Room 101 is the largest room and is accessed from the front porch. The room measures about 15'-6"



Figure C76. Room 101 - View looking northeast.

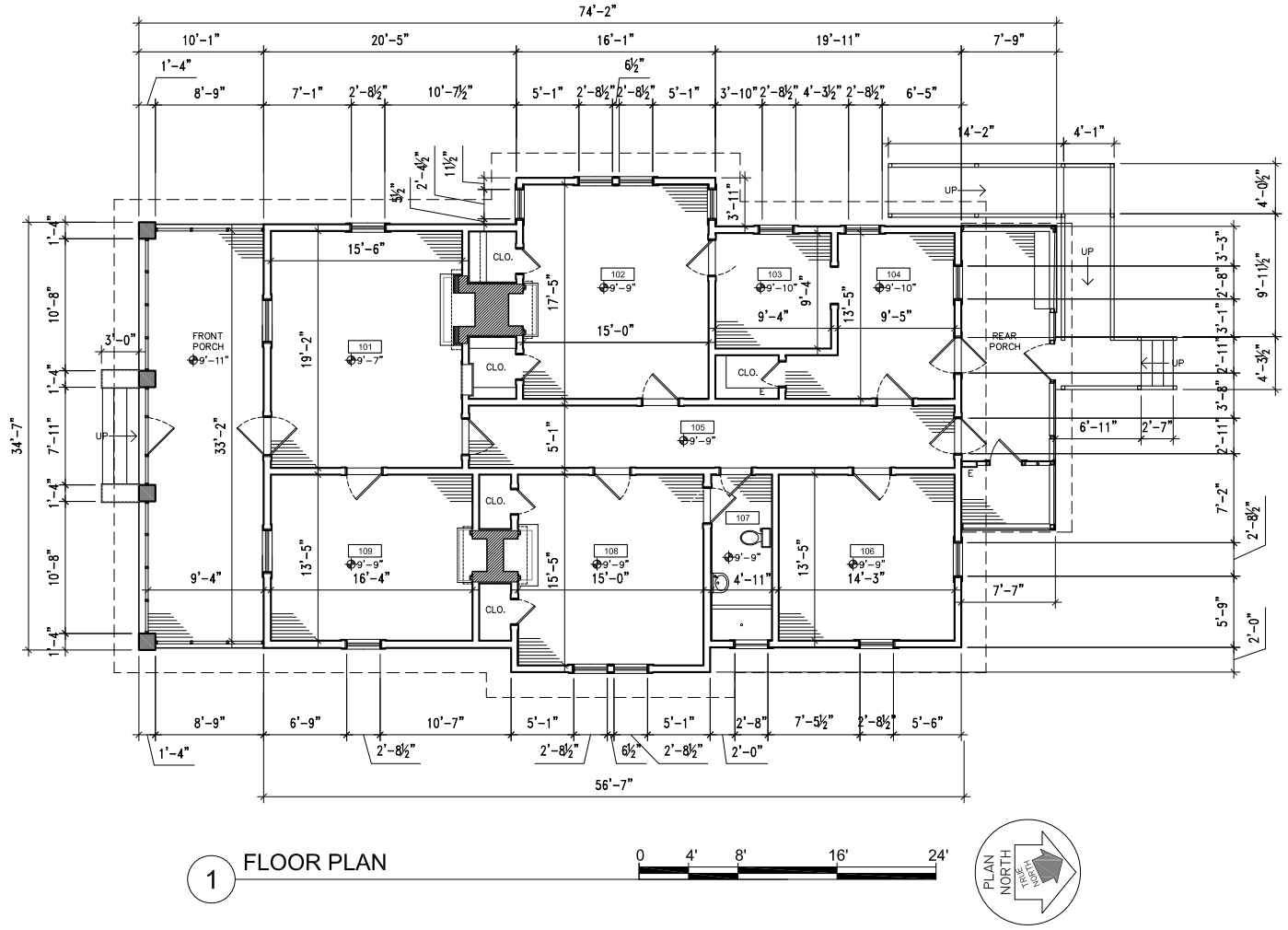


Figure C77. Floor plan. A larger version can be found in the Appendix of this report.

north-south by 19'-2" east-west and has a floor-to-ceiling height of about 9'-7" (*Figs. C76, C78-C80*).

Flooring

Typical 3¼"-wide tongue-and-groove flooring running in the north-south direction is consistent throughout the room.

Baseboard

The typical plank baseboard measuring 11¾" tall with ¾"-wide quarter lines the perimeter of the room.

Crown Molding

A typical cornice molding lines the perimeter of the ceiling and measures 3⅝" tall by 2¼" deep.

Walls and Ceiling

Both the walls and ceiling are finished with ½"-thick gypsum wallboard. The ceiling was replaced in 2014 following water damage from a fire suppression system failure and had previously been finished with composite wood ceiling panels.

Doorways

The room has three doorways, one on each of the south, east, and north walls. The south doorway is an exterior door accessing the front porch and is described in the *Exterior Features* section earlier in this chapter.



Figure C78. Room 101 - View looking southwest.



Figure C79. Room 101 - View looking south.



Figure C80. Room 101 - View looking east.

The east doorway accesses Room 109 and holds a typical six-raised-horizontal-panel door measuring 2'-10" wide by 6'-9 ¼" tall by 1⅜" thick. The door is hung with two typical ball-pin hinges measuring 3 ½" tall and has a mortised lockset with typical 2¼"-wide by 7⅜-tall rectangular escutcheon with ears and a 2¼"-diameter crimped steel knob.

The north doorway accesses Room 105 and holds a door matching the design of the east doorway. The door measures 2'-10¼" wide by 6'-9 " tall by 1⅜" thick. The hardware is identical to that of the east door.

Each doorway has typical lintel-cut plank board casings measuring 5½" wide by ¾" thick. A typical 6¾"-wide beveled wood threshold spans the base of each doorway.

Windows

The south and west walls each have a single one-over-one-light double-sash window. The south window measures 3'-4½" wide by 5'-5" tall, while the west window measures 2'-8½" wide by 5'-5" tall. Both windows have typical lintel-cut plank board casings measuring 5¼" wide and have typical rounded sills measuring 1" thick. Both windows have sash locks, and the west window has one sash lift; however, the south window is missing both of its two sash lifts.

Fireplace

The fireplace is on the north wall. The brick mantel, which replaced a previous mantel in the late 1940s, measures 4'-8¾" tall overall (*Fig. C81*) (*see Chronology pp. 26, 33*). The wood mantel shelf measures 6'-4½" wide by 10¼" deep and has a ¾"-wide piece of quarter-round molding lining the wall at its rear. An edge molding is attached to the outer faces of the shelf and measures ¾" wide by 1¼" tall (*Fig. C82*). Overall the shelf extends 2¼" beyond the brick of the mantel.



Figure C81. Room 101 - Overview of fireplace mantel and hearth.



Figure C82. Room 101 - Mantel shelf and corbeling.



Figure C83. Room 101 - Corbeling at base of fireplace and detail of tile hearth.

The bricks are brownish-red and measure 8" long by 3¾" wide by 2¼" tall with ⅜" to ½"-wide raked mortar joints. The base of the mantel pilasters are formed by five courses of corbeled brick (*Fig. C83*). The first two courses are in the same plane, then subsequent courses corbel inward about 1" for each of the next four courses. The second and third courses also corbel outward to the sides. The top of the mantel is formed by four courses of corbeling, each stepping outward about 1" (*Fig. C82*). A rowlock course lines the underside of the mantel shelf, and soldier course extends the width of the firebox one course above the opening (*Fig. C81*).



Figure C84. Room 101 - Bookcase on north wall.

The hearth measures 5'-2¼" wide and extends about 9½" from the face of the wall. The hearth is clad with 4x4 terra cotta tiles and is framed by a wood border measuring 3¼" wide by ¾" thick with a rounded outside edge.

The firebox measures 2'-8½" wide by 2'-6" tall by 2'-0" deep. The opening is spanned by a steel angle with an exposed bottom leg measuring 1¾" wide. A gas log set is installed in the firebox and is fed by a gas line located in the east closet of the dining room (Room 102).

Other Features

A bookcase is inset into the north wall, east of the fireplace (*Fig. C84*). Modified wall studs are visible at the backside of the bookcase in the east closet of the dining room (Room 102). The bookcase and brick mantel were added in the late 1940s (*see Chronology pp. 26-27, 33*). The arched opening measures 2'-5½" wide by 4'-2" tall at its tallest point. The bookshelf has four fixed shelves, each measuring 9¾" deep by ¾" thick and spaced 9" apart. The opening has a plank board casing measuring 3⅞" wide by ¾' thick with applied decorative wood spring blocks and keystone. The top of the bookcase is finished with 3¼"-wide v-groove boards with each "V" spaced at 1⅝" on center.

Finishes

The floor has what appears to be an earlier dark finish, possibly a varnish or thinned brown paint. Heavy foot traffic has worn through the finish at the east end of the room. The walls and ceiling are painted pale green and white, respectively, while all trim, doors, and window sash are painted white. The fireplace brick is largely painted reddish-brown, with the darker brown brick partially exposed.

Mechanical Systems

There is no evidence of any mechanical system.

Electrical System

A floor outlet is in the northwest corner.

Plumbing System

There is no evidence of any plumbing system.

Fire Protection and Security

A wired smoke detector and two concealed-head sprinklers are on the ceiling. The sprinkler heads

are hidden behind plastic cover plates. A keypad for controlling the security system is on the east wall, just south of the doorway to Room 109. A motion sensor is mounted high on the wall in the southeast corner.

Room 102 – Dining Room

Room 102 is a formal dining room and measures about 15'-0" north-south by 17'-5" east-west with a floor to ceiling height of about 9'-9" tall (*Figs. C85-C88*).

Flooring

Typical 3¼"-wide tongue-and-groove flooring running in the north-south direction is consistent throughout the room.

Baseboard

The typical plank baseboard measuring 11¾" tall with ¾"-wide quarter round lines the perimeter of the room.

Crown Molding

A typical cornice molding lines the perimeter of the ceiling and measures 3⅝" tall by 2¼" deep.

Walls and Ceiling

Both the walls and ceiling are finished with ½"-thick gypsum wallboard. The interior of each closet is finished with original beaded boards described in the *Closets* section.

Doorways

The room has four doorways, two on the south wall and one on each of the north and east walls. The east doorway accesses the central hallway (Room 105) and holds a typical six-raised-horizontal panel door measuring 2'-10" wide by 6'-9" tall by 1⅜" thick (*Fig. C87*). The door is hung with two typical ball-pin hinges measuring 3½" tall and has a mortised lockset with typical 2¼"-wide by 7⅜-tall rectangular escutcheon with ears and a 2¼"-diameter crimped steel knob.



Figure C85. Room 102 - View looking north.



Figure C87. Room 102 - View looking east.



Figure C86. Room 102 - View looking south.



Figure C88. Room 102 - View looking west.



Figure C89. Room 102 - Pivot hinge at head of doorway to Room 103.

The north doorway accesses the breakfast room (Room 103) and holds a typical six-raised-horizontal panel door measuring 2'-10" wide by 6'-9" tall by 1⅜" thick (*Fig. C85*). The door swings on a pivot hinge that can be held in an open position. The hinge measures 8" long by 2" tall and fits over the top of the door (*Fig. C89*).

Two nearly-identical doorways on the south wall access closets flanking the fireplace (*Fig. C86*). Each doorway holds a six-raised-horizontal panel door hung with two 3"-tall, five-knuckle ball-pin hinges. Both doors measure 2'-0" wide and 1⅛" thick; however, the east door measures 5'-11⅞" tall while the west measures 5'-11¼" tall. Hardware includes mortised locksets with typical simple beveled rectangular escutcheons measuring 2¼" wide by 7" tall with 2¼" crimped steel knobs.



Figure C90. Room 102 - Overview of fireplace.



Figure C91. Room 102 - Detail of bracket below mantel shelf.

All doorways have typical lintel-cut plank board casings measuring 5½" wide by ¾" thick. A typical 6¾"-wide beveled wood threshold spans the base of the north and east doorways.

Windows

Three one-over-one-light double-sash windows provide daylight, one on each of the north and south walls and one paired opening on the west wall (*Fig. C88*). The paired opening is made up of two double-sash windows measuring 2'- 8½" wide by 5'-5" tall that are separated by a 6¼"-wide mullion. The north and south windows each measure 2'-4½" wide by 5'-5" tall.

Each window opening has a typical finger lift on the lower sash and a sash lock at the meeting rail. Typical lintel-cut plank board window casings measure 5¼" wide by ¾" thick and are paired with typical 1"-thick rounded sills and plank aprons.

Fireplace

A fireplace centered on the south wall has a wood mantel measuring 4'-4" tall overall by 4'-7 ½" wide (*Figs. C90-C91*). A mantel shelf with rounded corners extends the length of the mantel and measures 9" deep by 1¼" thick with a rounded edge. Two turned pilasters flank the firebox, each resting on a 1'-0"-tall plinth. A scrolled bracket



Figure C92. Room 102 - Interior of east closet. Rear of bookcase in Room 101 visible on back wall.

rests on the square cap of each pilaster, and a curvilinear frieze spans beneath the mantel shelf.

The firebox measures 2'-7½" wide by 2'-1" tall and has a modern metal hood spanning its full length. The masonry between the firebox and the wood mantel has a parge coat. The concrete hearth measures 4'-0" wide by 1'-0" deep and is bordered on three sides by a 1¾" wide by about ¾"-tall beveled wood trim piece. A modern gas log set is installed in the firebox. Similar mantels are found in Room 108 and 109.

Closets

The closet east of the fireplace measures 5'-0" wide by 3'-7" deep and has walls and ceiling finished with original horizontal beaded board measuring 5¼" wide by ¾" thick. Original quarter-round trim measuring ¾" wide lines the inside corners and ceiling. Two plank board shelves line the west wall and one matching shelf lines the south. The added bookcase on the north wall of the living room (Room 101) intersects the south wall and extends into the closet about 5" (*Fig. C92*). A board-and-batten ceiling hatch made up of the same beaded board found on the walls and ceiling accesses the attic and measures about 2'-1" in the east-west direction by 1'-9 ¼" in the north-south direction (*Fig. C93*). A typical plank board casing measuring 5½" wide by ¾" thick is consistent on the inside of the closet doorway.

The western closet measures 4'-1½" wide by 3'-10" deep and contains two plank board shelves along the south wall (*Fig. C94*). The closet is finished with the same original beaded board and quarter-round trim described in the eastern closet, with the exception of the west wall, which is clad with 3¼" wide tongue-and-groove boards. A typical plank board casing measuring 5½" wide by ¾" thick is consistent on the inside of the closet doorway.



Figure C93. Room 102 - Attic access hatch in east closet.



Figure C94. Room 102 - Interior of west closet.

Finishes
The walls are painted a pale lavender color. The ceiling, window sash, doors, casings, and the fireplace mantel are all painted white. The wood flooring appears to have been sanded and lacks evidence of finishes.

Mechanical Systems
There is no evidence of any mechanical systems.

Electrical System
There is no evidence of any electrical system.

Plumbing System
Gas lines serving the fireplaces in the living and dining rooms (Rooms 101 and 102) are at the west end of the east closet and connect using flexible gas lines. The system is described further in the *Utility Systems* section.

Fire Protection and Security
A wired smoke detector and two concealed-head sprinklers are on the ceiling. The sprinkler heads are hidden behind plastic cover plates. A motion sensor is mounted high in the southeast corner.

Room 103 – Breakfast Room
Room 103 lies between the dining room (Room 102) and kitchen (Room 104) and measures about 9'-3" north-south by 9'-3" east-west and has a floor to ceiling height of about 9'-10" tall (*Figs. C95-C96*). The space was recreated as part of the 1990s restoration by reconstructing the north wall and a portion of the east wall (*see Chronology p.33*).

Flooring
Typical 3¼"-wide tongue-and-groove flooring running in the north-south direction is consistent throughout the room.

Baseboard
The typical plank baseboard measuring 11¾" tall with ¾"-wide quarter round lines the perimeter of the room.

Crown Molding
A typical cornice molding lines the perimeter of the ceiling and measures 3⅝" tall by 2¼" deep.

Walls and Ceiling
Both the walls and ceiling are finished with ½"-thick gypsum wallboard.

Doorways
The room has two doorways, one on each of the north and south walls. The south doorway accesses



Figure C95. Room 103 - View looking northeast.



Figure C96. Room 103 - View looking southwest.

Room 102 and is described in the *Room 102 – Dining Room* section. The north doorway is a cased opening measuring 2'-11⅝" wide by 7'-0½" tall (*Fig. C95*). The Room 103 sides of both openings have typical lintel-cut plank board casings measuring 5½" wide by ¾" thick.

Windows
A one-over-one-light double sash window on the west wall measures 2-8" wide by 5'-5" tall (*Fig. C96*). The opening has a typical lintel-cut plank board casing and apron measuring 5½" wide by ¾' thick with a 1" thick rounded sill. The window opening has a typical finger lift on the lower sash and a sash lock at the meeting rail.

Finishes
The walls are painted pale yellow. The ceiling, window sash, doors, casings and trim are all painted white. The flooring appears to have a dark varnish or thinned painted finish.

Mechanical Systems
There is no evidence of any mechanical systems.

Electrical System
There is no evidence of any electrical system.

Plumbing System
There is no evidence of any plumbing system.

Fire Protection and Security
A wired smoke detector and one concealed-head sprinklers are on the ceiling. The sprinkler head is hidden behind a plastic cover plate.

Room 104 – Kitchen
Room 104 lies at the northwest corner of the house. The room measures about 9'-5" north-south by 13'-5" east-west. A passage to the pantry closet at the southeast corner measures 4'-2" north-south by 3'-6" east-west (*Figs. C97-C100*).

Flooring
Typical 3¼"-wide tongue-and-groove flooring running in the north-south direction is consistent throughout the room.

Baseboard
The typical plank baseboard measuring 11¾" tall with ¾"-wide quarter round lines the perimeter of the room.

Crown Molding
A typical cornice molding lines the perimeter of the ceiling and measures 3⅝" tall by 2¼" deep.



Figure C97. Room 104 - View looking north.



Figure C98. Room 104 - View looking south.

Walls and Ceiling
Both the walls and ceiling are finished with ½"-thick gypsum wallboard. The interior of the closet is described in the *Closet* section.

Doorways
The room has four doorways, two on the south wall and one on each of the north and east walls. The north doorway accesses the rear porch and is described in the *Exterior Features* section (*Figs. C97, C99*). The western doorway on the south wall accesses Room 103 and is described in the *Room 103 – Breakfast Room* section (*Fig. C98*).

The east doorway accesses the central hall (Room 105), and holds a typical six-raised-horizontal panel door measuring 2'-9¾" wide by 6'-8⅝" tall by 1⅜" thick (*Fig. C99*). The door is hung with two typical ball-pin hinges measuring 3½" tall and has a mortised lockset with typical 2¼"-wide by 7-tall simple rectangular escutcheon and a 2¼"-diameter crimped steel knob.



Figure C99. Room 104 - View looking northeast.



Figure C100. Room 104 - View looking west.

The eastern doorway on the south wall accesses a pantry closet containing various building systems. The doorway holds a typical six-raised-horizontal panel door measuring 2'-0" wide by 5'-10 ¾" tall by 1⅛" thick (*Fig. C98*). The door is hung with two typical ball-pin hinges measuring 3" tall and has a modern 2½"-diameter cylindrical lockset (*Fig. C101*).

All doorways have typical lintel-cut plank board casings measuring 5½" wide by ¾" thick, with the exception of the closet doorway, which measures 4½" wide. A typical 6¾"-wide beveled wood threshold spans the base of the north and east doorways.

Windows

One-over-one-light double-sash windows on each of the north and west walls measure 2'-8½" wide by 5'-5" tall. Both windows have typical lintel-cut plank board casings and aprons measuring 5½" wide by ¾" thick; however, only the west window has a typical 1" rounded sill. The north window has a 1"-thick square-edged sill. The west window has two typical finger lifts and a sash lock, while the north window has only a sash lock. The north window also lacks sash cords and pulleys, though infilled pockets for mortised pulleys are visible in the jamb.

Both window openings were modified as part of the late 1990s restoration. The sill height of the west window was restored and the north window, which had been infilled, was reopened.

Finishes

The walls are painted pale green. The ceiling, window sash, doors, casings, and trim are all painted white. The flooring appears to have a dark varnish or thinned painted finish.

Closet

A closet on the south wall contains the majority of the building systems and measures 3'-6" wide by 5'-2" deep (*Fig. C102*). The south and east walls are clad with original horizontal beaded board measuring 5¼" wide by ¾" deep. The north wall is gypsum board and the west appears to be painted fiberboard. The ceiling is finished with composite wood panels measuring about 1'-4" wide by 2'-6" long (*Fig. C103*). A typical cornice molding lines the perimeter of the ceiling and measures 3⅝" tall by 2¼" deep. The inside of the doorway has no casing.

Wood shelves line the south and east walls of the closet, though the north shelves and portions of the east have been cut to accommodate building systems (*Fig. C102*).

Other Features

A non-functional coal fired cook stove on the west wall serves an interpretive purpose and measures



Figure C101. Room 104 - Modern cylindrical lockset on pantry closet door.



Figure C102. Room 104 - Overview of pantry closet looking south.



Figure C103. Room 104 - Composite wood panel ceiling of pantry closet.

4'-1" wide by 2'-7" deep overall (*Fig. C100*). The stove sits about 9" away from the west wall and is vented by a 7"-diameter flue pipe that does not pass to the exterior.

Mechanical Systems

There is no evidence of any mechanical systems.

Electrical System

Two electrical panels are mounted on the east wall of the closet. The northern panel is fed by conduit extending through the floor below and flexible conduit connects the two panels (*Fig. C104*). There



Figure C104. Room 104 - Electrical panels in pantry closet.

are two surface-mounted outlets, one above the closet door on the north wall and one at the level of the shelves on the east wall.

Plumbing System

There is no evidence of any plumbing system.

Fire Protection and Security

The stand pipe for the fire suppression system is centered at the south end of the room (*Fig. C102*). A fire alarm control panel is on the west wall. A smoke detector is centered on the west wall near the ceiling.

An ADT "Safewatch Custom" security system panel is mounted high in the northwest corner, near the ceiling. A telephone connection, likely for monitoring the security system, is on the east wall.

The fire protection and security systems are discussed in greater detail in the *Utility Systems* section.

Room 105 – Central Hall

Room 105 is the main circulation space that runs north-south from the living room to the rear porch, connecting the central north and south exterior doorways. The space measures about 39'-0" north-south by 5'-0½" east-west and has a floor-to-ceiling height of about 9'-9" tall (*Figs. C105-C106*).

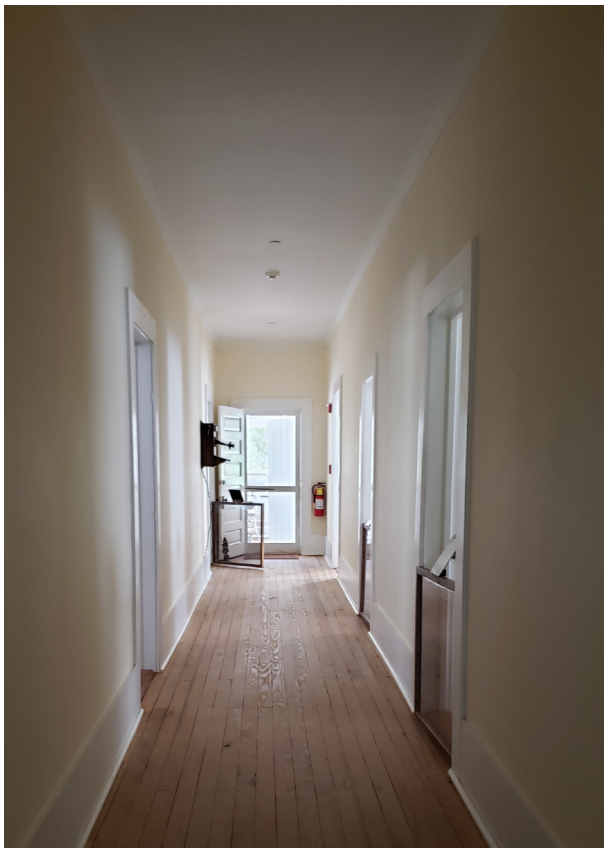


Figure C105. Room 105 - View looking north.

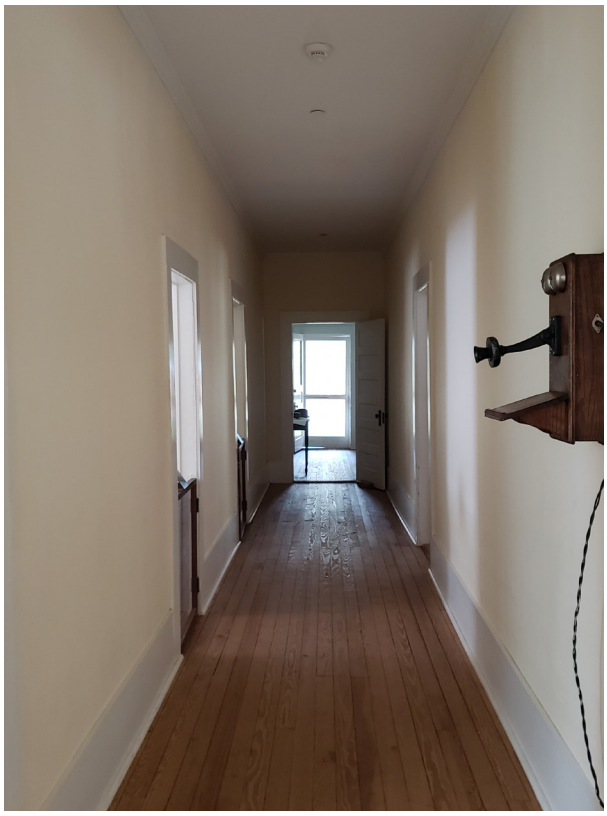


Figure C106. Room 105 - View looking south.

