WJE

# Mount Gilead

## Historic Structure Report

5634 Mount Gilead Road

**FINAL REPORT**

June 7, 2021

WJE No. 2019.8373

**PREPARED FOR:**

Ms. Stephanie Langton, AICP
Resident Curator Program
Hunter House, Nottoway Park
Fairfax County Park Authority
9601 Courthouse Road
Vienna, Virginia 22181

**PREPARED BY:**

Wiss, Janney, Elstner Associates, Inc.
2941 Fairview Park Drive, Suite 300
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## INTRODUCTION

Mount Gilead is a late eighteenth century vernacular house with Dutch Colonial architectural influence. It was built as a tavern and residence along the historic route of Braddock Road (Figure 1). The house is part of the community of Centreville, Virginia, a census-designated place in Fairfax County with a population of 75,452 based on 2020 census projections. Centreville is located twenty miles west of Washington, D.C. The property is owned by the Fairfax County Park Authority (FCPA), which intends to include Mount Gilead in their Resident Curator Program. The program enables the County to offer long-term leases to qualified tenants, who in turn agree to rehabilitate and maintain the property in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The properties included in the Resident Curator Program are deemed historically significant and meet established criteria of eligibility for curatorship.

This Historic Structure Report (HSR) considers the construction history of Mount Gilead, its connection to the lives and needs of the owners, and the historic contexts within which use of the house and property may be understood. The HSR includes investigation into the original construction methods through site work and inspection, historic and existing conditions documentation, evaluation and assessment to determine the eligibility of the property for listing in the National Register of Historic Places, and identification of character-defining features that contribute to the property's significance. This information informs the treatment plan, which identifies appropriate rehabilitation efforts, repair needs, and protocols for implementing recommendations.

Figure 1. View of Mount Gilead House, July 2020. Source: Liz Sargent.

## Building Data

- Current Building Name: Mount Gilead
- Historic Building Names: Mount Gilead, Malcolm Jamesson House
- Historical Designations
  - HABS VA. 280 (HABS VA 30-CENT) 1969
  - Virginia Department of Historic Resources (Survey No. 029-0026)
  - Virginia Historic Landmarks Survey (Property Identification Number 54-4-001-98)
  - Contributing Structure in the Centreville Historic District (029-0428)
- Period of Significance: 1785–1934
- Current Use: Residential (Resident Curator Program for Fairfax County)
- Proposed Use: Residential
- Proposed Treatment: Rehabilitation

## Research and Document Review

In preparing the HSR for Mount Gilead, WJE utilized Ms. Liz Sargent, affiliated WJE Consultant, to perform historic research and documentation. An HSR is typically the first phase of evaluation and planning for historic structures and focuses on documenting the subject structure through narrative and graphical means for the property's historic development, physical information, and current condition, and provides associated treatment recommendations. The goal of the HSR is to develop planning information for use in the repair, maintenance, and preservation of historically significant buildings.

Archival research was performed to gather information about the original construction and past modifications and repairs for use in assessing existing conditions and developing treatment recommendations for the building. Documents reviewed included written documentation about history and relevant historic contexts. Primary reference material for this study was obtained from the Fairfax County Park Authority (FCPA), the Virginia Room of the Fairfax County Public Library, and the Fairfax Circuit Court Historic Records Center. Additional materials were collected from the Virginia Department of Historic Resources (Survey No. 029-0026) and the Historic American Buildings Survey records housed at the Library of Congress. Based on the historical documentation gathered during the study, a context history and an approximate chronology for the building was developed.

## Condition Assessment and Documentation

WJE performed a condition survey of the building on August 31 through September 2, 2020. WJE documented observations with digital photographs, field notes, and annotations on sketches prepared by the project team while on site. The condition assessment included the exterior and interior spaces and primary features of the buildings, as well as the roof and visible primary portions of the building enclosure systems. Mount Gilead is currently occupied, and some in-place furniture and other items restricted full observation. WJE did not move any of the occupant's items. Archival documentation and physical evidence gathered during the field assessment were used to develop a chronology of design and

construction. Exterior observations were performed from the ground with the use of binoculars (where needed) and from interior rooms.

## Evaluation of Significance and Integrity

An evaluation of the significance and integrity was prepared, taking into consideration guidelines provided by *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*.[1] This evaluation of history and significance provided the basis for the development of recommended treatment alternatives.

## Guidelines for Rehabilitation

Based on the evaluation of historical and architectural significance of the structures, guidelines were prepared to assist in the selection and implementation of rehabilitation treatments.

## 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 approach of ***rehabilitation***, which ensures preservation of character-defining features while allowing new and continued use of the building, specific recommendations were developed to address observed existing distress conditions and long-term preservation objectives.[2]

## Preparation of the Historic Structure Report

Following the completion of research, site work, and analysis, this HSR was prepared summarizing the results and presenting recommendations for treatment. The HSR was compiled following the guidelines of *NPS Preservation Brief 43: The Preparation and Use of Historic Structure Reports*, with modifications to organizational structure for purposes of this project.[3]

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[1] *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: National Park Service, National Register of Historic Places, 1990, revised 1995).

[2] Kay D. Weeks and 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, D.C.: National Park Service, Historic Preservation Services, 1995).

[3] Deborah Slaton, *Preservation Brief 43: The Preparation and Use of Historic Structure Reports* (Washington, D.C.: National Park Service, Technical Preservation Services, 2005).

## DEVELOPMENTAL HISTORY

### Overview

Mount Gilead is located in western Fairfax County, a rapidly growing area of suburban and urban development within the Washington, D.C. metropolitan area. Its proximity to the cities of Alexandria and Arlington, as well as the Pentagon, Reagan National Airport, and Dulles International Airport, has rendered Fairfax County a desirable area for residential and commercial development. Centreville lies less than one mile south of Interstate 66, which connects Washington, D.C. and Front Royal, Virginia. Much of the I-66 corridor is heavily developed with residential subdivisions and commercial areas. Other heavily traveled road corridors located in the area of Centreville are U.S. Routes 29 and 50 (Figure 2).

Mount Gilead falls within the core of the historic community of Centreville. FCPA administers several properties within the community that relate to Civil War military activities. These are collectively interpreted as Historic Centreville Park (Figure 3). The properties include Mount Gilead, Mt. Gilead Earthworks, Chantilly Road Redoubt, Covered Way, and Winter Quarters.

Mount Gilead is a six-acre property (Parcel 0038A, Map 054-4-01) located at 5634 Mount Gilead Road. The property is edged to the northwest by a residential subdivision, to the northeast and southeast by Mount Gilead Road, and to the southwest by Braddock Road (Figure 4). Also located on the property is a road trace and the Spindle Sears House.