Flooring
Typical 3¼"-wide tongue-and-groove flooring running in the north-south direction is consistent throughout the room.

Baseboard
The typical plank baseboard measuring 11¾" tall with ¾"-wide quarter round lines the perimeter of the room.

Crown Molding
A typical cornice molding lines the perimeter of the ceiling and measures 3⅝" tall by 2¼" deep.

Walls and Ceiling
Both the walls and ceiling are finished with ½"-thick gypsum wallboard.

Doorways
The room has a total of seven doorways, one on each of the north and south walls, two on the west wall, and three on the east. The south doorway accessing Room 101 is described in the *Room 101 – Living Room* section, the two west doorways are described in the *Room 102 – Dining Room* and *Room 104 – Kitchen* sections, and the north doorway is described in the *Exterior Features* section.

The northern doorway on the east wall accesses Jimmy Carter's room (Room 106) and holds a typical six-raised-horizontal panel door measuring 2'-10¾" wide by 6'-9 ½" tall by 1⅜" thick. The door is hung with two typical ball-pin hinges measuring 3½" tall and has a mortised lockset with typical 2¼"-wide by 7"-tall simple beveled rectangular escutcheon and a 2¼"-diameter crimped steel knob. The hinge side of the door appears to have been cut to fit the opening, as stile is significantly narrower than that of the latch side. The doorway is placed within a wall that was reconstructed as part of the late 1990's work performed by the National Park Service.

The center doorway on the west wall accesses the bathroom (Room 107) and holds a typical six-raised-horizontal panel door measuring 2'-6" wide by 6'-5½" tall by 1" thick. The door is hung with two typical ball-pin hinges measuring 3½" tall and has a rim lock on the Room 107 side measuring 3 ¼" wide by 3¾" tall (*Fig. C107*). The hallway side has a typical 2¼"-wide by 7-tall beveled rectangular escutcheon and a 2¼"-diameter crimped steel knob. A non-matching modern catch is mounted on the jamb.



Figure C107. Room 105 - Rim lock on interior of door accessing the bathroom (Room 107).

The southern doorway on the west wall accesses the master bedroom (Room 108) and holds a typical six-raised-horizontal panel door measuring 2'-10" wide by 6'-9" tall by 1⅜" thick. The door is hung with two typical ball-pin hinges measuring 3½" tall and has a mortised lockset with typical 2¼"-wide by 7⅜-tall rectangular escutcheon with ears and a 2¼" crimped steel knob.

Each doorway has a typical lintel-cut plank board casing measuring 5½" wide by ¾' thick. A typical 6¾"-wide beveled wood threshold spans the base of the doorway.

Windows
The room has no windows.

Finishes
The walls are painted pale yellow. The ceiling, doors, and casings are all painted white. The wood flooring appears to have been sanded and lacks evidence of finishes.

Other Features
A non-functional telephone used for interpretive purposes is mounted on the west wall, near the doorway to Room 104 (*Fig. C106*).

Mechanical Systems
There is no evidence of any mechanical systems.

Electrical System
There is no evidence of any electrical system.

Plumbing System
There is no evidence of any plumbing system.

Fire Protection and Security
A wired smoke detector and three concealed-head sprinklers are on the ceiling. The sprinkler heads are hidden behind a plastic cover plate. A fire alarm pull station and fire alarm siren with strobe are on the east wall, just north of the doorway to Room 106.

Room 106 – Jimmy Carter's Bedroom
Room 106 is at the northeast corner of the house and measures about 14'-2" north-south by 13'-5" east-west with a floor-to-ceiling height of about 9'-9" tall (*Figs. C108-C111*).

Flooring
Typical 3¼"-wide tongue-and-groove flooring running in the north-south direction is consistent throughout the room.

Baseboard
A typical plank baseboard measuring 11¾" tall with ¾"-wide quarter round lines the perimeter of the room.

Crown Molding
A typical cornice molding lines the perimeter of the ceiling and measures 3⅝" tall by 2¼" deep.

Walls and Ceiling
Both the walls and ceiling are ½" gypsum wallboard. The west wall of the room was reconstructed as part of the late 1990s restoration (*Fig. C109*).

Doorways
The room has one doorway on the west wall that is described in the *Room 105 – Central Hall* section. The Room 106 side of the opening has a typical lintel-cut plank board casing measuring 5½" wide by ¾" thick.



Figure C108. Room 106 - View looking northwest.



Figure C109. Room 106 - View looking west.



Figure C111. Room 106 - View looking northeast.



Figure C110. Room 106 - View looking southeast.

Windows
Two one-over-one-light double sash windows, one on each of the north and east walls, both measure 2-8½" wide by 5'-5" tall. The openings have typical lintel-cut plank board casings and aprons measuring 5½" wide by ¾' thick with a 1"-thick rounded sill that does not extend beyond the casing as in other rooms (*Fig. C112*). Both openings have a typical finger lift on the lower sash and a sash lock at the meeting rail.

Finishes
The walls are painted pale yellow. The ceiling, doors, and casings are all painted white. The wood flooring appears to have been sanded and lacks evidence of finishes.

Mechanical Systems
There is no evidence of any mechanical systems.

Electrical System
There is no evidence of any electrical system.

Plumbing System
There is no evidence of any plumbing system.

Fire Protection and Security
A wired smoke detector and two concealed-head sprinklers are on the ceiling. The sprinkler heads are hidden behind plastic cover plates. A motion sensor is mounting high in the southwest corner.

Room 107 – Bathroom
Room 107 serves as a bathroom connected to the central hall (Room 105) to the west and the master bedroom (Room 108) to the south and measures about 4'-11" north-south by 13'-5" east-west with a floor-to-ceiling height of 9'-9" tall (*Figs. C113-C114*).

Flooring
Typical 3¼"-wide tongue-and-groove flooring running in the north-south direction is consistent throughout the room.



Figure C112. Room 106 - Window sill without extension.

Baseboard
The typical plank baseboard measuring 11¾" tall with ¾"-wide quarter round lines the perimeter of the room.

Crown Molding
A typical cornice molding lines the perimeter of the ceiling and measures 3⅝" tall by 2¼" deep.

Walls and Ceiling
Both the walls and ceiling are finished with ½"-thick gypsum wallboard. Based on jamb extensions added behind the casings of the south doorway and east window, earlier wall finishes may remain behind the drywall on these walls.

Doorways
The room has two doorways, one on each of the south and east walls. The east doorway is described in the *Room 105 – Central Hall* section. The south doorway accesses Room 108 and holds a typical six-raised-horizontal panel door measuring 2'-9⅞" wide by 6'-9" tall by 1⅜" thick. The door is hung with two typical ball-pin hinges measuring 3½" tall and has a mortised lockset with typical 2¼"-wide by 7"-tall simple beveled rectangular escutcheon and a 2¼"-diameter crimped steel knob. Ghost marks in the paint suggest that a typical escutcheon with ears was previously installed.

The Room 107 sides of both doorways have lintel-cut plank board casings, but of non-typical sizes. The casing of the doorway to the hall (Room 105) measures 3½" wide by ¾" thick. The casing of the south doorway measures 4" wide by ¾" thick and has a modern applied perimeter band measuring ⅝" wide (*Fig. C115*). The south doorway casing is furred out ½" by a filler piece installed behind the door casing. A typical 6¾"-wide beveled wood threshold spans the base of both doorways.

Windows
One single-light fixed window on the east wall measures 2'-8" wide by 2'-9" tall (*Fig. C116*). The face of the bottom rail of the sash is beveled and appears to have previously been the top sash for a double-sash window. The window jambs have infilled pulley pockets; however, the window frame may have been moved from another location, as the current window is significantly lower than typical double-sash windows elsewhere in the house. The drawings for the 1990s work indicate that this window was to be moved from the west wall of the kitchen when that opening was restored



Figure C113. Room 107 - View looking east.



Figure C114. Room 107 - View looking west.

to its original height. A typical lintel-cut plank board casing measures 5½" wide by ¾" tall with a ¾" wood filler strip installed between the window frame and casing. The opening has no rounded sill, instead the casing wraps all four sides of the opening.



Figure C115. Room 107 - Non-typical casing with modern applied molding.



Figure C116. Room 107 - Fixed Single light window and casing.

Finishes
The walls are painted pale yellow. The ceiling, doors, and casings are all painted white. The wood flooring appears to have been sanded and lacks evidence of finishes.

Mechanical Systems
There is no evidence of any mechanical systems.

Electrical System
There is no evidence of any electrical system.

Plumbing System
Non-functional plumbing fixtures installed for interpretive purposes include a toilet and shower pipe on the north wall, and a wall-mounted sink on the south wall. The toilet measures about 2'-2½" overall from the wall by 1'-8½" wide at the tank and has a 1"-diameter galvanized supply pipe extending through the flooring (*Fig. C117*). The sink measures 1'-2" wide by 1'-5" deep and has a single chrome cold water faucet with cross-shaped handle (*Fig. C118*). A 1½"-diameter chrome-plated drain pipe extends to the wall beneath the sink and a 1" galvanized supply line passes through the floor. The drawings for the 1990s restoration indicate that this sink was relocated from the east closet of the master bedroom (*Fig. C126*) (*see Chronology pp. 26, 33*).

A shower with galvanized metal floor pan measuring 4'-10½" wide by 2'-6¾" deep spans the full width of the east end of the room (*Fig. C119*). A metal curb measuring 3¾" wide by 3" tall separates the shower from the rest of the bathroom, and the shower pan extends 8½" tall at the base of the surrounding walls. The floor of the shower is sloped to a false 2"-diameter central drain. A non-functional 1"-diameter galvanized pipe with valve is surface-mounted to the north wall of the shower. The pipe turns ninety degrees near the ceiling and extends to near the center of the shower before ending with a downward-facing elbow that empties into a galvanized bucket hanging from the pipe with holes in the underside (*Fig. C113*).

Fire Protection and Security
One concealed-head sprinkler is on the ceiling. The sprinkler head is hidden behind a plastic cover plate.

Other Features
A small wall-mounted mirror is above the sink on the south wall. West of the sink is a non-original towel bar that is secured to the wall with drywall screws (*Fig. C113*).



Figure C117. Room 107 - Toilet on north wall.



Figure C118. Room 107 - Wall-mounted sink on south wall.



Figure C119. Room 107 - Metal-lined shower pan. Note false drain at center.

Room 108 – Master Bedroom

Room 108 is the center bedroom on the east side of the house measuring 15'-0" north-south by 15'-5" east-west with a floor-to-ceiling height of 9'-9" tall (*Figs. C120-C123*).

Flooring

Typical 3¼"-wide tongue-and-groove flooring running in the north-south direction is consistent throughout the room.

Baseboard

The typical plank baseboard measuring 11¾" tall with ¾"-wide quarter round lines the perimeter of the room.

Crown Molding

A typical cornice molding lines the perimeter of the ceiling and measures 3⅝" tall by 2¼" deep.

Walls and Ceiling

Both the walls and ceiling are finished with ½"-thick gypsum wallboard. The interior of each closet is described in the *Closets* section.

Doorways

The room has four doorways, one on each of the north and west walls, and two on the south wall flanking the fireplace. The north and west doorways are described in the *Room 107 – Bathroom* and *Room 105 – Central Hall* sections, respectively.

Two nearly-identical doorways on the south wall access closets at each side of the fireplace (*Fig. C122*). Each doorway holds a six-raised-horizontal panel door hung with two 3"-tall, five-knuckle ball-pin hinges. Both doors measure 2'-0" wide and 1⅛" thick; however, the east door measures 5'-11½" tall while the west measures 5'-11¼" tall. The west door has been cut at an angle at the top, making the latch side 5'-11" tall. Hardware includes mortised locksets with typical simple beveled rectangular escutcheons measuring 2 ¼" wide by 7" tall with 2¼"-diameter crimped steel knobs.

All doorways have typical lintel-cut plank board casings measuring 5½" wide by ¾" thick. A typical 6¾"-wide beveled wood threshold spans the base of the north and west doorways.

Windows

A paired opening on the east wall consists of two 2'-8½" wide by 5'-5" tall one-over-one-light double-sash windows separated by a 6¼"-wide mullion (*Fig.*

C123). Each window opening has a typical finger lift on the lower sash and a sash lock at the meeting rail. Typical lintel-cut plank board window casings and aprons measure 5½" wide by ¾" thick and are paired with typical 1"-thick rounded sills.

Fireplace

A fireplace centered on the south wall has a wood mantel similar to those in Rooms 102 and 109 measuring 4'-4" tall overall by 4'-7 ½" wide (*Figs. C121, C122, C124*). A mantel shelf with rounded corners extends the length of the mantel and measures 9" deep by 1¼" thick with a rounded edge. Two turned pilasters flank the firebox, each resting on a 1'-0"-tall plinth. A scrolled bracket rests on the square capital of each pilaster, and a curvilinear frieze spans beneath the mantel shelf.

The firebox measures 2'-8" wide by 2'-1" tall and is framed by a reddish-brown and reddish-orange brick border laid in a running bond (*Fig. C124*). The brick above the firebox appears to have been reset or repointed and has non-matching dark grey mortar. The concrete hearth measures 4'-0" wide by 1'-0" deep and is bordered on three sides by a 5¾" wide by about ¾"-tall beveled wood trim piece. Above the mantel is a capped flue opening for the previous wood-burning stove installed by the Carters (*see Chronology p. 24-25, 33-34*).

Closets

The closet east of the fireplace measures 4'-7½" wide by 2'-7" deep and has walls and ceiling finished with original horizontal beaded board (*Figs. C125-C126*). The north, east, and west walls have early beaded board measuring 5¼" wide by ¾" thick, while the south wall has modern beaded board measuring 3⅛ " wide extending from the floor to a height of 6'-8" tall (*Fig. C125*). Quarter-round trim measuring ¾" wide lines the inside corners and ceiling. A hole remains for a previous ceramic lamp holder centered on the ceiling. A typical plank board casing measuring 5½" wide by ¾" thick is consistent on the inside of the closet doorway.



Figure C120. Room 108 - View looking northeast.



Figure C122. Room 108 - View looking south.



Figure C121. Room 108 - Southwest.



Figure C123. Room 108 - View looking east.



Figure C124. Room 108 - Overview of fireplace.

Based on historic documentation and shown in the HABS drawings, a doorway was opened in the south wall of the east closet allowing the closet to be shared by Rooms 108 and 109. The drawings also depict a wall-mounted sink on the west wall (*see Chronology p. 26*). Remaining evidence includes ghost marks on the wall and two filled holes in the floor for plumbing lines *(Fig. C126)*. The 1990s restoration drawings indicate that this sink was removed and reinstalled in the bathroom (Room 107) (*see Chronology p. 33*).

The western closet measures 4'-4¾" wide by 2'-7" deep and has walls and ceiling finished with the same early beaded board and quarter-round trim described in the eastern closet (*Fig. C127*). A likely-abandoned ceramic lamp holder is centered on the ceiling (*Fig. C128*). A typical plank board casing measuring 5½" wide by ¾" thick is consistent on the inside of the closet doorway.

Finishes

The walls are painted pale yellow. The ceiling, doors, and casings are all painted white. The wood flooring appears to have been sanded, and lacks evidence of finishes.

Mechanical Systems

There is no evidence of any mechanical systems.

Electrical System

A likely-abandoned ceramic lamp holder is centered in the ceiling of the west closet (*Fig. C128*). The east closet has a hole in the ceiling for a matching fixture.

Plumbing System

There is no evidence of any current plumbing system.



Figure C125. Room 108 - Southwest corner of east closet. Note water damage. Arrows indicate modern beaded board on south wall.



Figure C126. Room 108 - West side of east closet. Note patched holes in the flooring from previous plumbing for wall-mounted sink.

Fire Protection and Security
A wired smoke detector and two concealed-head sprinklers are on the ceiling. The sprinkler heads are hidden behind plastic cover plates. A motion sensor is mounted high in the southwest corner.

Other Features
An 8"-diameter flue opening above the fireplace on the south wall is covered with a metal plate (*Fig. C124*).



Figure C127. Room 108 - Overview of west closet.



Figure C128. Room 108 - Likely-abandoned lamp holder on ceiling of west closet.

Room 109 – Southeast Bedroom
Room 109 is the southeast bedroom adjacent to the living room (Room 101). The space measures 16'-3 ½" north-south by 13'-5" east west with a floor-to-ceiling height of 9'-9" tall (*Figs. C129-131*).

Flooring
Typical 3¼"-wide tongue-and-groove flooring running in the north-south direction is consistent throughout the room.

Baseboard
The typical plank baseboard measuring 11¾" tall with ¾"-wide quarter round lines the perimeter of the room.

Crown Molding
A typical cornice molding lines the perimeter of the ceiling and measures 3⅝" tall by 2¼" deep.

Walls and Ceiling
Both the walls and ceiling are finished with ½"-thick gypsum wallboard.

Doorways
The room has one doorway on the west wall accessing Room 101 that is described in the R*oom 101 – Living Room* section. The Room 109 side of the doorway has a typical lintel-cut plank board casing measuring 5½" wide by ¾" thick.

Windows
The south and east walls each have a single one-over-one-light double-sash window. The south window measures 3'-4½" wide by 5'-5" tall, while the east window measures 2'-8½" wide by 5'-5" tall. Both windows have typical lintel-cut plank board casings and aprons measuring 5¼" wide and



Figure C129. Room 108 - View looking northeast.

have typical rounded sills measuring 1" thick. Both windows have sash locks, and the east window has one sash lift; however, the south window is missing two sash lifts.

Fireplace

A fireplace centered on the north wall has a wood mantel similar to those in Rooms 102 and 108 measuring 4'-4" tall overall by 4'-6¾" wide. A mantel shelf with rounded corners extends the length of the mantel and measures 9¾" deep by 1¼" thick with a rounded edge (*Figs. C129, C132*). Two turned pilasters flank the firebox, each resting on a 1'-0"-tall plinth. A scrolled bracket rests on the square capital of each pilaster, and a curvilinear frieze spans beneath the mantel shelf.

The firebox measures 2'-8" wide by 2'-4¼" tall and the masonry around the opening has a parge coat (*Fig. C132*). The concrete hearth measures 4'-1¼" wide by 1'-2" deep and is bordered on three sides by a 1¾" wide by about ¾"-tall beveled wood trim piece.

Finishes

The walls are painted pale yellow. The ceiling, doors, and casings are all painted white. The wood flooring has a dark finish.

Mechanical Systems

There is no evidence of any mechanical systems.

Electrical System

There is no evidence of any electrical system.

Plumbing System

There is no evidence of any plumbing system.

Fire Protection and Security

A wired smoke detector and two concealed-head sprinklers are on the ceiling. The sprinkler heads are hidden behind plastic cover plates. A motion sensor is mounted high in the northwest corner.



Figure C130. Room 109- View looking southwest.



Figure C131. Room 109- View looking southeast.



Figure C132. Room 109- Overview of fireplace.

Condition Assessment

The Boyhood Home is in sound condition overall. Regular monitoring, cyclical maintenance, and sound conservation practices are cornerstones of a successful building preservation effort. The following conditions merit monitoring either because of localized material deterioration or stress, or because of risk due to vulnerable location or design/construction inadequacies. A suggested Monitoring Condition Checklist is included at the end of the *Recommendations for Further Enhancement* subsection (*see page 121*).

Exterior

Exterior - General

- In several locations, including window screens, porch flooring, and rear porch wall framing, it was observed that exterior elements have not been back primed, leaving them highly susceptible to moisture infiltration (*Figs. C133, C137*).



Figure C133. Example of exposed, unpainted wood on exterior, in this case at the north side of the rear porch.



Figure C134. Deteriorated weatherboard west of the doorway accessing the rear porch.



Figure C135. Deterioration at the eave on the north elevation.

- Although the house has had previous termite activity, no active infiltration was observed during the investigations for this report; however, many areas are concealed by finishes.

Foundation Piers

- The foundation piers appear to be in good condition; however, many of the piers exhibit poor-quality pointing.

Siding and Trim

- The weatherboard siding west of the doorway accessing the rear porch from the exterior exhibits rot (*Fig. C134*).
- Paint loss and rot was observed at the underside of the eave at the west end of the north elevation, as well as the west end of the south elevation (*Fig. C135*). Minor paint loss due to moisture was observed at the bottom edge of the eaves in several other locations around the perimeter of the roof.



Figure C136. Typical wood window screen. Gaps at edges and screen trim made up of multiple small pieces.



Figure C137. Example of wood window screen on north elevation. Note unpainted edge and poor fit.



Figure C139. Cracked and chipped pargeting on cheek wall of front porch steps. Both sides have similar conditions.

Windows

- The exterior screens currently installed do not adequately fit the window openings in many locations. Elements of the screens, such as the wood screen trim, are made up of multiple small pieces in some places, and lack mitered corners (*Figs. C136-C137*).

Front Porch

- The front porch screen material has been torn free of the framing elements in several locations. A tear nearest the screen door allows the porch to be unlocked from the outside.
- Porch screen framing rests directly on the floor surface, preventing water that passes through the screens to effectively drain (*Fig. C138*).
- Recent patches to the front porch floor use modern tongue-and-groove boards that have recesses at the backside which detract from the historic porch design.
- There is some minor cracking and deterioration of the parget coat on the two brick cheek walls (*Fig. C139*).



Figure C140. Localized area of deteriorated flooring at northern edge of rear porch.



Figure C138. Front porch screen framing is applied directly to the floor surface. Note also torn and detached screen material.



Figure C141. Water damage on ceiling of Room 102.



Figure C142. Water damage on gypsum wallboard beneath north window in Room 102.



Figure C143. Water damage at ceiling in east closet of Room 108.

Rear Porch

- A localized portion of porch flooring exhibits rot along the north edge, just west of the doorway accessing the porch from the steps (*Fig. C140*).

Interior

Flooring

- An area of flooring near the center of Room 104 has noticeable deflection when stepped upon. No obvious structural issues were observed in this area, and there did not appear to be any significant deterioration of the flooring.

Hardware

- In several locations, door hardware including hinges, latches, and locksets, are installed using non-historic Phillips head screws rather than slot-head screws appropriate for the interpretive period.

Walls and Ceilings

- Water damage is visible on the gypsum wallboard ceiling of the dining room (Room 102). The leak does not appear active (*Fig. C141*).
- A small area of water damage is below the north window of the dining room (Room 102) (*Fig. C142*). This leak is not thought to be active.
- The east closet in the master bedroom (Room 108) has an area of water damage from a previous leak at the southwest corner at the ceiling (*Fig. C143*).



Figure C144. The Jimmy Carter Boyhood Home as viewed from the southwest.

Character-Defining Features

Site

- The house's proximity to the road and adjacency to the original commissary and reconstructed tennis court, hen house, and privy.
- The use of sand as ground cover at the perimeter of the house.
- The open pasture west of the house.

Exterior

- The house's overall massing, with hip roof and engaged projecting gables near the center of the east and west elevations.
- The elevated first floor framing resting upon brick foundation piers.
- The stone piers and square wood posts supporting the front porch columns, as well as the stone infill walls beneath the front porch skirt.
- The weatherboard siding and plank corner boards.
- The 4x4 decorative brackets at both east and west gable projections and at the front shed dormer.
- The lintel-cut plank board exterior door and window casings in all locations.
- The sloped wood window sills in all locations.
- The one-light-over-three-raised-horizontal-panel exterior door on the south elevation.
- The two six-horizontal-raised-panel doors on the north elevation.
- The presence of screen doors on all exterior doorways, including their two-panel design.
- The one-over-one light double-sash wood windows.
- The historic design of the single-light fixed window in Room 107.
- The presence of two-light wood exterior screen sash on all operable windows.
- The engaged front screened porch, with square wood posts, beaded-board ceiling, wood skirts, and screen framing.
- The poured-in-place concrete porch steps accessing the porch from the south, as well as the associated brick cheek walls.
- The shed-roofed rear porch with screened upper portion and weatherboard-clad lower portion.
- The exposed roof and wall framing of the rear porch.

- The tongue-and-groove wood flooring of both porches.
- The wood-shingled hip roof and shed dormer of the main house and the shed-roofed rear porch.
- The exposed rafter tails and plank board eaves and roof rakes.
- The two stone chimneys extending from the east and west roof slopes.
- The paired louvered vents on the east and west gable projections and shed dormer.

Interior

- The interior plan, with living room and adjacent bedroom at the south end and central circulation corridor extending to the rear porch.
- The tongue-and-groove wood flooring throughout the house.
- The historic design of the typical plank baseboards with quarter round.
- The historic design of the crown molding potentially original to Room 101.
- The historic design of the typical lintel-cut plank board window and door casings.
- The early and original six-horizontal-raised-panel interior doors in all locations.
- The original ball-pin hinges in all locations.
- The early and original mortised locksets with either of the two identified escutcheon designs.
- The window hardware in all locations, including sash lifts and locks, as well as hardware required for operation, such as pulleys and sash weights.
- The ability for windows to be opened for ventilation.
- All elements of the brick fireplace mantel, firebox, tile hearth, and wood mantel shelf in Room 101.
- All elements of the three matching fireplaces in Rooms 102, 108, and 109, including the wood mantelpieces, concrete hearths, and fireboxes.
- The original beaded-board interiors of all closets, with quarter-round trim at corners and ceiling. These interiors are thought to represent the original appearance of all interior spaces.
- Any examples of original beaded-board wall cladding or other historic materials that may remain behind the current gypsum wallboard. The concealed historic materials may have early finishes applied and may also have ghost marks providing evidence of previous interior elements, such as moldings.
- The composite wood panel ceiling in the pantry closet in Room 104, which though not original, is the last remaining example of this ceiling type.
- The historic location of the bathroom and placement of fixtures as well as the wall-mounted sink thought to have been moved from the east closet of Room 108.

Significance and Integrity

National Register of Historic Places

The National Register of Historic Places is the official list of the nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966 and overseen by the National Park Service, it is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.[178]

The significance evaluation identifies the important historical associations of a property and comments on its architectural, archeological, and social value as they relate to the National Register. A property's significance is tied to a discrete period of time in which its important contributions were made, and to relevant national, state, and local historic contexts.

Significance Criteria

In order for a property to be eligible for inclusion in the National Register, it must possess significance under at least one of four criteria. The Criteria for Evaluation for listing state:

> The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:
>
> A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
>
> B. That are associated with the lives of persons significant in our past; or
>
> C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
>
> D. That has yielded, or may be likely to yield, information important in prehistory or history.
>
> *Criteria Considerations*
> Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:
>
> a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
>
> b. A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
>
> c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or
>
> d. A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
>
> e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
>
> f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or

178. National Park Service, "National Register of Historic Places." https://www.nps.gov/subjects/nationalregister/index.htm.

> g. A property achieving significance within the past 50 years if it is of exceptional importance.[179]

National Register Status of the Jimmy Carter Boyhood Home

The Jimmy Carter National Historic Site was administratively listed on the National Register when the Site was established by Congress on December 23, 1987, by Public Law 100-206. Four noncontiguous properties were incorporated into the park unit: the Plains Depot, Plains High School, Carter Home and Garden (the Carter's 1960s present-day residence in Plains), and the Jimmy Carter Boyhood Home. The 1984 National Register Plains Historic District was also included in the new park.

The enabling legislation for the park allowed for the purchase of the Boyhood Home; however, ongoing negotiations with the owner delayed acquisition of the property until 1994, as discussed in the *Context* chapter of this HSR.

Additional documentation was assembled in May of 1998 to provide "documentation for the park listing by establishing historic contexts and defining a period of significance," but not submitted. It was expanded and submitted in April of 2014 and approved on April 24, 2015.[180]

Two National Register criteria were selected as applicable: "A. Property is associated with events that have made a significant contribution to the broad patterns of our history," and "B. Property is associated with the lives of persons significant in our past." Areas of significance are listed as agriculture, architecture, community planning and development, education, exploration/settlement, and politics/government. The Boyhood Home is listed as a contributing structure within the Boyhood Farm complex.[181]

The findings of this HSR concur with those of the National Register documentation. The Boyhood Home, as part of the Boyhood Farm, meets Criterion A and contributes to the broad patterns of history as a good example of a rural Depression-era southern farm and the tenant farming system. It meets Criterion B as the park's preeminent resource present during Jimmy Carter's formative years. The resource survives with sufficient integrity to convey its historic associations.

Period of Significance

The additional documentation lists the period of significance as 1921-2014. The end date reflects only the year in which the documentation was submitted, although the written justification explains that the actual period of significance extends to encompass President Carter's lifespan.[182]

As Carter was born in 1921, the Boyhood Home was constructed ca. 1922, and the Carter family lived in the house from 1928 to 1949, the resource fits cleanly within the defined period. The house is interpreted to 1937, after the installation of indoor plumbing, but before electricity was added.

Assessment of Integrity

An assessment of integrity is to be based on an evaluation of the existence and condition of the physical features that date to a property's period of significance, taking into consideration the degree to which the qualities of integrity are present. The *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* defines integrity as "the ability of a property to convey its significance."[183]

The property must retain the essential physical features that enable it to convey its historical significance, those features that define both why a property is significant (National Register criteria) and when it was significant (period of significance).[184]

The seven aspects of integrity as defined in the National Register Criteria for Evaluation are location, design, setting, materials, workmanship, feeling, and association. These are explained in *Bulletin 15:*

179. Code of Federal Regulations, Title 36, Part 60, "The National Register Criteria for Evaluation" (36 CFR Part 60).
180. Jill K. Hanson, "Jimmy Carter National Historic Site; Additional Documentation," National Register of Historic Places unsigned form (not submitted), 1998, section 7, p. 1; Jeager and LaBrie, "Jimmy Carter National Historic Site; Additional Documentation," cover and p. 37.
181. Jeager and LaBrie, pp. 15-16.
182. Ibid. It should be noted that the Plains Historic District has its distinct period of significance extending from the late 19th century to the early 20th century.
183. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, (Washington, D.C.: National Park Service, National Register of Historic Places, 1990, revised 1997). pp. 44– 45.
184. Ibid.

> Location is the place where the historic property was constructed or the place where the historic event occurred. . . . Design is the combination of elements that create the form, plan, space, structure, and style of a property. . . . Setting is the physical environment of a historic property. . . . Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. . . . Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. . . . Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. . . . Association is the direct link between an important historic event or person and a historic property.[185]

JKOA investigations and evaluations for this HSR include assessments of the historic integrity of the Boyhood Home within the context of its contribution to the Jimmy Carter NHS.

Integrity of Location
The Boyhood Home retains a high degree of integrity of location, remaining on the site where originally constructed.

Integrity of Design
The Boyhood Home retains a high degree of integrity of design, including overall original form, plan, space, structure, and style.

Integrity of Setting
The Boyhood Home retains a high degree of integrity of setting. The house is part of the Boyhood Farm complex, which has also been restored to its 1937 appearance based chiefly on the recollections of Jimmy Carter. Protective easements acquired in 1994 protect important historic vistas.

Integrity of Materials and Workmanship
The Boyhood Home retains integrity of materials and workmanship because a significant amount of original material remains. Some new materials added in the 1990s detract from the integrity by introducing features not known to have existed during Jimmy Carter's time there, or by changing features documented as present during that time.

Integrity of Feeling
The Boyhood Home retains a high degree of integrity of feeling. The structure was originally built as a residence and is interpreted as that house. Alterations do not significantly affect the integrity of feeling the house evokes.

Integrity of Association
The Boyhood Home retains a high degree of integrity of association within the context of the larger Boyhood Farm complex and National Register criterion A. The farm is a good example of a rural Depression-era southern farm and the tenant farming system.

The Boyhood Home also retains a high degree of integrity of association under criterion B. It is the park's best resource for interpreting the childhood of Jimmy Carter.

185. Ibid.

Part II: Treatment and Use

Requirements for Treatment and Use

The treatment and use of all historic properties maintained by the NPS are guided by federal laws and regulations as well as NPS policies, directives, and functional requirements. In addition to protecting cultural resources, they address safety, fire protection, energy conservation, handicapped access, and abatement of hazardous materials. If rigidly interpreted, some of these requirements may be contradictory or at cross purposes. Any treatment must be carefully considered to ensure that the historic fabric of the structure is preserved.

The National Historic Preservation Act

The 1966 National Historic Preservation Act (NHPA), as amended, establishes programs for the preservation of historic and cultural properties, including buildings, landscapes, and archeological sites. Its implementation has established laws and authorities that are binding on the NPS.

Section 106

Section 106 of the NHPA requires a consultative process prior to any federal agency undertaking, or federal involvement in an undertaking, that might affect historic properties listed or eligible for listing in the National Register of Historic Places. The regulations are codified at 36 CFR Part 800, "Protection of Historic Properties." The agency must initiate consultation; identify and evaluate historic properties; assess effects to historic properties; take steps to avoid, minimize, or mitigate adverse effects; and give the Advisory Council on Historic Preservation "a reasonable opportunity to comment with regard to such undertaking."



Figure II-1. The Jimmy Carter Boyhood Home viewed from the southwest.

Section 106 strives to ensure that all interested parties have a voice in the preservation of our nation's cultural heritage. The published regulations require, among other things, consultation with State Historic Preservation Officers (SHPOs)and other appropriate parties, which may include local governments, government or nongovernment applicants, Tribal Historic Preservation Officers (THPOs) and tribal leaders, other parties, the general public, and the Advisory Council.

The regulations establish criteria under which the Advisory Council may comment, but the vast majority of federal undertakings do not involve Advisory Council review.

A programmatic agreement among the Advisory Council for Historic Preservation, the National Council of State Historic Preservation Officers, and the NPS expedites the Section 106 review process. With certain conditions, routine repairs and maintenance that do not alter the appearance of the historic structure or involve widespread or total replacement of historic features or materials are not subject to review outside the NPS.

Director's Order 28

Director's Order 28 is the NPS Cultural Resources Management Guideline, which requires planning for the protection of cultural resources on park property.

The Secretary of the Interior's Standards

The Secretary of the Interior's Standards for the Treatment of Historic Properties articulate best practices for protecting a wide range of historic properties. They provide a philosophical rationale for historic preservation that is almost universally accepted in the United States and applies to a wide variety of resource types, including buildings, sites, structures, objects, and districts. Revised in 2017, the standards are codified at 36 CFR Part 68.

They describe four broad approaches to the treatment and use of historic properties in hierarchical order: Preservation, Rehabilitation, Restoration, and Reconstruction. Definitions of each of these treatments can be found in the *Alternatives for Treatment and Use* subsection.

Americans with Disabilities Act of 1990 and Architectural Barriers Act of 1968

The 1990 Americans with Disabilities Act (ADA) establishes comprehensive civil rights protection for disabled Americans, both in employment and their right to free, unaided access to public buildings. While people with restricted mobility have most benefited, protection extends to those with impaired vision, hearing, or other disabilities.

The 1968 Architectural Barriers Act (ABA) applies to facilities designed, built, altered, or leased with certain federal funds. The law is intended to provide unaided access to federal buildings. While people with restricted mobility have most benefited, protection extends to those with impaired vision or hearing or other disabilities.

Requirements for full compliance with ADA and ABA regulations are extensive and easiest to apply to new construction. Full compliance for historic buildings is more difficult. When a project would require significant alterations to their historic character, the regulations authorize a process for arriving at alternatives that can preserve historic character while maximizing disabled visitors' access to the building.

Director's Order 42

Director's Order 42 concerns the NPS goal to ensure that all people have the highest level of accessibility that is reasonable to NPS programs, facilities, and services in conformance with relevant regulations and standards. The level of accessibility to be provided will be consistent with the obligation to conserve park resources and preserve the quality of the park's experience. A fundamental principal of the order is to "seek to provide the highest level of accessibility that is reasonable, and not simply provide the minimum level that is required by law. Consequently, managers are encouraged to exceed the requirements for visitor accessibility through innovative techniques and partnerships whenever possible and reasonable."

The five objectives of the Director's Order are:

- Incorporate the long range goal of providing the highest level of accessibility that is



Figure II-2. The Jimmy Carter Boyhood Home viewed from the west.

reasonable for people of all abilities in all facilities, programs, and services, instead of providing "separate" or "special" programs;

- Implement this goal within the daily operation of the NPS, its policies, organizational relationships, and implementation strategies;
- Provide further guidance and direction regarding the NPS interpretation of laws and policies;
- Establish a framework for the effective implementation of actions necessary to achieve the highest level of accessibility that is reasonable; and,
- Ensure the implementation of "universal design" principles within the national park system.

Building Code Requirements

Treatment of the Boyhood Home may be guided by the following codes:

- International Building Code (IBC), 2018
- International Existing Building Code (IEBC), 2018
- International Energy Conservation Code (IECC), 2018
- International Plumbing Code (IPC)
- National Electrical Safety Code (NESC)
- National Fire Protection Association (NFPA) Code 914
- NPS Guiding Principles of Sustainable Design

The NPS is not legally bound to local or state building codes. The 2018 IBC and its appendices, as well as the 2018 IEBC with appendices and Resource A, are currently referenced by the NPS Denver Service Center for design and construction.

The National Fire Protection Association (NFPA) has promulgated codes for historic buildings, most notably NFPA 909, “Code for the Protection of Cultural Resources Properties - Museums, Libraries, and Places of Worship,” and NFPA 914, “Code for Fire Protection of Historic Structures.” As a matter of policy, NPS provides a reasonable level of fire protection for all historic buildings and structures.[186]

186. NPS Structural Fire Reference Manual 58, 2015, https://www.nps.gov/subjects/fire/upload/reference-manual-58.pdf. In addition, HSR reviewer Mark Slater recommends consulting with the NPS Branch Chief of Structural Fire

Threats to public health and safety must be eliminated, but alternative ways to prevent them are always sought when full code compliance would needlessly compromise the integrity of a historic building.

Abatement of Hazardous Materials

The house was constructed in an era when hazardous materials such as lead-based paint and asbestos were commonly used. Asbestos, considered a miracle product for decades, was used as an additive to provide fireproof qualities and additional strength to a wide variety of building materials through the late 1970s. Examples of building materials commonly containing asbestos include, but are not limited to:

- Plaster
- Flooring tiles and tile mastic or grout
- Insulation
- Gypsum wallboard
- Mortar
- Acoustic ceiling tiles
- Electrical wire insulation

If left undisturbed, lead-based paint and asbestos-containing materials pose no threat to building occupants. However, appropriate abatement measures should precede any future work on building elements suspected to contain hazardous materials.

NPS Management Policies

NPS General Management Policies (2006), especially chapter 5, "Cultural Resource Management," guide its oversight of historic properties. Based on the authority of some nineteen Acts of Congress and many more Executive Orders and regulations, these policies require planning to ensure that decision-making and priority-setting processes integrate information about cultural resources and consultation and collaboration with outside entities. They also support good stewardship to ensure that cultural resources are preserved and protected, receive appropriate treatments (including maintenance), and are made available for public understanding and enjoyment.

located at the National Interagency Fire Center (NIFC) in Boise, Idaho regarding the requirements of fire protection for this historic structure. NPS Regional Structural Fire Managers (RSFMs) are also responsible for NPS structural fire program management within their regions should also be consulted.



Figure II-3. The Jimmy Carter Boyhood Home viewed from the northeast.

Section 5.3.5, Treatment of Cultural Resources

This section of NPS General Management Policies provides specific directives, including a stipulation that "the preservation of cultural resources in their existing states will always receive first consideration."

It also states:

> ... treatments entailing greater intervention will not proceed without the consideration of interpretive alternatives.... Pending treatment decisions reached through the planning process, all resources will be protected and preserved in their existing states. Except for emergencies that threaten irreparable loss without immediate action, no treatment project will be undertaken unless supported by an approved planning document appropriate to the proposed action. (p. 50)

The park's *Long Range Interpretive Plan* (LRIP) is an example of an approved planning document. HSRs and CLRs are intended to inform the planning process.

Park Planning Documents Addressing Treatment of the Boyhood Home

The 1993 General Management Plan

Initial management planning for the park began in 1988, culminating in a *General Management Plan* (GMP) published in September of 1993. The stated objective is "To restore the boyhood home and commissary to the 1930–41 period and preserve other structures and grounds. To protect the rural agricultural scene visible from the boyhood home and the corridor from U.S. 280 to the boyhood home."[187] Specific plans for the boyhood home include, "ranger- or volunteer-guided tours of the restored and minimally refurnished home and the restored commissary. The home will be staffed and furnished only with selected pieces that might be used as props in interpretative presentations, such as a radio like Jimmy Carter listened to as a boy. Interpretation in the home will include recorded messages. The historic integrity of the house and commissary will not be compromised, and no major alterations are contemplated. The home will be interpreted as it was ca. 1936 (before the Rural Electrification Act). There will be wayside exhibits and message repeaters in some areas."[188]

The GMP notes the need for a parkwide historic resource study, ethnographic study, and oral history program. Specific to the boyhood home, it calls for a CLR, an HSR, and a historic furnishings plan, saying specifically that the CLR "will be accomplished before substantial work is undertaken (other than routine maintenance)."[189] It also more generally states the need to study the "various overlapping and confusing historic district jurisdictions (National Register of Historic Places, national historic site, national preservation district, local preservation district, preservation easements, etc.)," and generate recommendations for "more concise and easily understood boundaries."[190]

The 1998 Cultural Landscape Inventory Draft (CLI)

A CLI draft was completed in 1998, though never finalized or approved. A CLR for the Boyhood Home has not been prepared. The CLI draft includes the following statement of landscape significance.[191]

> The Jimmy Carter Boyhood Home is considered a potentially significant component landscape within JICA. The rural, vernacular cultural landscape provides a context within which southern rural agriculture in the 1930s influenced a future president by exposing him to many components of a farm landscape that contributed to his beliefs and lifestyle as an adult.
>
> The farm is a representative example of a prosperous southern farm of the early twentieth century that participated in the tenant/sharecropping system of agriculture which largely disappeared from the region with the advent of World War II. Mr. Earl Carter, Sr., grew cotton, corn, peanuts, pecans, and various other row crops when land was worked with mule teams, cotton was picked by hand, and domesticated animals were raised for meat and dairy products.[192]

187. *Jimmy Carter National Historic Site and Preservation District General Management Plan*, p. 11.

188. Ibid., p. 25. The interpretation date would later change to 1937.
189. Ibid., pp. 46-47.
190. Ibid., p. 45.
191. Ibid., p. 46. A final copy of the CLI may exist. The authors were only provided with a draft version dated March of 1998.
192. Hitchcock, Goetcheus, and Lawliss, *Jimmy Carter Boyhood Home Cultural Landscape Inventory*, pp. 25-26.

The CLI noted that existing documentation was not sufficient for evaluation of historical significance or the development of strategies for treatment. It also noted the need for a CLR.[193]

The 2013 Foundation Document

Compiled in March of 2013, the *Foundation Document* identifies the purpose of the National Historic Site as "to benefit, inspire, and educate present and future generations of people by interpreting the broad stories of Jimmy Carter's life, preserving the resources associated with those stories, presenting the history and evolution of Plains as a small rural Georgia town and its influence on Jimmy Carter, and interpreting Jimmy and Rosalynn Carter's impact on the global community."[194] The document identifies several interpretative themes, including several pertinent to the boyhood home:

- Jimmy Carter's experiences, from his roots as a farm boy experiencing solar energy to his service as an officer on a nuclear submarine, formed the basis of his leadership regarding the nation's energy policies.
- Jimmy Carter understood the importance of partnerships and community support from his early boyhood experiences into his adult business operations, political career, and global initiatives. Local partnerships, including fundraising and financing, have been critical to the creation, development, and management of the national historic site.
- Life in rural Georgia during the 1930s shaped Jimmy and Rosalynn Carter's attitudes, work ethic, family, spiritual, and community viewpoints.
- The life stories of President and Mrs. Carter can inspire and motivate visitors to positively contribute to society in their own unique ways.
- The environment and community of Plains, Georgia, represent the history of a small southern town in relation to transportation trends and the growth of the railroad in southwest Georgia.
- The environment and community of Archery and Plains, Georgia, shaped the Carter nuclear and extended family and eloquently illustrated the individual's and community's attempts to engage longstanding questions of human rights, race, and religion.[195]

The *Foundation Document* also addresses threats and opportunities specifically for the boyhood home. Threats include the environmental impact of train traffic and associated vibrations; the impact of insects, rodents, and pests to the integrity of the structures; inadequate fire protection/suppression; and vandalism, trespass, and theft. Opportunities include the potential to enhance visitor education and experience, to enhance the relationship with the Department of Education and provide teacher training, and to expand education programs and outreach. A CLR is listed as a planning need.[196]

The 2020 Long-Range Interpretive Plan

Finished in spring of 2020, the *Jimmy Carter National Historic Site Long-Range Interpretive Plan* identifies ways in which the visitor experience can be improved at the Boyhood Farm:

> While self-discovery will continue to be the primary interpretive technique to reveal the many different stories associated with the Boyhood Farm, the park will add a variety of features and elements to stimulate visitor interest and invite them to explore some of the buildings and/or areas that they may never have seen before. Updating the brochure to include a map-based self-guided experience, will encourage visitors to explore the entire farm and go to the Carter home, commissary,

193. Ibid., pp. 29-30.
194. *Jimmy Carter National Historic Site Foundation Document*, p. 3.
195. Ibid., pp. 5-6.
196. Ibid., pp. 14, 36.



Figure II-4. The Jimmy Carter Boyhood Home viewed from the south.

and Clark home. Improved wayfinding and wayside or outdoor exhibits throughout the site will help orient visitors and provide needed context for how life on the farm influenced Jimmy Carter's adult world view and motivations....

Modifying the barriers, when possible and appropriate, within the three primary structures will open the spaces and provide visitors with more access. The park will continue to develop audience-centered activities to create a more interactive and engaging experience to share the stories of the Carter family's relationships with the community of Archery, share cropping, the importance of the Clarks, and life on the farm during the Great Depression.

Emphasizing informal interpretation over structured formal programming will allow visitors to determine the depth of "resource immersion" they wish to pursue. To avoid effects of intense, summer heat, brief impromptu or "pop up" programs near the boyhood home or on the porch would be preferable to long walking tours for both visitors and staff. Using appropriate safety measures, the daily period dress/living history demonstrations and interpretation may be updated to include opportunities for visitors to work in the garden or use farm tools and implements like the corn grinder and plow. These types of interactive and engaging experiences will actually allow visitors to understand how labor intensive the work was. To entice more local and regional visitors, the park will continue to host and organize Old Farm Day in the spring and will consider how to diversify the stories told using period dress/living history interpretation.[197]

197. *Jimmy Carter National Historic Site Long-Range Interpretive Plan* (National Park Service, Interior Region 2), 2020, p. 14.

Ultimate Treatment and Use

This chapter presents the Ultimate Treatment and Use, introduced by the NPS Alternatives considered.

Alternatives for Treatment and Use

The United States Department of the Interior is responsible for establishing professional standards and providing advice on the preservation and protection of all cultural resources listed in or eligible for listing in the National Register of Historic Places. Accordingly, NPS developed The Secretary of the Interior's Standards for the Treatment of Historic Properties ("Secretary's Standards," or "Standards"), which are intended to be applied to a wide variety of resource types, including buildings, sites, structures, objects, and districts.[198]

The Standards address four treatments: preservation, rehabilitation, restoration, and reconstruction. These are neither technical nor prescriptive, but are intended to promote responsible preservation practices.[199] The NPS defines the four major treatments as follows:

> ***Preservation*** is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical,

198. The Standards were developed in 1978, updated in 1983 and again in 1995 before the most recent 2017 revisions. They are codified at 36 CFR Part 68.

199. Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties, with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* (Washington, DC: National Park Service, Technical Preservation Services, rev. 2017).



Figure II-5. Southeast corner of the Boyhood Home.

electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.[200]

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.[201]

Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.[202]

Reconstruction is defined as the act or process of depicting by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.[203]

Ultimate Treatment and Use

For the Jimmy Carter Boyhood Home, the NPS administratively determined Management Category is "Must Be Preserved and Maintained," and the Ultimate Treatment is ***Preservation***. This treatment allows for the efforts necessary to preserve, maintain, and repair historic materials and features, and permits minor modifications as needed to address new information regarding historic integrity and to meet the needs of contemporary interpretation. The ***Preservation*** treatment retains historic features, permits removal of non-historic features, and allows selective restoration of character-defining elements where missing or altered, when appropriate archival or physical documentation is available.

200. **Preservation** Treatment Standards, www.nps.gov/tps/standards/four-treatments/treatment-preservation.htm.
201. **Rehabilitation** Treatment Standards, www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm.
202. **Restoration** Treatment Standards, www.nps.gov/tps/standards/four-treatments/treatment-restoration.htm.
203. **Reconstruction** Treatment Standards, www.nps.gov/tps/standards/four-treatments/treatment-reconstruction.htm.

The other three treatment approaches are less applicable to the Boyhood Home. ***Rehabilitation*** focuses on work towards a compatible use for a property, whereas the Boyhood Home is to retain its current use. ***Restoration***, which would return the house to its appearance during the period of significance, was the treatment approach in the 1990s project and was largely achieved. ***Reconstruction*** does not apply as the house is in place.

The recommended ***Preservation*** treatment for the Boyhood Home takes into account previous work on the house after NPS acquisition in 1994.

The park's earliest management document, the 1987 *Interpretive Prospectus*, called for the Boyhood Home to be restored, minimally furnished, and opened to the public as a house museum interpreting Jimmy Carter's childhood. The 1993 *General Management Plan* further specified that the house be interpreted after indoor plumbing was installed, but before electricity. The park began a comprehensive restoration in 1996 and the house was opened to the public in 2000. Few alterations have been made since that time.

Later management documents have identified additional interpretative opportunities for the house, but the intended use as a house museum and its stated management category have not changed.

JKOA recommendations determined during the investigations and assessments for this HSR for achieving the NPS administratively determined treatment of ***Preservation*** are found in the *Recommendations for Achieving Ultimate Treatment and Use* chapter that follows, and further addressed in the *Recommendations for Further Enhancement* subsection.

A summary of the recommended ultimate treatments and uses is as follows:

• The NPS administratively determined management category for the interior and exterior of the Boyhood Home is "Must be Preserved and Maintained." The treatment recommendations in this report continue the established Ultimate Treatment of Preservation. Specific measures that follow The Secretary of the Interior's Standards for Preservation are discussed in this report.



Figure II-6. Oblique view of the Boyhood Home from the southwest.

• ***The recommended ultimate use of the Boyhood Home is continuation as a historic house museum interpreting the boyhood of former President Jimmy Carter, as determined in the 1993 General Management Plan.***

• ***The Recommendations for Further Enhancement subsection provides actions to enhance the representation of the house in its 1937 period of interpretation.***

Standards for Preservation Treatment

The Secretary of the Interior's Standards include individual standards addressing each of the four treatments. The *Standards for Preservation* are to be applied taking into consideration the economic and technical feasibility of each project. They are as follows:

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.[204]

204. Preservation Treatment Standards, https://www.nps.gov/tps/standards/four-treatments/treatment-preservation.htm.

Recommendations for Achieving Ultimate Treatment and Use

The Recommended Ultimate Treatment is Preservation of the Boyhood Home to the 1937 period of significance. The Recommended Ultimate Use is as a historic house museum. This treatment and use have been administratively determined by the National Park Service.

Guidelines for Treatment

Recommendations have been formulated based on the guidelines provided by The Secretary of the Interior's Standards for Preservation and reflect the administratively determined ultimate treatment. The full list of Preservation standards are provided in the *Ultimate Treatment and Use* chapter. Other guiding documents are outlined in the *Requirements for Treatment and Use* chapter.

Recommendations that further enhance the ultimate treatment of Preservation are based on the findings of this HSR and are included in the *Further Enhancement* subsection at the end of this chapter. That discussion includes recommendations for restoring missing or compromised features, performing additional studies, and addressing matters relating to interpretation of the resource.

Implementation of the recommendations provided by this report should adhere to the following guidelines:

- Undertake all work in compliance with The Secretary of the Interior's Standards for Preservation.
- Retain the historic character of the building and its surroundings by protecting the building and significant site features.
- Ensure that any proposed new elements or construction are compatible with the historic character of the building and site.
- Protect adjacent natural resources during construction projects.
- Document through photography, written narratives, and detailed as-built drawings, all changes and treatments to the building and its immediate site. Maintain records of treatments and preserve documentation according to professional archival standards. Maintain a copy of these records in NPS archives.
- Retain features and materials of both the exterior and interior of the building that survive from the period of significance to the greatest extent possible.
- Incorporate sustainable design principles in future projects that respect preservation principles.

Recommendations

The actions recommended below are organized by feature and are intended to provide a conceptual framework for achieving the recommended ultimate treatment and use. They do not and are not intended to provide the detailed guidance of architectural/ engineering plans and specifications.

Site Features

Observations

The larger house site includes the original commissary building and reconstructed windmill, tennis court, hen house, and privy. The house is contained within the Jimmy Carter Boyhood Farm section of the park, which currently does not benefit from a CLR to guide site treatment. The 1998 CLI for the farm exists only in draft form.

A large shrub centered on the western bay of the front porch has grown above the height of the eaves and is holding moisture against porch and roof decking elements (*Fig. II-7*).

Although the use of sand as ground cover around the house is not unexpected for what was historically a swept yard, the coloration and



Figure II-7. Shrub at south elevation holding moisture against the building.

consistency of the sand presently used appear to indicate mason's sand that is whiter and finer than what would be expected. Interviews with Jimmy Carter mention that the sand was sourced from an area west of Hugh Carter's house (*see Chronology of Development and Use, p. 34*).

Recommendations

- Prepare a CLR to inform future planning and design. See recommendation for preparation of a CLR in the *Further Enhancement* subsection at the end of this chapter.
- In concert with the historic interpretation of the Boyhood Home and CLR when completed, prune the shrub at the west end of the south elevation to avoid contact and potential damage to the building and to the extent feasible to promote airflow to building elements.
- Identify the sand of the Hugh Carter property, and if significantly different than the sand added at the Boyhood Home, replace.

Relevant NPS Preservation Briefs

- Preservation Brief 36: *Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes*

Exterior Features

Masonry

Observations

The brick masonry foundation piers at the perimeter of the house appear to be in good condition; however, the quality of the laying and pointing of the brick piers is fair to poor, reportedly the work of convict labor being used during the restoration.

The stone piers and infill walls at the front porch appear to be in good condition. Vestiges of previous brown paint dating from the Downer era remain in some areas.

The pargeted top cap of the cheek walls at the porch steps exhibit minor cracking and chipping.

The two stone chimneys exhibit relatively heavy soiling and would benefit from cleaning (*Fig. II-8*). See general guidelines for masonry cleaning below.

Recommendations

- Regularly monitor brick and stone elements for open mortar joints, new or worsening cracks, and loose or displaced units, and plan for repairs/repointing accordingly.
- Prior to any repointing campaign, perform professional mortar analysis to formulate visual and performance characteristics matching the historic mortar. Ensure that



Figure II-8. Typical soiling on stone chimneys. Note flashing detail at base, presumably a pitch basin.

mortar samples are taken from areas known to contain original material.

- Ensure that electric saws and grinders are not used to remove mortar from historic masonry. These tools are imprecise and pose a high risk of damage to historic material. Repointing should be performed by skilled masons with experience working with historic buildings. Appropriate methods of mortar removal include the use of hand tools or a combination of hand tools and small pneumatic chisels.
- Repair minor damage to the parge coat on the horizontal top surface of the two cheek walls flanking the front porch steps using an appropriate patching mortar formula matching the surrounding material and supported by the results of professional mortar analysis.
- Test a wide range of cleaning methods and materials before choosing the gentlest effective method.
- Always test cleaning methods in a small, inconspicuous area to gauge effectiveness.
- Test cleaning methods by progressing from the gentlest solution, such as presoaking with warm water, to mild non-ionic detergents, and finally to more aggressive commercial cleaners as necessary to remove soiling or staining. All methods should be agitated with a soft, natural bristle brush to prevent damaging the surface of the material being cleaned.
- Clean masonry elements using the lowest level of abrasion and mildest cleaning solution possible while achieving the desired results.
- Ensure that pressure washing with water is performed at a low psi (garden hose level up to about 300-400psi) with a fan-tip nozzle and a minimum distance of several feet from nozzle tip to masonry surface.
- Prohibit use of high-pressure washing (in excess of 400 psi) to clean historic masonry. The pressure exerted on the surface by a pressure washer can result in damage or loss of material, and also exposes historic materials to large volumes of water.
- Blasting with hard material (sand, nutshells, glass beads, etc.) should never be considered as an option for cleaning or removing coatings from masonry.

Relevant NPS Preservation Briefs:

- Preservation Brief 1: *Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings*
- Preservation Brief 2: *Repointing Mortar Joints in Historic Masonry Buildings*
- Preservation Brief 6: *Dangers of Abrasive Cleaning*

Wood Elements

Observations

The majority of the house's exposed exterior surfaces are painted wood. Appropriate maintenance and treatment of wood elements is one of the most critical considerations in protecting the historic structure.

Recommendations

- Maintain protective coatings on exterior face of all wood elements, including weatherboard siding, exterior doors, window sash and casings, eaves, dormers, porch framing, and underside of the exposed roof deck. Recommendations unique to treatment of wood windows and doors can be found in their respective subsections.
- Prepare surface appropriately to achieve a sound protective coating. Painted surfaces should be scraped to remove loose paint, the edges feathered, and sound paint cleaned of dirt, oil, and moisture before repainting. Clean painted wood surfaces using mild detergents and a natural bristle brush.
- Ensure that pressure washing with water is performed at a low psi (garden hose level up to about 300-400psi) with a fan-tip nozzle and a minimum distance of several feet from nozzle tip to wood surface.
- Prohibit use of high-pressure washing (in excess of 400 psi) to clean wood. The pressure exerted on the surface by a pressure washer can result in damage or loss of material, and also exposes historic materials to large volumes of water.
- Follow manufacturer's instructions for chosen coating and stay within one system, as paint formulations are frequently evolving.
- Ensure that replacement material and patches are primed on all six faces to maximize the life of the wood and applied coatings by sealing it from moisture.

- Use more durable species of wood or treated wood in areas exposed to moisture. Considering the difference in quality between early 20th-century woods and those available today, it is not always preferable to match the existing wood species.
- Ensure that replacement material is installed such that it integrates well with early material. For example, while it is generally preferred to retain as much early material as possible when making repairs, the use of very small pieces is not advisable in areas commonly exposed to moisture (*Fig. II-9*).
- Retain all elements of historic exterior trim as identified in the *Physical Description* chapter. Replacement of historic trim elements should be performed only when there is no alternative. New elements should be in-kind replacements matching the historic dimensions and profiles.
- A temporary metal patch in the trim of the south shed dormer should be repaired with an in-kind replacement board according to the considerations outlined above (*Fig. II-10*).



Figure II-9. Small replacement section of dormer rake board with open seam at early material.



Figure II-10. Metal patch at base of south dormer.

Relevant NPS Preservation Briefs

- Preservation Brief 1: *Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings*
- Preservation Brief 6: *Dangers of Abrasive Cleaning*
- Preservation Brief 10: *Exterior Paint Problems on Historic Woodwork*
- Preservation Brief 39: *Controlling Unwanted Moisture in Historic Buildings*

Historic Windows and Doors

Observations

The house apparently retains its original wood exterior doors and one-over-one light double-sash windows. The 1996 restoration called for select window sash to be relocated, and one infilled window to be restored on the north wall of Room 104; however, the vast majority of window sash are thought to be in their original locations.

Modern reproduction screens have been installed on the exterior and most windows appear to be in operable condition, having pulleys, sash cords, and the majority of early hardware in place. Historic hardware is specifically addressed in its own treatment subsection.



Figure II-11. Continuous seam in front porch flooring patch.

Recommendations

- Maintain protective coatings on all elements of exterior doors, window sash, frames, and casings in accordance with the guidelines in the preceding *Exterior Wood Elements* section.
- Strive to protect and reuse in-place all early glass in the wood sash windows and front sash door. Even cracked glass can be reglued with silicone-based adhesives applied to the broken edge and reinstalled.
- Ensure that windows remain in operable condition as part of maintenance campaigns. Associated maintenance tasks may include periodic replacement of sash cords, lubrication of pulleys and locking hardware, and patching or replacement of screen.
- Ensure that all window screens fit securely and are sized appropriately for the window openings. The edges of the screen sash should be primed and painted and wood screen molding should consist of one continuous section with no seams and have mitered corners.
- Consider installing inconspicuous door sweeps as necessary on exterior doors to better seal the house when not open to the public. Gaps at the base of exterior doors provide easy entry for pests and vermin.

Related NPS Preservation Briefs

- Preservation Brief 9: *The Repair of Historic Wooden Windows*
- Preservation Brief 10: *Exterior Paint Problems on Historic Woodwork*

Porches

Front Porch

Observations

The front porch, originally open, was enclosed with wood-framed screens in the mid-1930s (s*ee Chronology, pp. 22-23*).

The screen framing elements are laid directly on the surface of the porch floor (*Fig. II-11*). Although historic photographs suggest that this possibly matches the historic construction, the design prevents water that enters the screen porch from effectively draining. Improper drainage promotes moisture infiltration into the porch flooring, framing, and screen framing elements, greatly reducing the lifespan of the framing and adjacent flooring.

The present screen door design at the front porch steps varies from that shown in historic photographs, which show the door opening outward and a protective metal grid in the lower panel (*see Chronology, pp. 23-24, 34*).

Recommendations

- Maintain protective coatings on all porch elements in accordance with guidelines in the preceding *Exterior Wood Elements* section.
- Install short spacers below the bottom horizontal framing member of the porch screening. A 1/2"- high section of sawn 2" diameter PVC pipe set below the frame is visually unobtrusive and provides adequate space for water collected on the porch deck to drain. The spacers should be painted to match the screen framing and further minimize visual impact.
- Replace the current screen door with one matching the historic photograph.
- Integrate in-kind replacement material into the historic material as described in the *Exterior Wood Elements* section. The recent patch in the porch flooring near the screen door uses boards with recesses or kerf cuts in the underside which are not present on the historic material. These recesses are visible when viewing the material from the front edge. In addition, the seams at the edge of the patch are not toothed into the existing material, creating a continuous seam that calls attention to the repair and promotes faster deterioration (*Fig. II-11*).
- Reattach or replace screen in areas where it has been torn from the framing. Torn screens were observed on the east elevation and to the west of the screen door.

Rear Porch

Observations

The rear porch has a reconstructed partition wall, constructed modern dimensional lumber and non-historic beaded board *(see Further Enhancement --Interpretation* subsection at end of this chapter).

Weatherboard to the west of the north screen door is deteriorated. Porch decking boards near this area also exhibit deterioration.

Recommendations

- Replace in-kind deteriorated sections of weatherboard on north elevation.
- Tooth-in matching boards to replace area of deteriorated flooring west of the north screen door in accordance with guidelines outlined in the *Exterior Wood Elements* section.

Relevant NPS Preservation Briefs

- Preservation Brief 10: *Exterior Paint Problems on Historic Woodwork*
- Preservation Brief 45: *Preserving Historic Wood Porches*

Roofing and Rainwater Dispersal

Observations

The current wood shingle roof was installed in 2015, and replaced the wood shingle roof that was installed as part of the 1990s restoration.

Historic photographs show step flashing on both chimneys when the house had an asphalt roof (*see Chronology p. 27, Figs. B11-B12*).

Recommendations

- Monitor roof for loose, missing, or displaced shingles.
- Ensure that valleys remain clear of debris and that nearby trees and plants are pruned such that they do not come in contact with the roof surface. See site recommendations section for a specific example of this condition.
- Regularly clean any biologic growth on roof surfaces using the same cleaning guidelines described in the *Exterior Wood* section. Accumulation of biologic growth on wood shingles will retain moisture and reduce the longevity of the shingle and underlayment.
- Conduct regular inspections of the attic to look for evidence of water infiltration such as water staining on roof decking and framing members. Some inspections should be conducted specifically during rainstorms.
- Consider introduction of a metal drip edge at the eaves to reduce the exposure of the wood roof decking edge and rafter tails to moisture when the house is next re-roofed. Paint drip edge the color of the wood trim to minimize its visual impact.
- Consider returning to step flashing at the chimney bases as part of future re-roofing projects (*see Further Enhancement - Interpretation* subsection at the end of this chapter). When removing pitch pocket, search for evidence of type of original flashing.
- Explore viability of placing an area of small stones where roof valleys drain to grade in order to reduce sand and soil washout.

Relevant NPS Preservation Briefs

- Preservation Brief 4: *Roofing for Historic Buildings*
- Preservation Brief 19: *The Repair and Replacement of Historic Wooden Shingle Roofs*
- Preservation Brief 39: *Controlling Unwanted Moisture in Historic Buildings*



Figure II-12. Comparison of heavily sanded flooring of dining room (top) and flooring with remaining earlier finish in breakfast room (bottom).

Interior Features

Historic Flooring

Observations

The house features original flooring throughout; however, the flooring in many rooms appears to have been aggressively sanded (*Fig. II-12*). Sanding is not a preferred treatment for historic wood floors, as it results in loss of historic material and will compromise the interlocking tongue-and-groove system when performed multiple times.

The floors have remnants of a dark brown applied finish.

Recommendations

- Conduct Historic Paint and Finish Analysis to determine the nature of the finish, age, and options for conservation/replenishment. See the *Further Enhancement* subsection at the end of this chapter for more information on analysis and conservation.

- Take care to avoid further damage or recoating of flooring until Historic Paint and Finish Analysis has been performed by an experienced conservator.

Wood Elements

Observations

Interior wood surfaces throughout the house are painted. Interior trim varies between what are likely original pieces and pieces that were installed as part of the 1996 restoration. See the *Further Enhancement - Interpretation* subsection for more information regarding the plausibility of some of these elements.

Recommendations

- Conduct Historic Paint and Finish Analysis to determine the nature of the finish, age, and options for conservation/replenishment, keeping in mind the possibility that some elements may have originally been unpainted. See the *Further Enhancement* subsection at the end of this chapter for more information on analysis and conservation.
- Until the contradictions in interpretation defined in the *Further Enhancement - Interpretation* subsection can be resolved, retain all elements of character-defining interior trim as identified in the *Physical Description* chapter. Replacement of historic trim elements should be performed only when there is no alternative. New elements should be in-kind replacements matching the historic dimensions and profiles. Considering that all instances of interior wood elements are painted, the matching of wood species is not necessary.
- Refrain from recoating interior wood until Historic Paint and Finish Analysis has been performed by an experienced conservator.

Walls and Ceilings

Observations

With the exception of the closets, all walls and ceilings are finished with modern gypsum wallboard installed as part of the 1996 restoration project. It is suspected, based on historic photographs taken during the 1990s work, that original beaded-board walls may remain behind the modern finishes in some areas (*Fig. II-13*). The boards pictured appear to match the dimensions of those currently found in the five original closet interiors. It is highly likely that ceilings throughout the house were originally finished with the same beaded board found on the walls. The extent of what early finishes may remain is unknown without a targeted investigation removing overlays of modern materials.

With the exception of the pantry closet in Room 104, all closets contain examples of original beaded-board walls, ceilings, and quarter-round corner trim (*Fig. II-14*). The Room 104 closet shares the beaded-board walls of the others, but also contains the only remaining example of early composite wood panel ceiling (*Fig. II-15*). These composite wood panels likely replaced or covered the original beaded-board ceilings. Panels of the same design were also present in the living room until they were replaced with drywall after sustaining water damage from the 2014 sprinkler system failure.

A few localized areas of water damage to the gypsum wallboard were noted in the dining room (Room 102). The damage appeared to be localized to near the center of the ceiling and below the north window. In the east closet of Room 108, the beaded-board walls show paint failure as a result of previous water infiltration.



Figure II-13. Photograph taken during 1990s restoration showing beaded-board walls behind gypsum wallboard. This photo was taken in the master bedroom (Room 108) looking west. (JICA269_PRMR_0547)

Recommendations

- Retain all examples of original beaded-board walls, ceilings, and associated trim pieces in closets. Be aware that sections of early beaded-board wall cladding may remain behind current gypsum wallboard. This original beaded-board cladding should be retained and protected as part of any future work campaigns. Any concealed original cladding may also contain evidence of early finishes, as well as ghost marks for baseboards, casings, or crown moldings.
- Consider retaining in place the composite wood panel ceiling in the closet of Room 104 (*Fig II-15*). The closet contains utilities and is not open to the public. The ceiling has value as a remaining example of a material from another epoch of the house's evolution. If removed, it should be labeled and become part of the park's permanent collection.
- Repair localized damage to gypsum wallboard ceiling and wall in Room 102 and repaint.
- Replace modern beaded-board cladding at the rear of the east closet in Room 108 that was installed in 1996 with boards matching the dimensions and profile of the identified historic beaded board.
- Conduct Historic Paint and Finish Analysis to determine the nature of the finish, age, and options for conservation/ replenishment, keeping in mind the possibility that some elements may have originally been unpainted. See the *Further Enhancement* subsection at the end of this chapter for more information on analysis and conservation.
- Refrain from recoating the closet interiors until Historic Paint and Finish Analysis has been performed by an experienced conservator.



Figure II-14. Typical original horizontal beaded-board closet interior, thought to represent typical original finishes throughout the house.



Figure II-15. Last remaining examples of composite wood ceiling panels found in the closet of Room 104.

Door and Window Hardware

Observations

The interior contains a large number of examples of early and original door and window hardware. Examples of each hardware design can be found in the *Common Interior Features* section of the *Physical Description, pp. 59-62*.



Figure II-16. Reopened firebox in Room 108. Note flue opening above and non-matching repointing mortar.

Recommendations

- Prepare a hardware inventory for ease of reference. See the *Further Enhancement* subsection for more information.
- Regularly maintain hardware, applying lubricants, replenishing paint finishes as appropriate, and making repairs as to extend the life of the hardware.
- Give special attention to protecting the hardware of initial construction and the 1937 period of interpretation (*see Common Interior Features, pp. 59-62)*.

Special Features

Observations

Special features include elements such as mantels and casework.

Recommendations

- Conduct Historic Paint and Finish Analysis to determine the nature of the finish, age, and options for conservation/replenishment, keeping in mind the possibility that some elements may have originally been unpainted. See the *Further Enhancement* subsection at the end of this chapter for more information on analysis and conservation.
- Refrain from recoating features until Historic Paint and Finish Analysis has been performed by an experienced conservator.
- Until the contradictions in interpretation defined in the *Further Enhancement - Interpretation* subsection can be resolved, retain all special features identified as being character-defining, including fireplace mantels and the built-in bookshelf in the living room (Room 101).

Historic Building System

Observations

Initially, the house was heated by a total of four wood-burning fireplaces, one serving each of the front and center rooms. Jimmy's sister Gloria recalls each of the fireboxes being whitewashed. Later, the firebox in the master bedroom (Room 108) was sealed and a wood-burning stove was installed by the Carters that vented above the mantel to the original flue (*see Chronology, pp. 24-25, 34*).

The firebox in Room 108 was reopened as part of the 1996 restoration despite the oral history documentation that installation of the stove changed the use of the room during Jimmy Carter's childhood. The newly warm room became the winter reading room for Jimmy and his sisters (*Fig. II-16*). Although the 1996 restoration called for other fireboxes to be whitewashed to match Gloria's recollection, this work was never completed (*see Chronology, p. 24*).

Recommendations

- Retain the flue opening above the mantel in Room 108.
- Until the contradictions in interpretation defined in the *Further Enhancement - Interpretation* subsection can be resolved, include in the house's interpretative plan discussion of reinstallation of the wood-burning stove and interpretation of the role of the master bedroom as a reading space in the winter after the stove had been installed.

Building and Site as Artifacts

Observations

Evidence of the creation and evolution of this place is embodied in the building and site features, and sometimes hidden below the ground's surface.

Recommendations

- Follow NPS policy for any projects involving ground disturbance, regardless of depth. The Park Compliance Coordinator must consult

with a Secretary of the Interior Qualified Archeologist to ensure compliance with federal laws and guidelines, including Section 106 of the National Historic Preservation Act, that govern archeological resources.

- Select representative samples of building elements to retain, label, and archive when they have deteriorated such that they can no longer serve their intended function.
- Be aware of the importance of fasteners such as nails and screws, the markings of the tools that created elements (such as the types of saws or hand tools), and the methods of construction. All of these aspects are a testimony to the characteristics of this building and have interpretative potential.

New Building Systems

Observations

The introduction of any new building systems, including mechanical, electrical, plumbing, and life safety, can result in damage or loss of historic fabric if care is not taken in its design, installation, and operation.

Recommendations

- Minimize drilling, cutting or otherwise damaging historic trim, finish materials, or framing elements such as door casings, headers, baseboards, wall and ceiling boards, or joists to accommodate new building utility systems.
- Strive to use existing holes for routing pipes in the proposed new sprinkler system design in order to minimize impact on historic framing members.
- If replacement of the existing sprinkler system is planned, coordinate installation before potential uncovering/conservation of the historic ceilings. Any remaining examples of historic ceiling material should be considered character-defining features to be preserved. See the *Further Enhancement - Interpretation* subsection at the end of this chapter for more information.

Accessibility and Universal Design

Observations

The use of a ramp is the NPS preferred means for achieving accessibility for park structures.[205] The existing ramp accesses the house from the rear porch, the point nearest the main parking lot to the north. The ramp is in fair but worsening condition and does not conform to current guidelines for maximum slope or railing design as defined by ABA/ADA standards (*Fig. II-17*). The NPS has reportedly commissioned a replacement ramp for installation in the same location in the near future.



Figure II-17. Existing accessibility ramp at northwest corner of the house.

Recommendations

- At some point in the future, before the replacement ramp reaches its projected life expectancy, reevaluate the range of options for providing accessibility. Hopefully, the much anticipated CLR will have been completed and can provide additional insight as to an installation that maximizes ease of accessibility while minimizing visual impact on the historic character of the house and site. (*See p. 119 of the Recommendations for Further Enhancement section*).

Resilience to Natural Hazards

Climate

Observations

Current public attention to climate change often emphasizes the effects on coastal areas; however, although the park is not in a coastal area with direct threat of sea level rise, the site is vulnerable to the extended threats of climate change and other natural hazards. Worldwide, average temperatures are predicted to increase continually, contributing to an increase in the frequency and intensity of storms as well as periods of unusual drought. As recently as 2018, Hurricane Michael brought 74-100 mph winds through Sumter County, damaging buildings,

205. Correspondence with NPS SERO, August 2018.

landscapes and infrastructure, and leaving 90 percent of its residents without power.[206]

Many countries have noted an increase in the intensity of wind-driven rain, which requires heightened attention to regular maintenance for all buildings. Historic buildings are similarly subject to impacts from climate variability and associated environmental changes, and require identification of threats, planning for protection, and mitigation, including short-term preparation for immediate threats, such as an upcoming storm, and long-term planning for anticipated impacts. Documentation of the building is an important early step, and the information in this HSR serves as part of the identification and mitigation process for the Boyhood Home. The in-depth history of the house and its changes, detailed descriptions, condition assessments, recommendations, photographs both historic and modern, and drawings from different periods are important components of effective planning to prevent or lessen the effects of natural hazards and to recover from an individual event.

Prediction Studies for the Park

Scientists with NPS have prepared two documents on climate change specific to the Jimmy Carter NHS, one in 2012 by Patrick Gonzales, the other in 2015 by Nicholas Fisichelli and Pamela Ziesler. The 2012 report summarizes the findings of the United Nations Intergovernmental Panel on Climate Change (IPCC), which address historical trends and future projections of temperature and precipitation. Calling the area "anomalous," the report explains that the park is part of "one of the few areas in the world where temperature has not increased in the 20th century."[207] Increased precipitation in the Southeast has led to the slight temperature decrease, though statistically insignificant, in annual average temperature from 1901 to 2002. Although within that area, the Jimmy Carter NHS itself has seen a statistically insignificant decrease in precipitation during the same period.[208]

Gonzales cites IPCC scenarios of differing levels of projected greenhouse gas emissions in projecting a possible increase in average temperature at the park by the year 2100 of between 2° to 4°C (7°F), depending on scenario. Precipitation predictions were less clear cut. IPCC studies of 18 General Circulation Models (GCMs) of the atmosphere found differing results. These were nearly evenly split, with 56% predicting an increase in precipitation and 44% predicting no change or a decrease over the same time span. The wide variation in the 18 GCMs creates a mean of a 0.00% precipitation increase with a standard deviation of 0.08%.[209]

In addition to a higher average annual temperature, the climate model predicts an increased frequency and longevity of "extreme temperature events," defined as temperatures above 35°C (95°F).[210]

The 2015 Fisichelli and Ziesler climate change report for the park correlates historic data on average monthly temperature with average monthly visitation between 1988 and 2013 to project the impact of a predicted increased temperatures on park visitation from 2041 to 2060.[211] Their findings predict a 3% to 11% decrease in annual visitation, and perhaps more importantly, a shift in the months of higher use. The historic data shows peak visitation from mid-February to the end of May with a spike from mid-August to the end of September. In contrast, the predicted data shows two more or less equal "peak" periods, one from mid-February to the end of May, and the other from mid-August to mid-November.[212]

Fisichelli and Ziesler used a different climate model than that used by Gonzales, and predicted an average temperature increase ranging from 1.3°C (2.3°F) to 3.2°C (5.7°F) at the park. It should be noted, and perhaps cautioned, that their report relies on correlation, not causation, as a predictive tool. The report itself notes that temperature only explains 58% of the variation in visitation in the historic data set.

Furthermore, Fisichelli and Ziesler wrote park-specific briefs for 340 NPS units. Their brief for the Martin Luther King National Historical Park in Atlanta, just north of the Jimmy Carter NHS,

206. Ken Gustafson, "Residents of Americus Recount their Experience of Hurricane Michael," Americus Times-Recorder, 11 October 2018.
207. Patrick Gonzales, "Climate Change Trends for Park Planning at Jimmy Carter National Historic Site", National Park Service, 2012, p. 1, cites the report of the United Nations Intergovernmental Panel on Climate Change (IPCC). 2007. Climate Change 2007: The Physical Science Basis. Cambridge University Press, Cambridge, UK.
208. Gonzales, p. 1.
209. Ibid.
210. Ibid., p. 2.
211. Nicholas Fisichelli and Pamela Ziesler, "Jimmy Carter National Historic Site: How might future warming alter visitation?", National Park Service, 2015.
212. Ibid.

makes the opposite prediction--an 8% to 28% increase in visitation, with the basis being the same climate model and methodology. Their park-specific briefs for two more proximal parks, Ocmulgee National Monument and Timucuan Preserve, both found no significant relationship between historic temperature and visitation.

Recommendations

- Conduct design of site features and building modifications in harmony with this HSR and the recommended CLR (*see Further Enhancement* subsection).
- Use studies regarding adaptation to natural hazards to inform management decisions. Current studies that address the park include those cited above, "Climate Change Trends for Park Planning at Jimmy Carter National Historic Site" (Patrick Gonzales, 2012), and "Jimmy Carter National Historic Site: How might future warming alter visitation?" (Nicholas Fisichelli and Pamela Ziesler, 2015).
- Consult regularly with the NPS Interior Region 2 Climate Change, Socioeconomics, and Adaptation Coordinator to inform management policies. Coordinate with planning and documentation projects being implemented by the NPS Region.
- Evaluate building maintenance schedules as necessary to account for the possibility of more frequent exterior painting/finishing campaigns, roof repairs, and roof and site drainage repairs in response to increased and more intense projected precipitation. The Condition Monitoring Checklist in the *Further Enhancement* subsection that follows helps guide cyclical maintenance and frequent monitoring of conditions, and creates a record.
- Update emergency and disaster planning to address resiliency to natural hazards and mitigation of the effects of hazardous events.
- Evaluate site for flood avoidance under potentially heavier rainfall, including the introduction of features such as swales to divert or direct water.

Vermin and Pests

Observations

The wood-frame construction and wood cladding of the house make it especially susceptible to wood-damaging insects. In 2018, a severe termite infestation was discovered in the south interior wall of the dining room and adjacent closets. To treat the termites, shallow trenches were dug around the brick foundation piers and filled with insecticide. As a result of the infestation, the dining room mantel shelf required replacement.

In addition to termites, pests such as carpenter ants, carpenter bees, and powder post beetles pose a significant threat to wood-framed structures.

Insects that present potential safety issues for visitors, such as wasps and hornets, are also common in this locale.

Plants including moss and fungi also attack wood construction materials and are prevalent.

Recommendations

- Regularly inspect foundation piers for evidence of termite mud tunnels and other wood-damaging insect activity.
- Maintain termite bait stations at the perimeter of the building and monitor them on a routine basis.
- Remove any insect nests that may appear on the building exterior, such as at the underside of the roof eaves.
- Ensure that all louvered attic vents have screens on the interior to prevent insect entry.
- Consider installing inconspicuous door sweeps as necessary on exterior doors to better seal the house from vermin when not open to the public.
- Be vigilant to prevent habitation of vermin such as mice, rats, or snakes on the interior or beneath the house and also in nearby buildings and site features.

Recommendations for Further Enhancement

Though the Boyhood Home is currently in good condition, cyclical maintenance, frequent monitoring of physical conditions, and conservation-based repair practices are essential actions necessary for achieving the Ultimate Treatment of Preservation for the Ultimate Use as a historic house museum restored to its 1937 appearance.

The following actions would reinforce and enhance these efforts to preserve and present to the public the restored Boyhood Home:

Monitoring System

Use of a Condition Monitoring Checklist outlining inspection topics and the date of inspection helps both to formalize the monitoring process and to create a record for future reference.

A checklist tailored specifically for the needs of the Boyhood Home was prepared for this HSR and follows this section.

Recommendations

- Adopt the recommended inspection schedule included in the Checklist or substitute a more suitable one
- Also adjust the list of inspections as appropriate. Integrate the monitoring schedule into park activities.
- Retain the Checklists for tracking needs and scheduling remedial actions.

Operations and Maintenance Program

The park currently does not have formal procedures established for conserving the historic building materials.

Recommendations

- Initiate an Operations and Maintenance (O&M) program focused on this building, specifically to:
    - Develop a protocol of best practices for maintenance, including lists of proven products, materials, and methods.
    - Also develop a list of products, materials, and methods that should NOT be used.
    - Avoid the use of new construction products and materials until the specific application has been sufficiently tested and approved by the appropriate NPS management unit.

Material Testing

A data base of the historic building materials used in construction are essential for developing the proper protocol for conducting proper maintenance and repairs. The following two analyses are especially important to the care of this house:

Historic Paint and Finishes Analysis

No record was found of previous historic paint and finish analyses.

Recommendations

- Conduct a comprehensive professional analysis of all painted and varnished surfaces, exterior and interior, documenting the serialization of paint and varnish finishes.
- The need for documenting the applied finishes on the interior is a particularly high priority because of the pending installation of a fire-protection system. This study should be coordinated with a systematic removal of current overlay wall and ceiling materials in order to determine the materials in use during the period of interpretation: 1937. This study should be conducted by an architect and conservator well versed in not only identifying paint and varnish visual characteristics, but also the age/time frame of initial application. The architect also has to be able to date building materials according to such characteristics as age of fasteners, saw marks, methods of assembly, and stylistic qualities.

Mortar Analysis

The brick foundation piers appear to have been rebuilt using modern mortars. However, early mortar may remain at the front entrance stair cheek walls.

Additionally, early mortar may remain at the stone chimneys and porch piers.

Recommendations

- Conduct a comprehensive professional analysis of the historic masonry mortars.
- A professional well experienced in identifying historic mortars should identify original/early mortars, which likely vary by masonry material, and test for composition of each type.
- Prepare mortar formulations based on the findings of the analysis for future repairs.

Inventories and Studies

Inventories and studies also provide essential data for the proper care of the historic building and its site. Below are a recommended study and inventory especially pertinent to understanding and interpreting this restored house museum.

Cultural Landscape Report (CLR)
The preparation of a CLR for the site has been a long-standing management recommendation since the 1993 GMP.

Recommendations

- Prepare a CLR to guide treatment and interpretation of the historic site, including both the area around the Boyhood Home and the Boyhood Farm complex as a whole.

Door and Window Hardware Inventory
There is a mix of hardware inside the house from a variety of time periods.

Recommendations

- Prepare a door and window hardware inventory to catalogue the location and condition of the surviving pieces.
- The inventory should include photographic documentation of each type and could make recommendations for the introduction of appropriate reproduction pieces.

Interpretation Enhancement

Park staff identified an evaluation of the 1937-period restoration to be a major objective of this HSR.

Accordingly, the investigations have noted that the Boyhood Home has characteristics that were common of modest residential dwellings constructed throughout the American South in the 1920s-30s. These wood-frame structures commonly had interior walls and ceilings clad with beaded boards. Plank boards served as the wall baseboards, as well as the window and door casings; it was not unusual that the same-dimensioned plank boards served for all these purposes. A simple trim piece, often a quarter-round molding, trimmed the intersection of walls with other walls and walls with ceilings; room cornices were rare. Wood tongue-and-groove boards served as flooring.

The living room, because it was the room typically used for receiving visitors, was the room that most likely would have architectural embellishments. The baseboards of this room were sometimes taller, though usually still a plank board, and often had shoe molding at the intersection of baseboard with floor. At the intersection of living room walls and ceiling would often be a simple cornice.

Both physical evidence of clearly visible original building fabric and historical photographs and videos of building fabric exposed during the 1990s restoration work, combined with oral histories recorded with the family, strongly suggest that these were the characteristics of the Boyhood Home early in the occupancy of the Carter family.

Unfortunately, no interview with the 1990s restoration project architects nor other NPS personnel has been located. Neither have field notes or field documentation, nor notes of the deliberations regarding the restoration process. One project architect was located and interviewed by telephone for the preparation of this HSR, but he was unable to recall specific details of the project.

Below is a summary of current aspects of the Boyhood Home 1937 interpretation that appear to contradict the evidence gathered for this HSR (see the *Chronology* chapter for further explanations). The summary is followed by recommended additional actions to expand the scope of information about the period of interpretation and further improve the currently presented interpretation.

Contradictions

- During the 1990s restoration, the passageway between the master bedroom (Room 108) and the girls' bedroom (Room 109) was removed in accordance with an oral history with the family. However, the beaded boards used to patch the previous opening have dimensions different from those of the original beaded boards in that closet and also intact in the other closets (*see Chronology, p. 28,* and *Physical Description, pp. 79-80*).
- Also, the same inaccurately dimensioned beaded board was used to sheath the reconstructed dividing wall of the back porch (*see Physical Description, p. 57*).
- The room cornice found in the living room was duplicated and installed in the other rooms, though no justification has been identified for this placement and historical precedents suggest otherwise (*see Chronology, p. 32*).
- Wood fiber boards identified in the restoration drawings as "BeaverBoard" were left in place at room ceilings, although beaded-board ceilings were more probable and should be verifiable with selective demolition of the current ceiling and careful

inspection. During the first two decades of the house, it seems likely that beaded-board ceilings remained, until the roof started to leak and damage the ceilings. BeaverBoard was a very inexpensive and common solution as a ceiling material. Once the original ceilings were damaged, continued roof leaks (failed roofs are more expensive to replace than to hide damaged board ceiling with flimsy and inexpensive fiber boards), explain why the ceilings were later described to have sagged.

- Gypsum board panels ("sheetrock") were reinstalled over beaded-board-clad interior walls during the restoration. It seems unlikely that beaded-board walls would either need or warrant covering during the Great Depression. It is much more plausible that the gypsum board panels were installed during the prosperous times after WW II when the Downer family was in residence and who are known to have conducted a number of remodeling campaigns.
- According to family interviews, both the brick fireplace mantel and the built-in book case of the living room postdate 1937 (*see Chronology, pp. 26-27, 33*).
- Family interviews also identify the wood-burning fireplace of the parents' bedroom as being closed and a wood burning stove used in its place; the fireplace was reopened in the restoration and interpreted as an operational wood-burning fireplace (*see Chronology, pp. 24-25, 33-34*).
- Oral histories also identify the fireboxes of the other fireplaces as being whitewashed; the restoration plans call for the application of whitewash but none appears to have been applied (*see Chronology, p. 24*). (During the period of significance, it was typical to periodically apply a lime slurry to the firebox to help protect the firebox brick from the intense heat. A slurry is likely what the family members remember.)
- Neither the current screen door nor the screen framing of the front porch conforms to the design in the historic period photographs (*see Chronology, pp. 23-24, 34*).
- Family interviews speak of "linoleum rugs" and they were specified for the restoration but were not installed (*see Chronology, p. 32*).
- Gas logs are currently in place though they appeared after 1937 (*see Chronology, pp. 29, 35*).
- Slop jars are displayed, though the family explains that one of the best aspects of the installation of plumbing in 1936 was the end of using slop jars (*see Chronology, p. 33*).
- The chimneys had stepped flashing, not the raised pitch basin that currently surrounds each chimney (*see Chronology, p. 27, Figs. B11-B12*).
- Swept yards were common. Lawns were nonexistent, as verified in family interviews, and the Carters' nearby source of the sand they placed in the yard is documented. The sand currently applied is very white and appears to be mason's sand. It is unlikely that the natural sand placed by the Carters would have been this color and texture (*see Chronology, p. 34*).
- In the 1990s, the current ramp was introduced to provide wheelchair access to the recently-restored Boyhood Home. Then, as now, the main parking area, which contains the parking spaces for the handicapped, is to the north behind the house. Presumably, the ramp was placed along the west and north sides of the house because that location is the shortest distance of travel from the dedicated parking. The replacement ramp proposed by the NPS will occupy the same location, will have a similar configuration, will require a larger footprint, and will meet current accessibility standards.

Recommendations

High Priority

- The standards for improving accessibility are ever evolving, as are the policies for enhancing museum interpretation. Addressing both objectives can be especially challenging for the historic museum property. Stewards of historic museum properties must be ever mindful of this duality of purpose.
- Before the replacement ramp reaches its projected life expectancy, reevaluate the range of options for providing accessibility in accordance with both current accessibility and museum-interpretation standards and guidelines. Hopefully, the much anticipated CLR will have been completed

and can provide additional insight as to an installation that maximizes ease of accessibility while minimizing visual impact on the historic character of the house and site.

- Conduct an Historic Paint and Finishes Analysis of the room ceilings in conjunction with an expanded and targeted building investigation phase focused on the still-unconfirmed aspects of the interpretative period as described in the *Material Testing* subsection. It is, of course, most cost effective to document all of the interior rooms and all of the exterior features in one phase. However, analysis of the interior ceiling finishes is most urgent due to the possible installation of a replacement fire suppression system; it is highly desirable to install the historically correct ceiling material ***prior*** to the possible installation of the fire suppression system. As a house museum depicting the life of an American president, it is important that a comprehensive database be collected by which sound judgements can be made for conserving historic fabric and accurately interpreting history.
- Design a fire protection and suppression system that minimizes disturbance of historic fabric with its installation, operation and potential malfunction, and eventual removal.
- After confirming the design characteristics of the Boyhood Home at the time of the 1937 period of interpretation, develop a strategy that systematically addresses the contradictions, thereby further enhancing the quality of the interpretation.
- Prepare a Building Management Policy tailored for the regular care of the Boyhood Home's building fabric based upon sound conservation practices. Included should be a mechanism for the salvaging, cataloging and archiving of building elements.
- Prepare a CLR for the Boyhood Home complex.

Medium Priority

- Prepare essential data of a less-urgent nature, including Mortar Analyses of the historic masonry elements and a Door and Window Hardware Inventory.

CONDITION MONITORING CHECKLIST
JIMMY CARTER BOYHOOD HOME

Feature	Action	Frequency	Date
Rainwater Collection & Dispersal:			
• ***Roofs***	o From exterior, inspect for missing, displaced, or damaged shingles o At Attic, inspect for roof leaks	Post-Storms Post-Storms	
• ***Roof Valleys***	o Remove leaves and debris	Spring & Fall	
• ***Chimneys & Roof Vents***	o From Attic, inspect for leaks.	Post-Storms	
• ***Soffits & Rafter Tails***	o Inspect for failing paint Indicating roof leak	Twice yearly	
• ***Drainage at Grade***	o Maintain drainage away from House	Twice yearly	
Chimneys	o From exterior, inspect overall condition of stone, caps, and flashing. If use of the fireplace is planned, the flues should be inspected.	Twice yearly	
Wood Siding & Trim	o Inspect for failing paint, loose boards, Checking, cracking and warping	Twice yearly	
Window Openings	o Inspect for cracked or broken glass, failing glazing and paint, open seams o Probe with awl for rot if soft wood	Twice yearly Twice yearly	
Doorways	o Inspect for cracked or broken glass, failing glazing and paint, open seams especially at threshold o Probe with awl for rot if soft wood o Lubricate hardware	Twice yearly Twice yearly Annually	
Screened Porches	o Maintain positive flow of rainwater off the porch deck. o Inspect for failed paint, open seams o Probe with awl for rot if soft wood	Twice yearly Twice yearly Twice yearly	
Masonry Piers, Column Bases, and Stair Cheek Walls	o Inspect for cracks or failure in mortar joints and cement parging o Inspect piers and house perimeter for termite tubes. Remove any found.	Annually Annually	

Perimeter Vegetation	o Prune as per Interpretive Plan to promote air flow (evaporation) and to keep larger plants from abrading house materials and their finishes	Seasonal	
HC Ramp	o Inspect condition of protective finish and replenish as needed	Twice yearly	
Floor Framing	o Inspect for evidence of insect, plant or animal damage	Annually	
Roof & Attic Framing	o View from exterior for deflection of roof planes and framing o Inspect from attic for indications of damage or overstressing	Twice yearly Annually	
Interior Finishes & Material Substrate	o Inspect for evidence of water infiltration at ceilings and perimeter exterior walls, doors and windows due to failure in exterior envelope o Monitor finish deterioration, soiling and damage to substrate materials due to visitation	Post-Storms Twice yearly	
Fire Detection & Suppression System	o Monitor components of the suppression system for evidence of leaks o Schedule system tests as per NPS policy	Twice yearly NPS Policy	
Security System	o Monitor system performance as part of daily arming and disarming o Schedule system tests as per NPS policy	Daily NPS Policy	
Gas Service	o Inspect exposed system components for evidence of deterioration	Annually	
Electrical Service	o Inspect exposed system components for evidence of deterioration	Annually	

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Appendix A:
1989 HABS Documentation Drawings

Sheet 1: Site Plan

Sheet 2: Floor Plan & Building Section

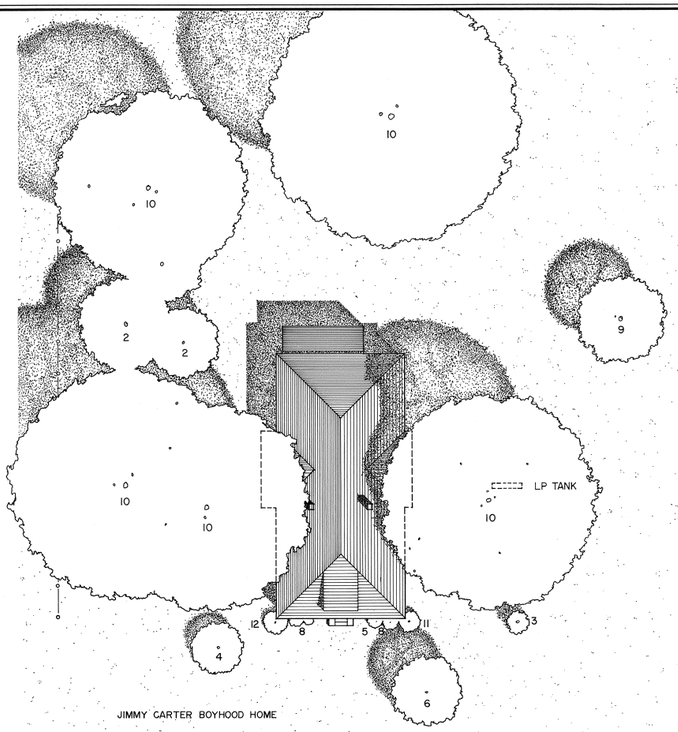
Sheet 3: North & South Elevations

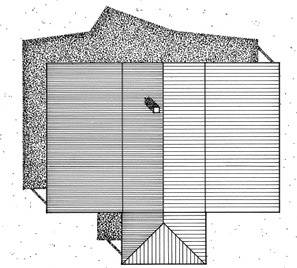
Sheet 4: East & West Elevations

TRIM LINE

PLANT IDENTIFICATION

	COMMON NAME	BOTANICAL NAME
1.	AZALEA	*RHODODENDRON*
2.	CREPE MYRTLE	*LAGERSTROEMIA INDICA*
3.	FLOWERING PEACH	*PRUNUS PERSICA*
4.	WINTER JASMINE	*JASMINOIDES*
5.	PRIVET	*LIGUSTRUM*
6.	MAGNOLIA	*MAGNOLIA GRANDIFLORA*
7.	MULBERRY	*MORUS*
8.	NANDINA	*NANDINA DOMESTICA*
9.	PEAR	*PYRUS COMMUNIS*
10.	PECAN	*CARYA ILLINOINENSIS*
11.	FIRE THORN	*PYRACANTHA*
12.	REDTOP	*AGROSTIS GIGANTEA*
13.	RHODODENDRON	*RHODODENDRON CATAWBIENSE*




CARTER FAMILY STORE

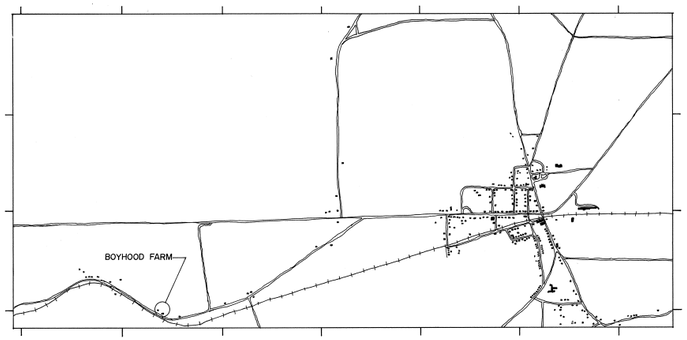
SITE PLAN

FEET 1/16" = 1'0"

0 5 10 20 30

METERS

0 1 2 3 4 5 10



VICINITY MAP

MILES 1" = 24,000'

0 0.5 1 2

KILOMETERS

0 0.5 1 2

DRAWN BY: JASON BREYER

JIMMY CARTER NATIONAL HISTORIC SITE PROJECT, 1989

NATIONAL PARK SERVICE

UNITED STATES DEPARTMENT OF THE INTERIOR

PLAINS VICINITY

NAME AND LOCATION OF STRUCTURE

JIMMY CARTER BOYHOOD HOME

SUMTER

GEORGIA

SURVEY NO. GA-245

HISTORIC AMERICAN BUILDINGS SURVEY

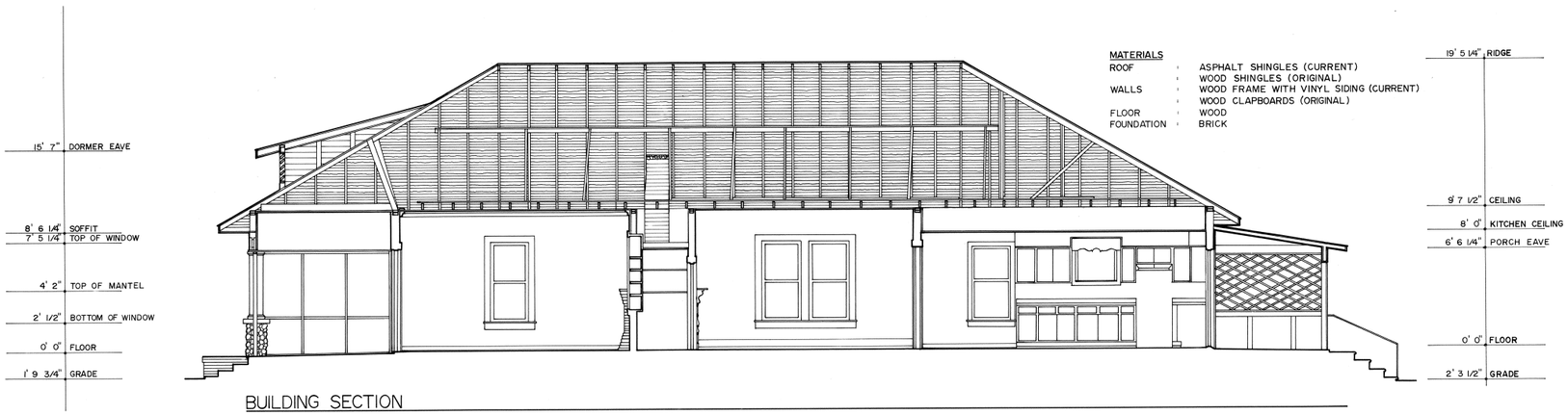
SHEET 1 OF 4 SHEETS

DRAWING/CONVERSE PHOTOGRAPHS

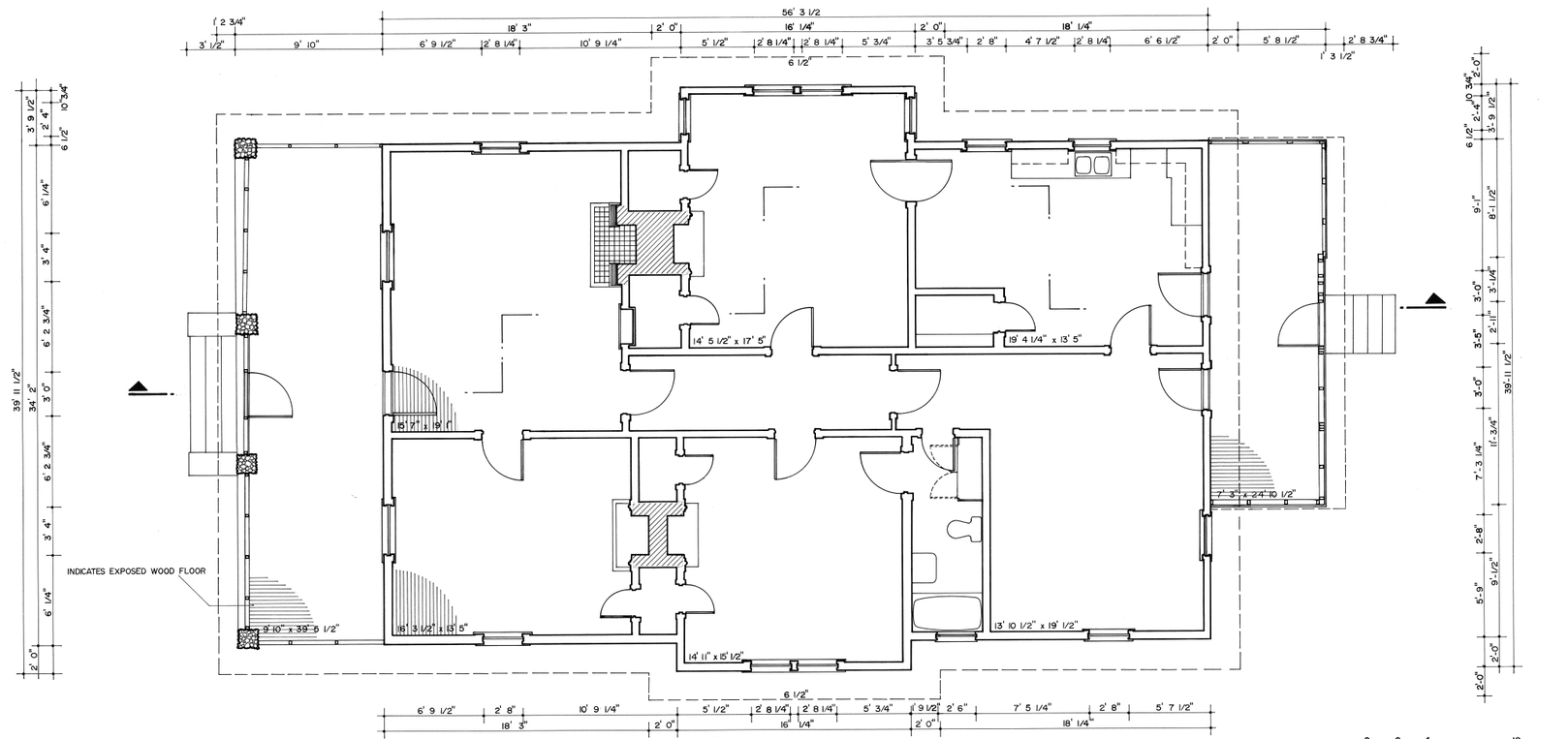
IF REPRODUCED, PLEASE CREDIT HISTORIC AMERICAN BUILDINGS SURVEY, NATIONAL PARK SERVICE. NAME OF DELINEATOR. DATE OF THE DRAWING

TRIM LINE

TRIM LINE



BUILDING SECTION



FLOOR PLAN

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 2 OF 4 SHEETS

SURVEY NO. GA-245

GEORGIA

NAME AND LOCATION OF STRUCTURE
JIMMY CARTER BOYHOOD HOME
SUMTER
PLAINS VICINITY

DRAWN BY DALE WALDRON, JOHN H. WESTBERG
JIMMY CARTER NATIONAL HISTORIC SITE PROJECT, 1989
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

IF REPRODUCED PLEASE CREDIT: HISTORIC AMERICAN BUILDINGS SURVEY- NATIONAL PARK SERVICE. NAME OF DELINEATOR. DATE OF THE DRAWING

TRIM LINE

TRIM LINE

MATERIALS		
ROOF	:	ASPHALT SHINGLES (CURRENT)
		WOOD SHINGLES (ORIGINAL)
WALLS	:	WOOD FRAME WITH VINYL SIDING (CURRENT)
		WOOD CLAPBOARDS (ORIGINAL)
FLOOR	:	WOOD
FOUNDATION	:	BRICK



NORTH ELEVATION



SOUTH ELEVATION

FEET 1/4" = 1'-0"

METERS

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 3 OF 4 SHEETS

SURVEY NO. GA-245

GEORGIA

NAME AND LOCATION OF STRUCTURE
JIMMY CARTER BOYHOOD HOME
SUMTER
PLAINS VICINITY

DRAWN BY DANA PEAK, JASON BREYER
JIMMY CARTER NATIONAL HISTORIC SITE PROJECT, 1989
JIMMY CARTER NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

IF REPRODUCED, PLEASE CREDIT: HISTORIC AMERICAN BUILDINGS SURVEY - NATIONAL PARK SERVICE. NAME OF DELINEATOR, DATE OF THE DRAWING

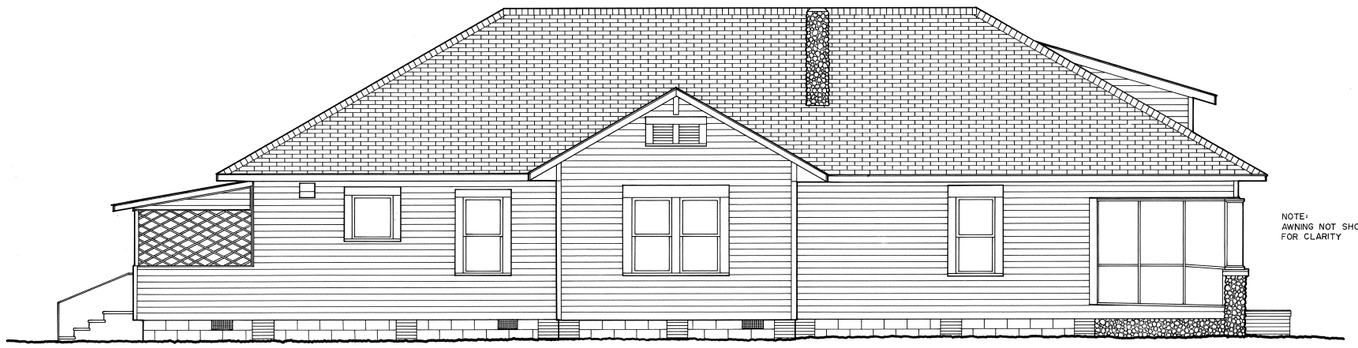
138032

TRIM LINE

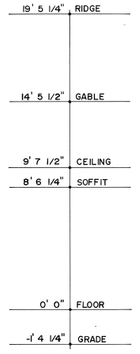
TRIM LINE

MATERIALS

ROOF	:	ASPHALT SHINGLES (CURRENT)
	:	WOOD SHINGLES (ORIGINAL)
WALLS	:	WOOD FRAME WITH VINYL SIDING (CURRENT)
	:	WOOD CLAPBOARDS (ORIGINAL)
FLOOR	:	WOOD
FOUNDATION	:	BRICK

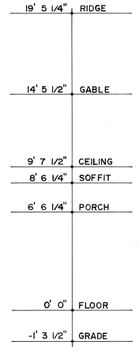


NOTE:
AWNING NOT SHOWN
FOR CLARITY



WEST ELEVATION





EAST ELEVATION

FEET 1/4" = 1'-0"

METERS

NAME AND LOCATION OF STRUCTURE
JIMMY CARTER BOYHOOD HOME
SUMTER
PLAINS VICINITY

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 4 OF 4 SHEETS

SURVEY NO.
GA-245

GEORGIA

JIMMY CARTER NATIONAL HISTORIC SITE PROJECT, 1989
HISTORIC AMERICAN BUILDINGS SURVEY
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

DRAWN BY DALE WALDRON

IF REPRODUCED, PLEASE CREDIT: HISTORIC AMERICAN BUILDINGS SURVEY, NATIONAL PARK SERVICE, NAME OF DELINEATOR, DATE OF THE DRAWING

TRIM LINE

Appendix B:
1996 Restoration Construction Drawings

Sheet 1: Cover Sheet

Sheet 2: Site Plan

Sheet 3: Foundation Plan & Statement of Work

Sheet 4: Floor Plan & Section

Sheet 5: H.C. Ramp & Utility Plan / Door & Ramp Details

Sheet 6: North & South Elevations

Sheet 7: East & West Elevations

(*Sheets 8 & 9 pertain to the commissary and have been omitted*)

PRESERVATION OF NATIONAL PARK SERVICE STRUCTURES



JIMMY CARTER BOYHOOD HOME AND COMMISARY

JIMMY CARTER NATIONAL HISTORIC SITE

INDEX OF SHEETS

1 COVER SHEET
2 S1 - SITE PLAN
3 A1 - BOYHOOD HOME: FOUNDATION PLAN & STATEMENT OF WORK
4 A2 - BOYHOOD HOME: FLOOR PLAN & SECTION
5 A3 - HC RAMP & UTILITY PLAN / DOOR & RAMP DETAILS
6 A4 - NORTH & SOUTH ELEVATIONS
7 A5 - EAST & WEST ELEVATIONS
8 A6 - COMMISSARY: FLOOR PLAN & SOUTH ELEVATION
9 A7 - COMMISSARY: NORTH, EAST & WEST ELEVATIONS

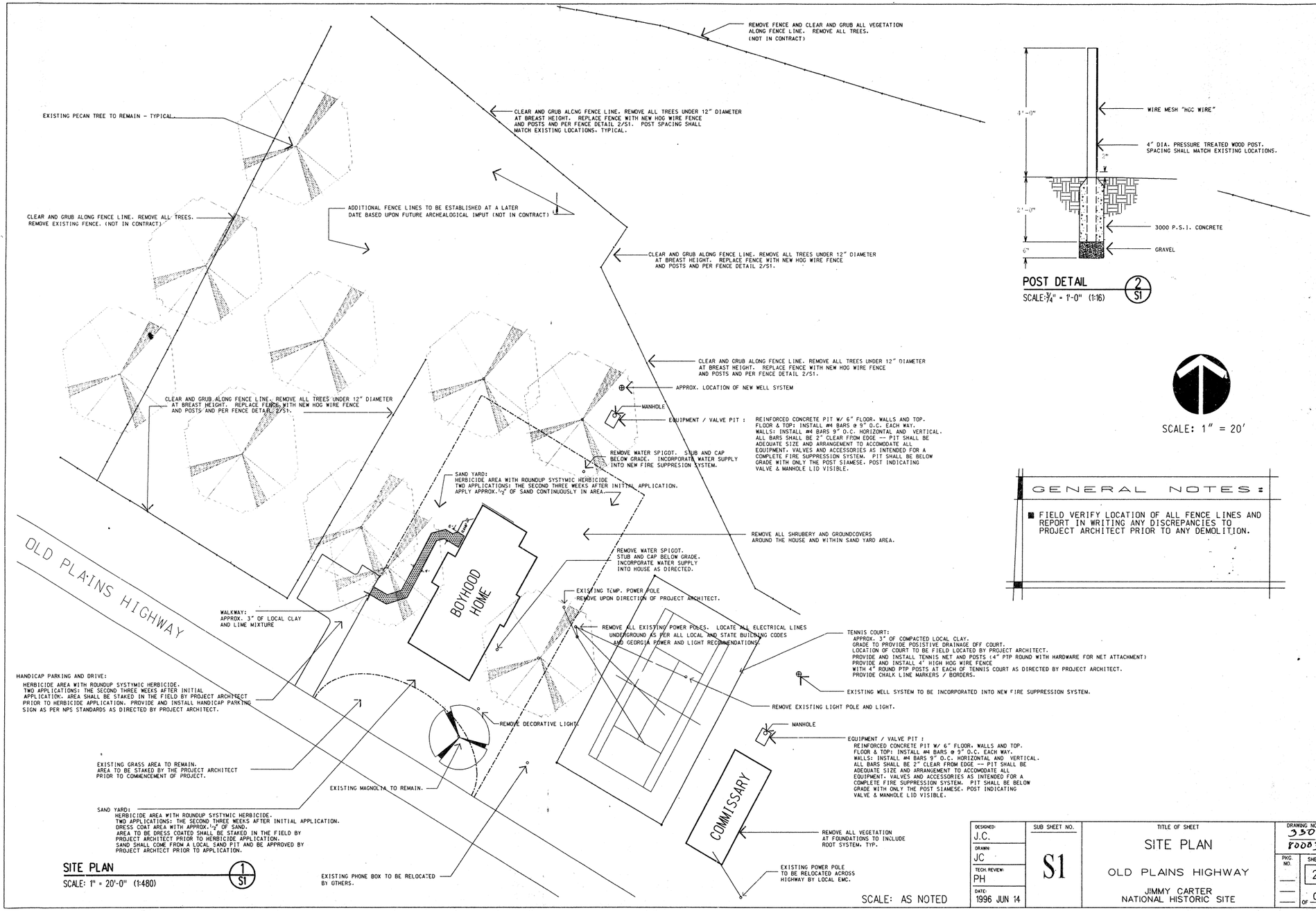
BOYHOOD HOME AND COMMISSARY

JIMMY CARTER NATIONAL HISTORIC SITE

NOTE: CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND QUANTITIES IN THE FIELD

Filmed at 29x

CONSTRUCTION DOCUMENTS	DESIGNED: PH	TITLE OF DRAWING: COVER SHEET	DRAWING NO. 330 80003
UNITED STATES DEPARTMENT OF THE INTERIOR	DRAWN: JM	LOCATION WITHIN PARK: OLD PLAINS HIGHWAY	PKG. NO. — — —
NATIONAL PARK SERVICE ATLANTIC COAST SSO STEWARDSHIP / PARTNERSHIP	TECH. REVIEW: PH	NAME OF PARK: JIMMY CARTER NATIONAL HISTORIC SITE	SHEET 1 OF 09
	DATE: 1996 JUN 14	CLUSTER: ATLANTIC COAST / COUNTY: SUMTER / STATE: GEORGIA	



POST DETAIL 2/S1
SCALE: 3/4" = 1'-0" (1:16)

SITE PLAN 1/S1
SCALE: 1" = 20'-0" (1:480)

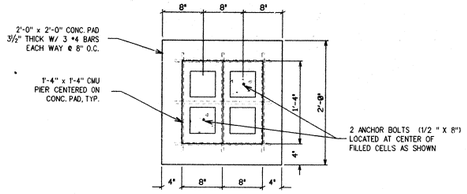
SCALE: 1" = 20'

GENERAL NOTES:

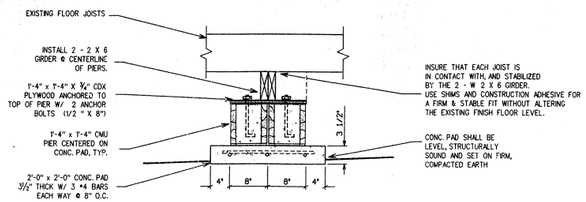
- FIELD VERIFY LOCATION OF ALL FENCE LINES AND REPORT IN WRITING ANY DISCREPANCIES TO PROJECT ARCHITECT PRIOR TO ANY DEMOLITION.

SCALE: AS NOTED

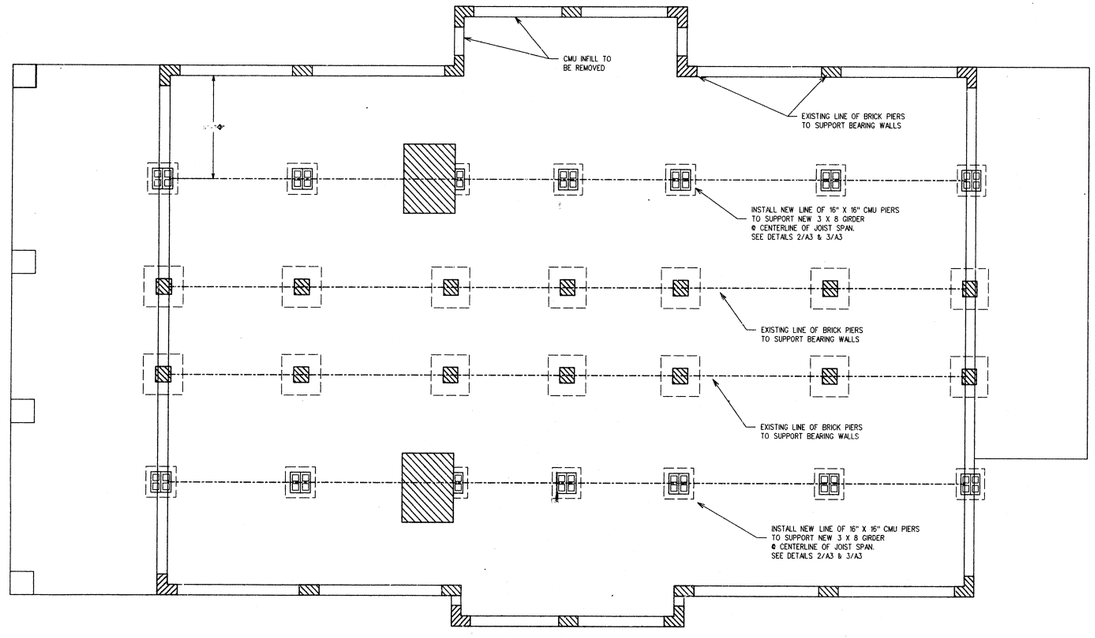
DESIGNED: J.C.	SUB SHEET NO. S1	TITLE OF SHEET: SITE PLAN — OLD PLAINS HIGHWAY — JIMMY CARTER NATIONAL HISTORIC SITE	DRAWING NO. 330/80003
DRAWN: JC			PKG. NO. —
TECH. REVIEW: PH			SHEET 2 OF 09
DATE: 1996 JUN 14			



PIER DETAIL: PLAN
SCALE: 1/4" = 1'-0" (1:48)
2 / A1



PIER DETAIL: SECTION
SCALE: 1" = 1'-0" (1:12)
3 / A1



FOUNDATION PLAN
SCALE: 1/4" = 1'-0" (1:48)
1 / A1

STATEMENT OF WORK:

I. JIMMY CARTER BOYHOOD HOME

A. SELECTIVE DEMOLITION: Removal and satisfactory disposal of materials and building debris as indicated. Salvaged items as designated.

1. Removal of damaged, deteriorated, non-historic masonry and concrete units and structures as indicated.

2. Removal of damaged, deteriorated, and non-historic framing as indicated.

3. Removal of damaged, deteriorated, and non-historic interior and exterior millwork as indicated, to include:

a. Crown mouldings, baseboards, and flooring.
b. Porch decking, ceiling boards, columns, and related items.
c. Fascia, skirt boards and related trim.
d. Siding, corner boards, rafters tails, and trim work.

4. Removal of damaged, deteriorated, and non-historic interior finishes, drop ceilings, vinyl flooring and related items.

5. Removal of all roofing materials, to include shingles, roll roofing, underlayments, furring strips, flashing, and other related items. Existing sheathing boards to remain as directed.

6. Removal of damaged, deteriorated, and non-historic door and window components, casings, thresholds, screens, hardware, frames, glass, glazing, and trimwork as indicated.

7. Removal of all abandon and non-historic utilities and equipment, electrical outlets, switches, fixtures, and plumbing as indicated. Existing electrical wiring to remain.

B. SITE WORK: Perform all excavation, backfilling, compaction, grading, clearing, soil treatment, and installation of landscape features / structures, fence posts and fencing wire, as indicated.

C. WELL DRILLING AND CASING: Install well water system to be incorporated and function with fire suppression and electrical systems to include pumps, tanks and connection to other trades for complete and functional system.

D. CONCRETE WORK: Install concrete footings, slabs, installation of underground equipment / valve pits, stabilize and repair pier caps, and other related items as indicated.

E. MASONRY WORK: Repair, replace, and stabilize masonry foundations, piers, stone work, chimneys, and related items as indicated.

1. Repair and stabilize stone piers.
2. Repair and replace damaged, deteriorated and missing masonry.
3. Install brick and concrete masonry units (CMU) piers.

F. CARPENTRY AND MILLWORK: Perform all rough, and finished carpentry and millwork as indicated.

1. Repair, replace and install structural framing (studs, plates, sills, joists, rafters, fence posts, etc.), and plywood sub-floors.

2. Repair, replace, and install interior and exterior millwork, as indicated, to include:

a. Porch decking, ceilings boards, columns, posts, handrails, steps, ramps, and related items.
b. Fascia, louvers, siding, corner boards, skirt boards, rafter tails, and related trim work.
c. Door and window millwork.
d. Interior finish trim work, crown mouldings, baseboards, and wall paneling.
e. Reattach loose siding and millwork, typ.

G. ROOF: Remove existing asphalt and wood shingles, underlayment etc.: install new wood shingle roof system, underlayments, flashing and related items as indicated. Existing sheathing to remain in place.

H. WOOD DOORS AND WINDOWS: Repair, replace, and make operable to include frames, sills, casings, thresholds, trims, proper hardware, sash, glass and glazing, screens, and related items as indicated.

I. SPECIAL SURFACES: Repair existing and install new gypsum drywall on walls, and beaver board panels on ceiling surfaces as indicated.

J. FLOOR COVERING: Install linoleum rug flooring in rooms no.s 106, 107, 108 and 115 as indicated.

K. WOOD FLOORING: Repair, replace, and refinish wood strip flooring in rooms no.s. 102, 103, 104, 105, 110, 111, 112, 113, 114, and 116, as indicated.

L. PAINTING: Refinish all interior and exterior surfaces to include surface preparation, sealants, caulking and related items as indicated.

M. PLUMBING: Install historic plumbing fixtures, sinks and toilets, in bathroom #115, and kitchen #108, including piping, fittings and related items as indicated.

N. FIRE SUPPRESSION SYSTEM: Install fire protection and detection system complete with all pipelines, controls, wiring, alarms, pressurized storage tank, to be incorporated and function with well and electrical systems and connection to other trades and related items as indicated.

O. ELECTRICAL SYSTEM: Install electrical system including wiring, conduit, power distribution panel, conductors, to be incorporated and function with well, intrusion, and fire suppression systems and connection to other trades and related items as indicated. All electrical service shall be underground.

P. INTRUSION SYSTEM: Install passive intrusion detection system complete with controls, devices, wiring, and related items.

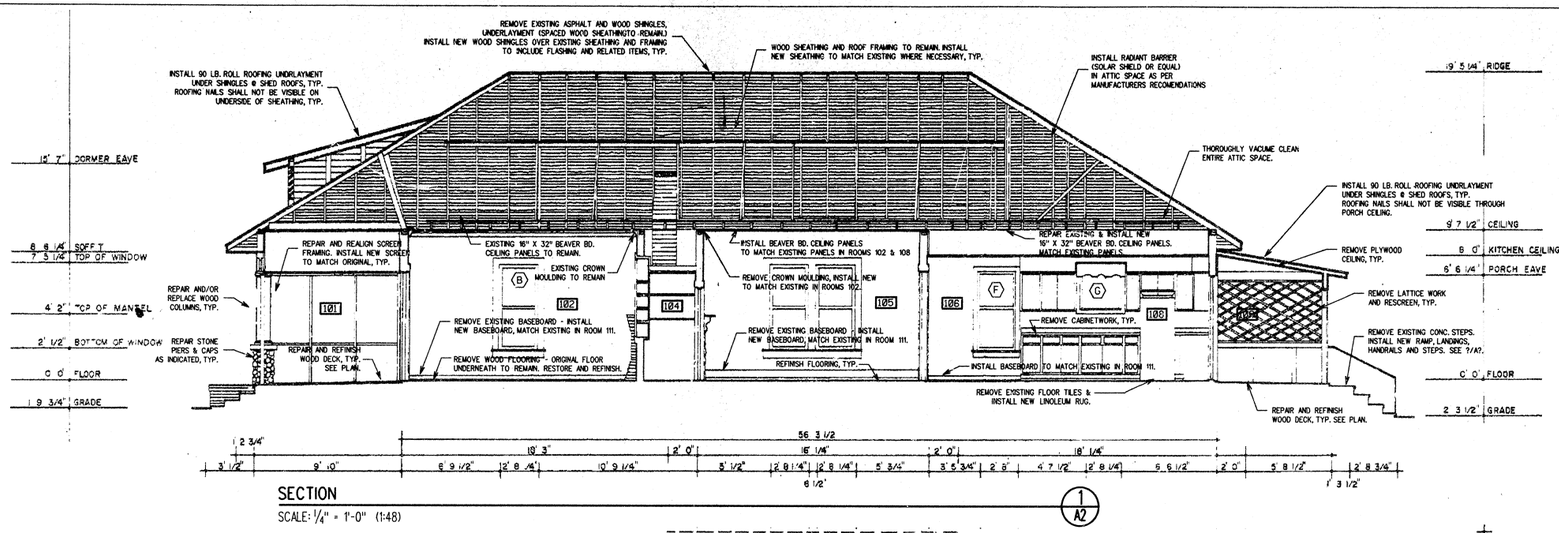
GENERAL NOTES:

1. REMOVE ALL ABANONED UTILITIES, CONSTRUCTION DEBRIS, ETC. FROM CRAWL SPACE
2. PIER LOCATION TO BE VERIFIED IN THE FIELD. DRAWING INDICATES APPROXIMATE LOCATIONS.
3. REMOVE NON-HISTORIC TEMPORARY PIERS AND INSTALL NEW PIER SYSTEM AS INDICATED. CONC. BLOCKS (CMU) SHALL BE PAINTED BLACK.

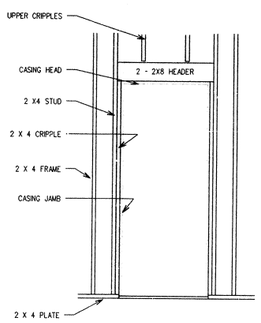
NORTH

SCALE: 1/4" = 1'-0"

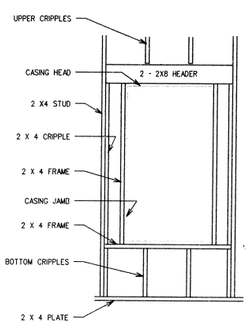
DESIGNED: PH	SUB SHEET NO. A1	TITLE OF SHEET: FOUNDATION PLAN & STATEMENT OF WORK — BOYHOOD HOME — JIMMY CARTER NATIONAL HISTORIC SITE	DRAWING NO. 330 / 80003
DRAWN: JM			PKG. NO. —
TECH. REVIEW: PH			SHEET 3 OF 08
DATE: 1996 JUN 15			



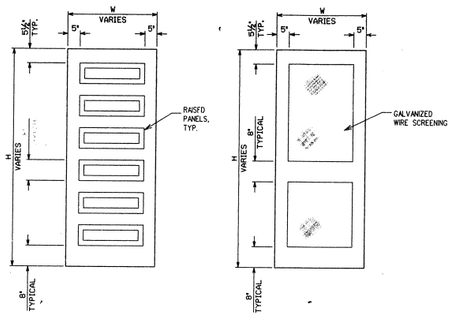
DESIGNED: D.McC	SUB SHEET NO. A2	TITLE OF SHEET: FLOOR PLAN & SECTION	DRAWING NO. J30 80003
DRAWN: JM		BOYHOOD HOME	PKG. NO. —
TECH. REVIEW: PH		JIMMY CARTER NATIONAL HISTORIC SITE	SHEET 4 OF 09
DATE: 1996 JUN 14			



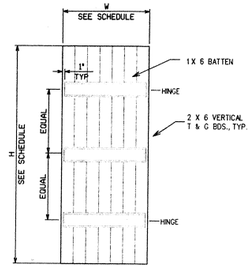
DOOR FRAMING DETAIL 1/A3
NOT TO SCALE



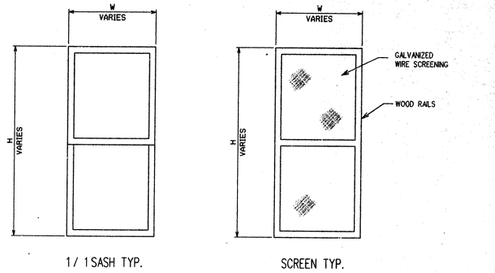
WINDOW FRAMING DETAIL 2/A3
NOT TO SCALE



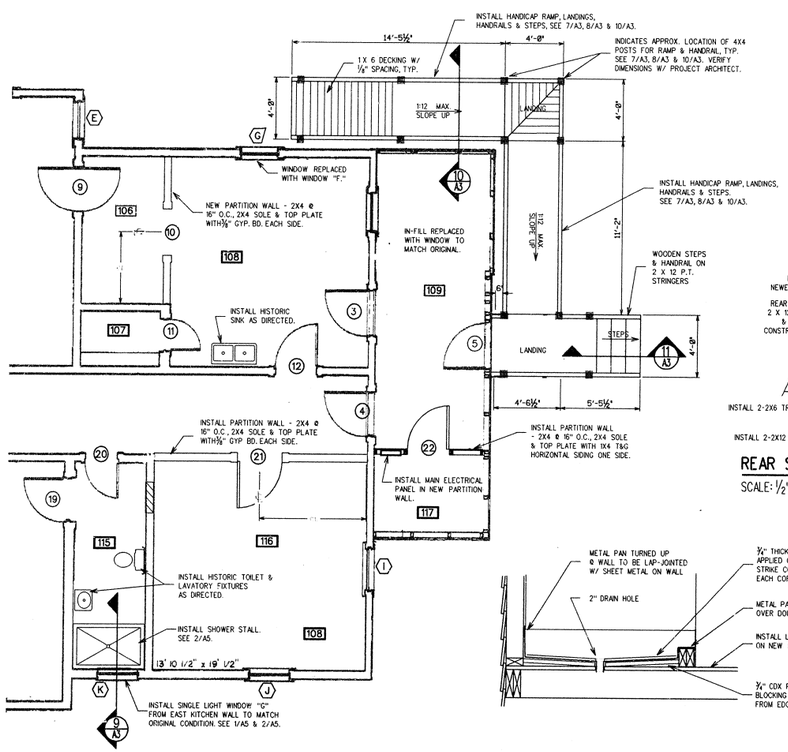
DOOR AND SCREEN ELEVATIONS 3/A3
NOT TO SCALE



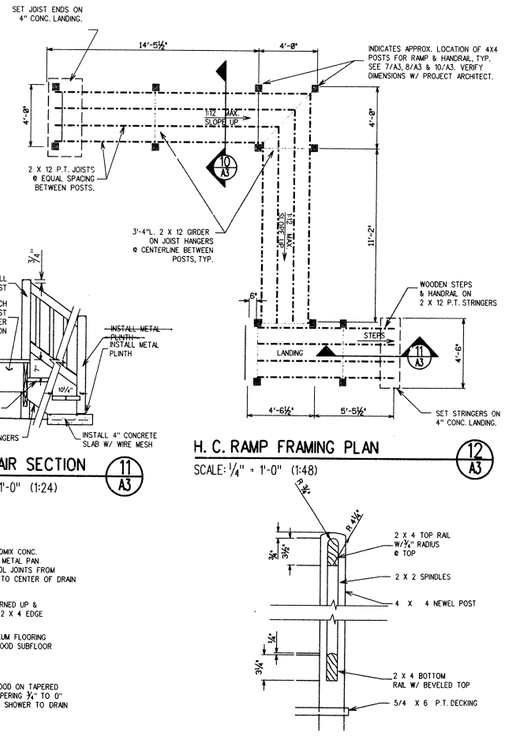
BOARD & BATTEN DOOR *22 4/A3
NOT TO SCALE



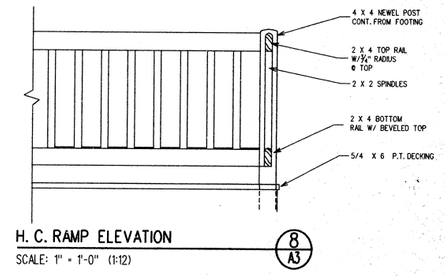
WINDOW AND SCREEN ELEVATIONS 5/A3
NOT TO SCALE



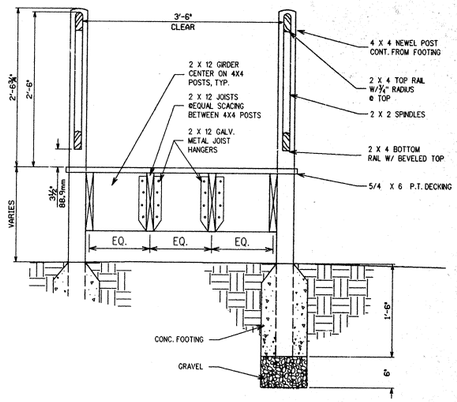
FLOOR PLAN : UTILITY & H.C. RAMP DETAILS 6/A3
SCALE: ¼" = 1'-0" (1:48)



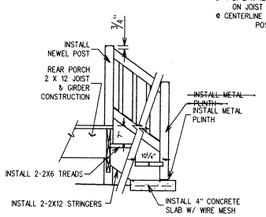
H. C. RAMP FRAMING PLAN 12/A3
SCALE: ¼" = 1'-0" (1:48)



H. C. RAMP ELEVATION 8/A3
SCALE: 1" = 1'-0" (1:12)

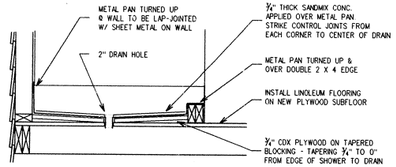


H. C. RAMP SECTION 10/A3
SCALE: 1" = 1'-0" (1:12)



REAR STAIR SECTION 11/A3
SCALE: ½" = 1'-0" (1:24)

H. C. RAMP HANDRAIL DETAIL 7/A3
SCALE: 1½" = 1'-0" (1:8)



SHOWER DETAIL : SECTION 9/A3
SCALE: 1" = 1'-0" (1:12)

SCALE: 1/4" = 1'-0"

AMENDMENT NO. 1 DATE: 7/1/96			
DESIGNED: PH DRAWN: JM TECH REVIEW: PH DATE: 1996 JUN 14	SUB SHEET NO. A3	TITLE OF SHEET H.C. RAMP & UTILITY PLAN / DOOR & RAMP DETAILS BOYHOOD HOME JIMMY CARTER NATICNAL HISTORIC SITE	DRAWING NO. 330 80,005 Road 3 PKG. NO. — SHEET 5 OF 09

ROOM FINISH SCHEDULE - BOYHOOD HOME

NO.	NAME	FLOORS				BASE		CROWN		WALLS				CEILINGS			REMARKS
		WOOD FLOORING	WOOD DECKING	LINOLEUM RUG	OTHERS	WOOD, 5" B.O. W/ SHOE MOLDING	OTHERS	WOOD, MOULDING	OTHERS	PLASTER, INCL.	WOOD PANNELS	WOOD FRAME/SCREEN	OTHERS	BEAVER BOARD	WOOD BOARD	OTHERS	
101	PORCH		1									17		21			
102	LIVING ROOM	4				7		12		13				19			
103	CLOSET				23								23			23	
104	CLOSET				23								23			23	
105	DINING ROOM	1				6		10		13				14			
106	BREAKFAST ROOM			3		9		11		13			14	19		20	
107	CLOSET				23								23			23	
108	KITCHEN			3		9				13			19				
109	PORCH		1									17			21	18	
110	HALL	2				6		11		13			20			22	REMOVE ATTIC STAIR, IN-FILL OPENING MATCH ADJACENT FINISHES
111	BEDROOM	4				7	8	12		13			18			19	
112	CLOSET				23							15	23			23	
113	CLOSET				23								23			23	
114	BEDROOM	1				7	8	12		13			18			19	
115	BATH			3	5	6		11		13			20			22	
116	BEDROOM	2				9		11		13		14	20			22	
117	STORAGE ROOM		1								16	17			21	18	

FINISH SCHEDULE LEGEND

NO.	FLOORS
1.	Repair and refinish wood flooring/decking
2.	Remove vinyl floor covering - repair and refinish original wood flooring
3.	Remove vinyl floor covering - repair wood subfloor and install linoleum rug
4.	Remove wood flooring - repair and refinish original wood floorng
5.	Install sheet metal floor at shower location, see drawings

NO.	BASEBOARDS
6.	Remove existing - install 1 x 12 wood base with ¾" inch quarter round shoe mould, match existing room * 111
7.	Repair and refinish existing
8.	Patch holes in existing (electrical outlets)
9.	Install 5" wood base with ¾" inch quarter round shoe mould, match existing room *111

NO.	CROWN MOULDING
10.	Remove existing - install wood moulding, match existing room *111
11.	Install wood moulding, match existing room *111
12.	Repair and refinish existing

NO.	WALLS
13.	Patch and repair existing ½" gypsum drywall
14.	Install ½" gypsum drywall
15.	Patch and repair existing wood wall panelling/siding match existing
16.	Install wood wall panelling/siding
17.	Repair framing and re-screen

NO.	CEILING
18.	Remove existing ceiling covering
19.	Replace damaged and missmg 16"× 32" beaver board panels
20.	Install 16"× 32" beaver board panels
21.	Repair and refinish wood ceiling
22.	Remove drop ceiling and framing
23.	General Note: refinish all surfaces.

DOOR SCHEDULE - BOYHOOD HOME

OPNG	COMPONENTS											REMARKS
	L.JAMB	R.JAMB	HEAD	THRESH	PANELS	RAILS	STILES	SCREEN	TRIM	H.WARE	FRAME	
1	A	A	A					A		A	A	INSTALL SCREEN DOOR, REMOVE THRESHOLD
2	C	C	C	B	B	B	C	A	C	F		REPLACE HINGES, MATCH ORIGINAL FABRIC, TYP. INSTALL DEAD BOLT.
3	C	C	C	B	A	A	A	A	B	B		INSTALL (6) RAISED PANEL DOOR INSTALL DEAD BOLT - INSTALL SCREEN DOOR
4	C	C	C	B	A	A	A	A	C	F		INSTALL (6) RAISED PANEL DOOR INSTALL DEAD BOLT - INSTALL SCREEN DOOR.
5	A	A	A					A		A	A	INSTALL SCREEN DOOR
6	C	C	C		C	C	C		C	F		
7	C	C	C		C	C	C		C	F		
8	B	B	B		C	C	C		C	C		
9	C	C	C		C	C	C		B	F		
10	A	A	A						A		A	CASED OPENING = 3'-0" X 6'-10" FINISHED
11	C	C	C		C	C	C		B	B		
12	B	B	B		C	C	C		B	B		
13	C	C	C		C	C	C		B	F		
14	C	C	C		C	C	C		C	F		
15												REMOVE DOOR - IN-FILL OPENING
16	C	C	C		C	C	C		C	F		
17	C	C	C		C	C	C		C	F		
18	B	B	B		C	C	C		B	F		
19	C	C	C		C	C	C		C	F		
20	B	B	B		C	C	C		C	B		
21	A	A	A		A	A	A		A	A	A	INSTALL (6) RAISED PANEL DOOR - DOOR DIM.= 2'-10" X 6'-10"
22	A	A	A							A	A	INSTALL BOARD & BATTEN DOOR - DOOR DIM.= 2'-8" X 5'-8" HARDWARE: EYE & HASP, STRAP HINGES

LEGEND - DOOR SCHEDULE

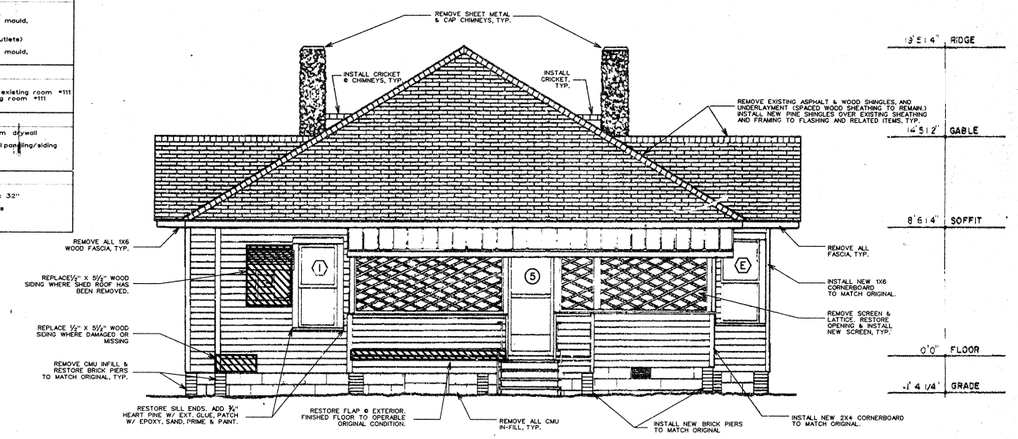
A	INSTALL (FABRICATED) NEW DOOR SYSTEM COMPONENTS TO INCLUDE FRAME, JAMBS, TRIM, THRESHOLD, HARDWARE & RELATED ITEMS.
B	REPLACE DAMAGED, DETERIORATED, AND/OR MISSING ITEM.
C	REPAIR EXISTING: REMOVE HARDWARE AND PAINT, FILL, SAND AND PRIME PAINT.
D	REBUILD OPENING TO PROVIDE SQUARE, PLUMB, AND COMPLETE DOOR SYSTEM.
E	CLEAN AND REGLAZE; REPLACE DAMAGED AND MISSING ITEMS.
F	PROVIDE ROUTINE MAINTENANCE: INSPECTION, CLEANING, OILING, AND ADJUSTING; REPLACE DAMAGED AND MISSING ITEMS.

WINDOW SCHEDULE - BOYHOOD HOME

OPNG	COMPONENTS										HARDWARE		REMARKS
	L.JAMB	R.JAMB	HEAD	SILL	APRON	T.SASH	B.SASH	INT.TRIM	EXT.TRIM	SASH ROPE	GLASS	SCREEN	WGHT. WEIGHTS	LATCH	
A	3	3	3	3	3	3	3	3	3	2	5	2	6	6	
B	3	3	3	3	3	3	3	3	3	2	5	2	6	6	
C	3	3	3	3	3	3	3	3	3	2	5	2	6	6	
D	3	3	3	3	3	3	3	3	3	2	2, 5	2	6	6	
E	3	3	3	3	3	3	3	3	3	2	5	2	6	6	
F															IN-FILL OPENING - RE-INSTALL WINDOW SYSTEM & OPENING "E"
G	3	3	3	3	3	3	3	3	3	2	5	2	6	6	INSTALL WINDOW "F" IN OPENING "G"
H	1	1	1	1	1	1	1	1	1		1	1		1	INSTALL NEW WINDOW SYSTEM MATCH EXIST. WINDOW SYSTEM "H"
I	3	3*	3	3	3	3	3	2	3	2	5	2	6	6	
J	3	3	3	3	2	3	3	2	3	2	5	2	6	6	
K	1	1	1	1	1	1	1	1	1		1	1		1	INSTALL NEW WINDOW SYSTEM
L	3	3	3	3	3	2, 3	3	3	3	2	2, 5	2	6	6	
M	3	3	3	3	3	3	3	3	3	2	5	2	6	6	
N	3	3	3	3	3	3	3	3	3	2	5	2	6	6	

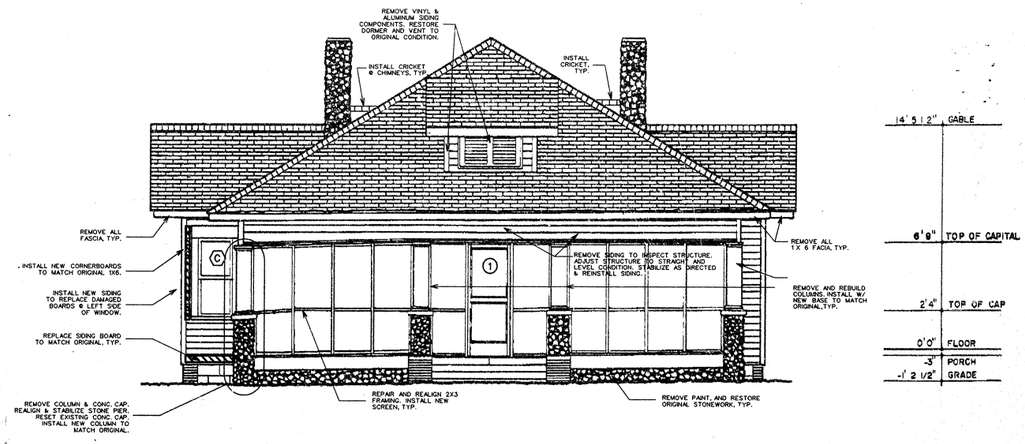
LEGEND - WINDOW SCHEDULE

1	INSTALL (FABRICATED) NEW WINDOW SYSTEM COMPONENTS TO INCLUDE FRAME, JAMBS, SASH, TRIM, SCREEN, HARDWARE & RELATED ITEMS.
2	REPLACE DAMAGED, DETERIORATED, AND/OR MISSING ITEM.
3	REPAIR EXISTING: REMOVE HARDWARE AND PAINT, FILL, SAND AND PRIME PAINT.
4	REBUILD OPENING TO PROVIDE SQUARE, PLUMB, AND COMPLETE WINDOW SYSTEM.
5	CLEAN AND REGLAZE; REPLACE DAMAGED AND MISSING ITEMS.
6	PROVIDE ROUTINE MAINTENANCE: INSPECTION, CLEANING, OILING, AND ADJUSTING; REPLACE DAMAGED AND MISSING ITEMS.



NORTH ELEVATION

SCALE: 1/4" = 1'-0" (1:48) (1/A4)



SOUTH ELEVATION

SCALE: 1/4" = 1'-0" (2/A4)

LEGEND

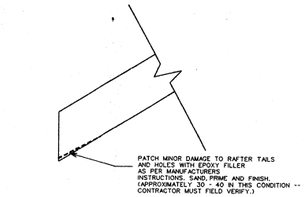
▨ INDICATES, BUT NOT LIMITED TO, GENERAL AREAS OF WORK: REPLACEMENT, REPAIR & STABILIZATION

SCALE: 1/4" = 1'-0"

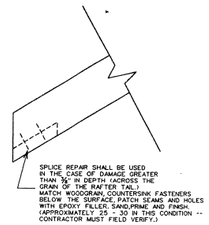
DESIGNED: PH	SUB SHEET NO. A4
DRAWN: JM	
TECH. REVIEW: PH	
DATE: 1996 JUN 14	

TITLE OF SHEET
NORTH & SOUTH ELEVATIONS
BOYHOOD HOME
JIMMY CARTER NATIONAL HISTORIC SITE

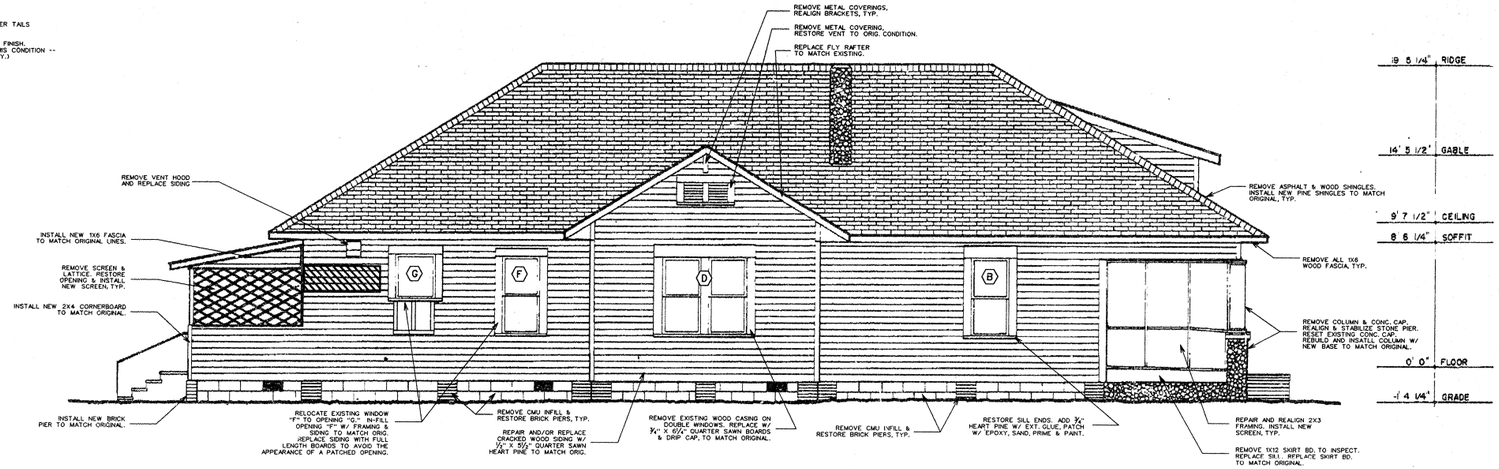
DRAWING NO. 330 80003
PKG. NO. ___ ___ ___
SHEET 6 OF 09



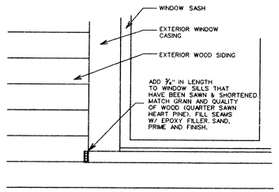
RAFTER REPAIR : EPOXY 3/A5
SCALE: 1½" = 1'-0" (1:7)



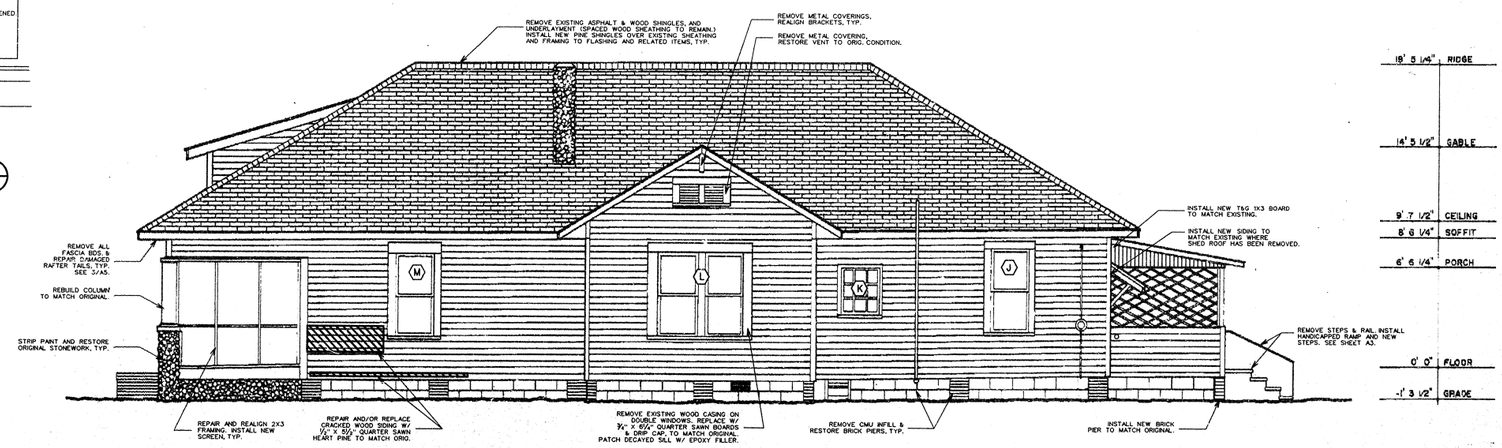
RAFTER REPAIR : SPLICE 4/A5
SCALE: 1½" = 1'-0" (1:7)



EAST ELEVATION 1/A5
SCALE: ¼" = 1'-0" (1:48)



DETAIL - WINDOW SILL REPAIR 5/A5
SCALE: ¼" = 1'-0" (1:48)



WEST ELEVATION 2/A5
SCALE: ¼" = 1'-0" (1:48)

LEGEND

▨ INDICATES BUT NOT LIMITED TO GENERAL AREAS OF MILLWORK REPLACEMENT, REPAIR & STABILIZATION

SCALE: 1/4" = 1'-0"

DESIGNED: PH	SUB SHEET NO. A5	TITLE OF SHEET: EAST & WEST ELEVATIONS	DRAWING NO. 330 80003
DRAWN: JM		BOYHOOD HOME	PKG. NO. —
TECH. REVIEW: PH		JIMMY CARTER NATIONAL HISTORIC SITE	SHEET 7
DATE: 1996 JUN 14			OF 09

Appendix C:
Documentation Drawings

Sheet 1: Foundation Plan

Sheet 2: Floor Plan

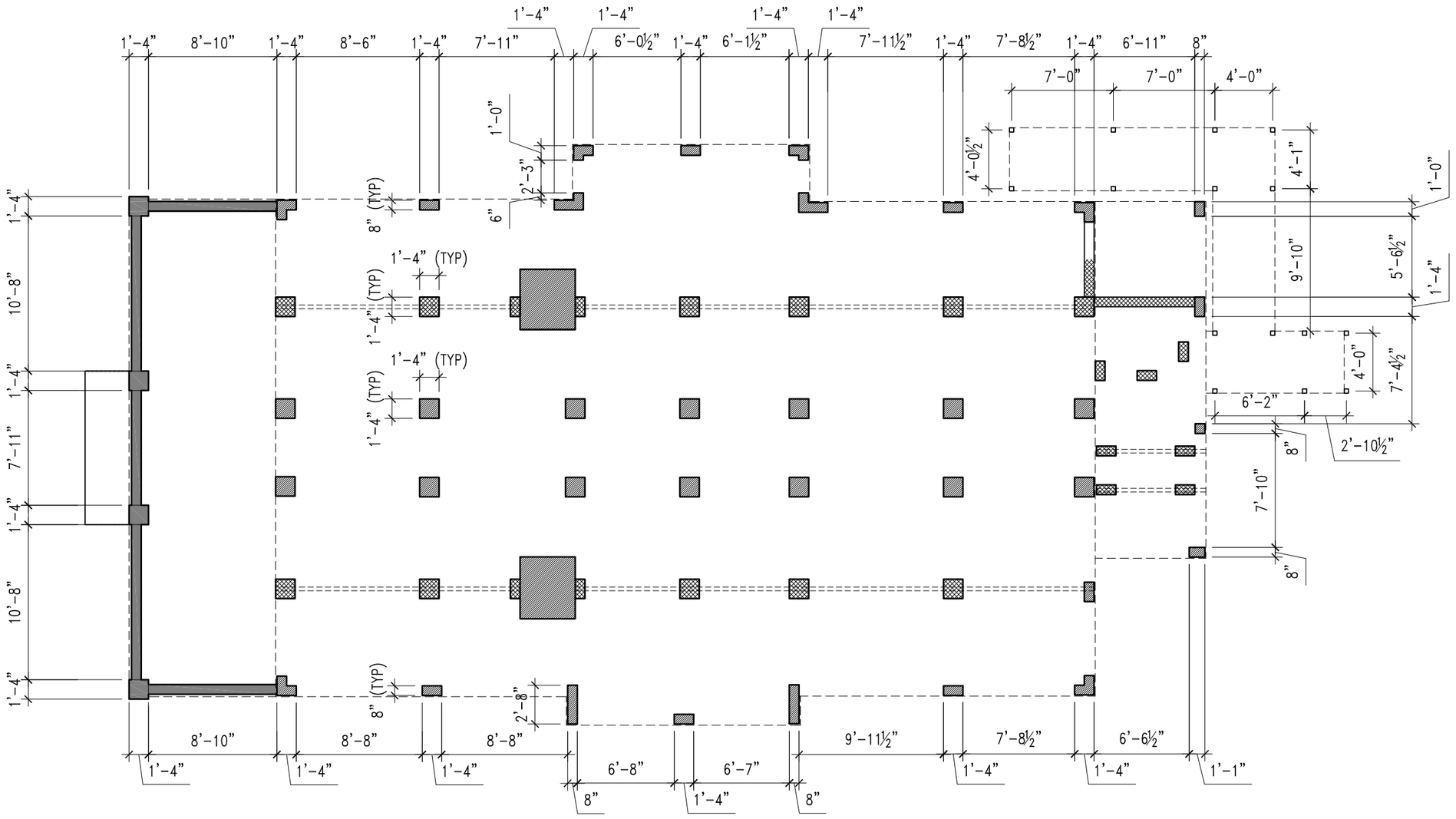
Sheet 3: Roof Plan

Sheet 4: North & South Elevations

Sheet 5: East & West Elevations

Sheet 6: Detail Drawings

Sheet 7: Detail Drawings (Continued)



1 FOUNDATION PLAN

SCALE: 1/8" = 1'-0"

0 4' 8' 16' 24'

PLAN NORTH

TRUE NORTH

JOSEPH K. OPPERMANN - ARCHITECT, P.A.
WINSTON-SALEM, NORTH CAROLINA

JIMMY CARTER BOYHOOD HOME

JIMMY CARTER NATIONAL HISTORIC SITE
UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE, SOUTHEAST REGION

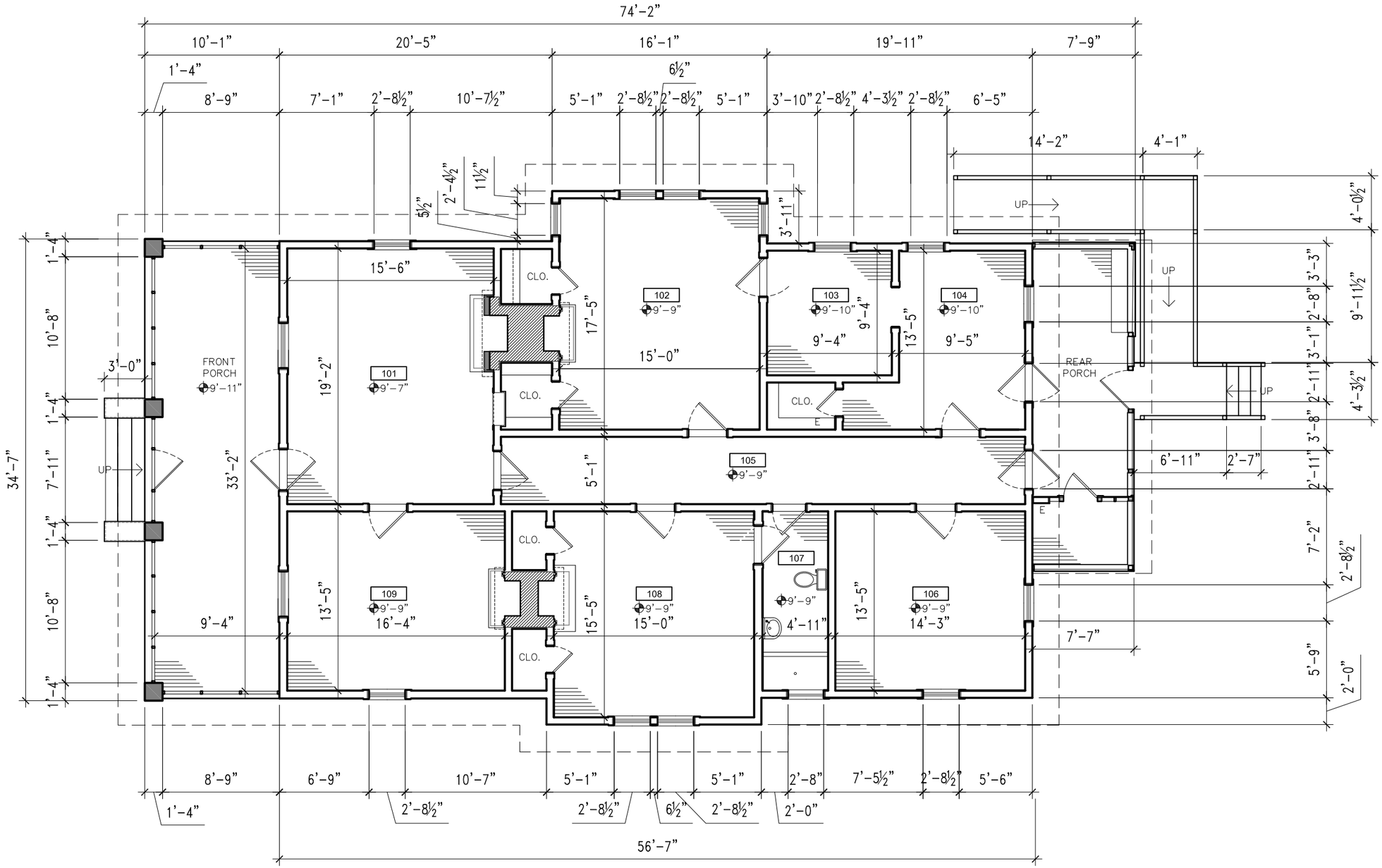
RECORDATION DATE:
08.27.2019

RECORDED BY:
JKO+JPA

SCALE:
1/8" = 1'-0"

HSR APPENDIX C: SHEET

1



1 FLOOR PLAN

SCALE: 1/8" = 1'-0"

0 4' 8' 16' 24'

PLAN NORTH

TRUE NORTH

JOSEPH K. OPPERMANN - ARCHITECT, P.A.
WINSTON-SALEM, NORTH CAROLINA

JIMMY CARTER BOYHOOD HOME

JIMMY CARTER NATIONAL HISTORIC SITE
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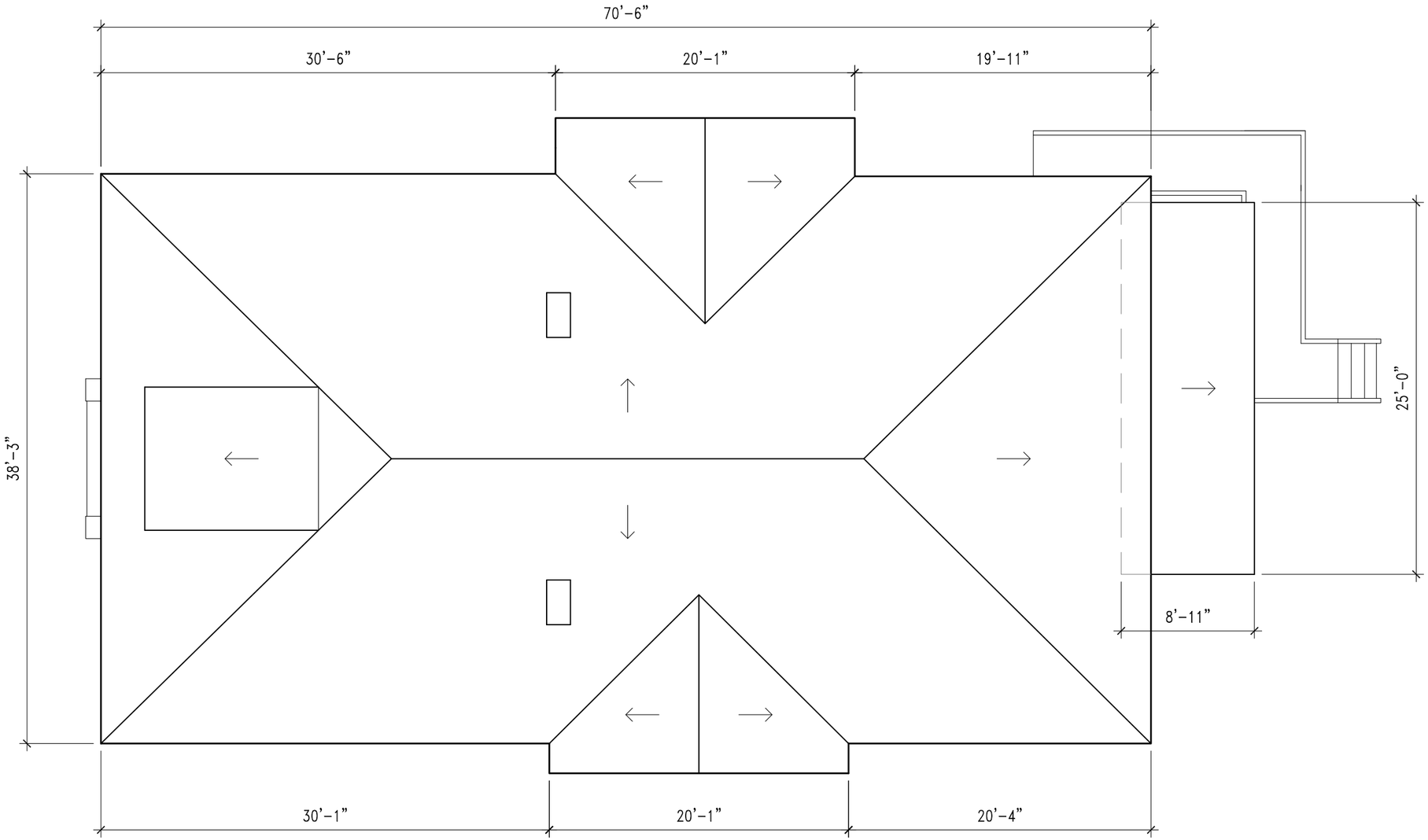
RECORDATION DATE:
08.27.2019

RECORDED BY:
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SCALE:
1/8" = 1'-0"

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2



1 ROOF PLAN

SCALE: 1/8" = 1'-0"

0 4' 8' 16' 24'

TRUE NORTH

PLAN NORTH

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WINSTON-SALEM, NORTH CAROLINA

JIMMY CARTER BOYHOOD HOME

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RECORDATION DATE:
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SCALE:
1/8" = 1'-0"

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3



2 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

0 4' 8' 16' 24'



1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

0 4' 8' 16' 24'

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JIMMY CARTER BOYHOOD HOME

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SCALE:
1/8" = 1'-0"

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4



2 EAST ELEVATION

SCALE: 1/8" = 1'-0"

0 4' 8' 16' 24'



1 WEST ELEVATION

SCALE: 1/8" = 1'-0"

0 4' 8' 16' 24'

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WINSTON-SALEM, NORTH CAROLINA

JIMMY CARTER BOYHOOD HOME

JIMMY CARTER NATIONAL HISTORIC SITE
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NATIONAL PARK SERVICE, SOUTHEAST REGION

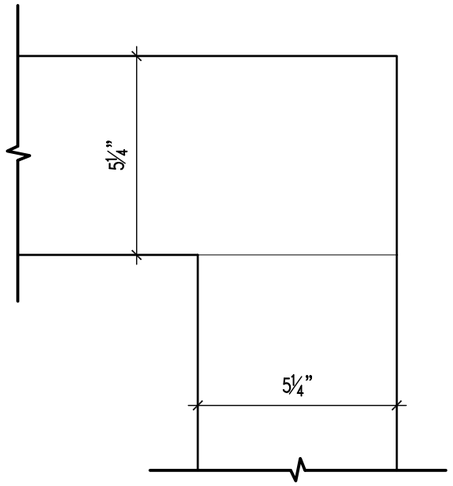
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08.27.2019

RECORDED BY:
JKO+JPA

SCALE:
1/8" = 1'-0"

HSR APPENDIX C: SHEET

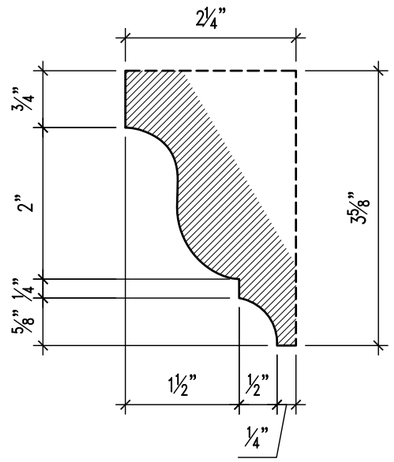
5



4 TYP. WINDOW & DOOR CASING

SCALE: 3" = 1'-0"

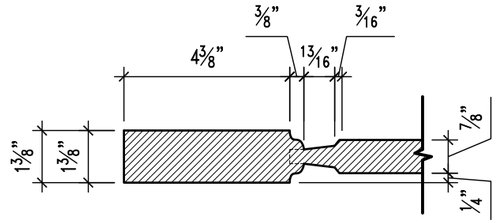
0 1" 2" 3" 6"



5 TYP. CROWN MOLDING - SECTION

SCALE: 6" = 1'-0"

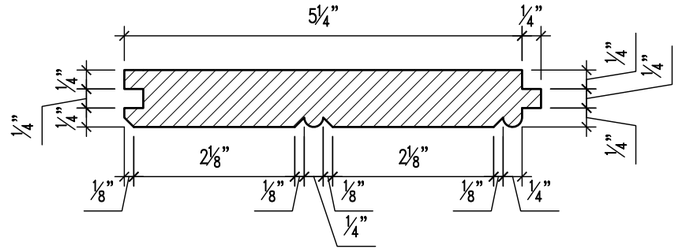
0 .5" 1" 1.5" 3"



7 SECTION OF TYP. DOOR AT STILE

SCALE: 3" = 1'-0"

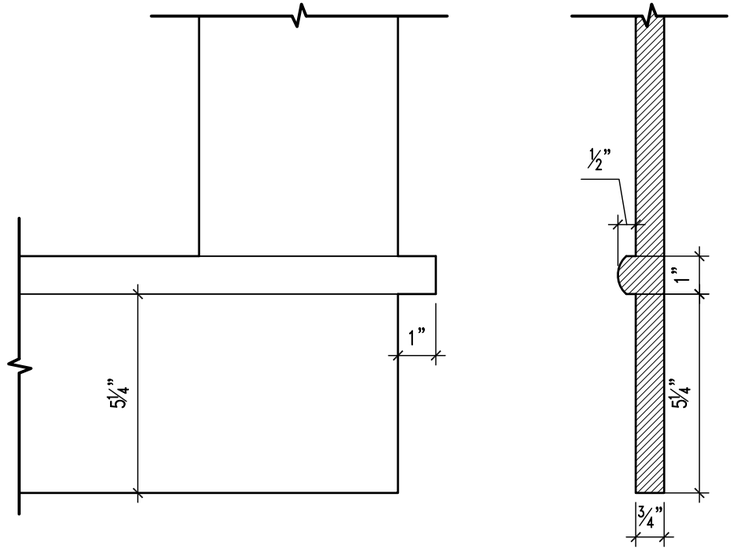
0 1" 2" 3" 6"



6 EARLY BEADED BOARD WALL CLADDING - SECTION

SCALE: 6" = 1'-0"

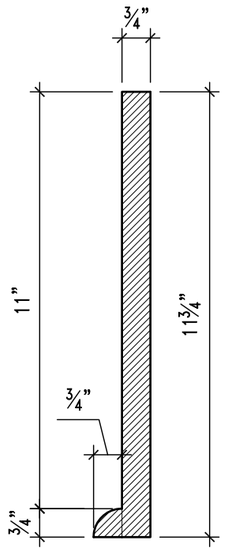
0 .5" 1" 1.5" 3"



1 TYPICAL WINDOW SILL - ELEVATION & SECTION

SCALE: 3" = 1'-0"

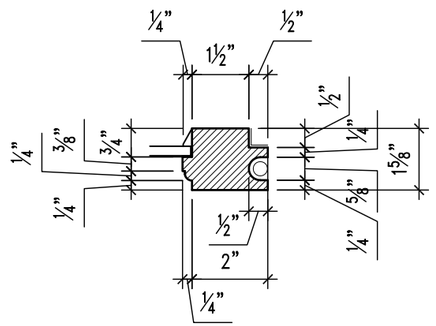
0 1" 2" 3" 6"



2 TYPICAL BASEBOARD - SECTION

SCALE: 3" = 1'-0"

0 1" 2" 3" 6"



3 TYP. SASH STYLE - SECTION

SCALE: 3" = 1'-0"

0 1" 2" 3" 6"

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JIMMY CARTER NATIONAL HISTORIC SITE
UNITED STATES DEPARTMENT OF THE INTERIOR
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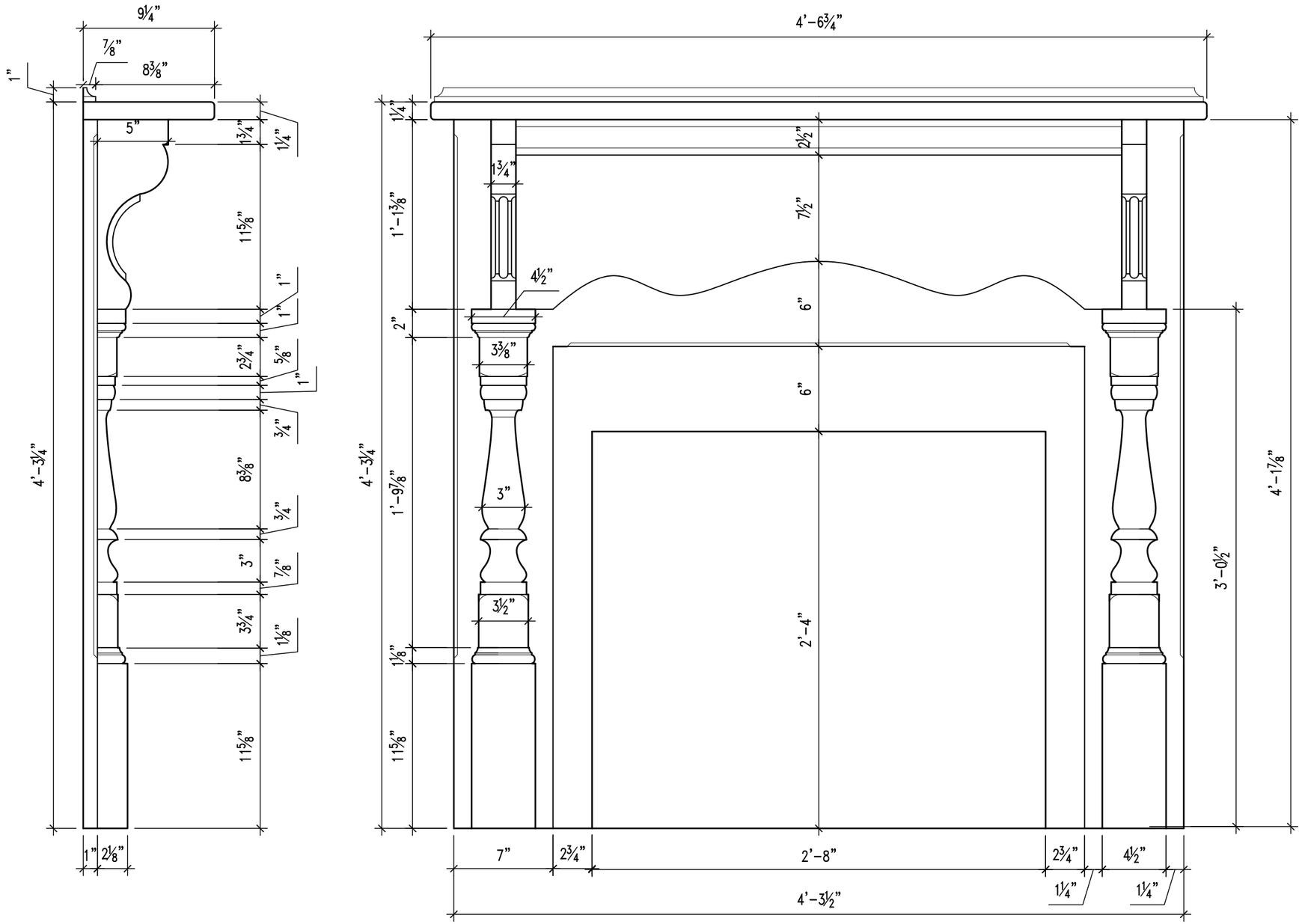
RECORDATION DATE: 08.27.2019

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SCALE: VARIES

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6



1 TYPICAL WOOD MANTEL-ELEVATIONS

SCALE: 1-1/2" = 1'-0"

0 3" 6" 1'

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SCALE:
1-1/2" = 1'-0"

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7

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U.S. Department of the Interior

Jimmy Carter Boyhood Home
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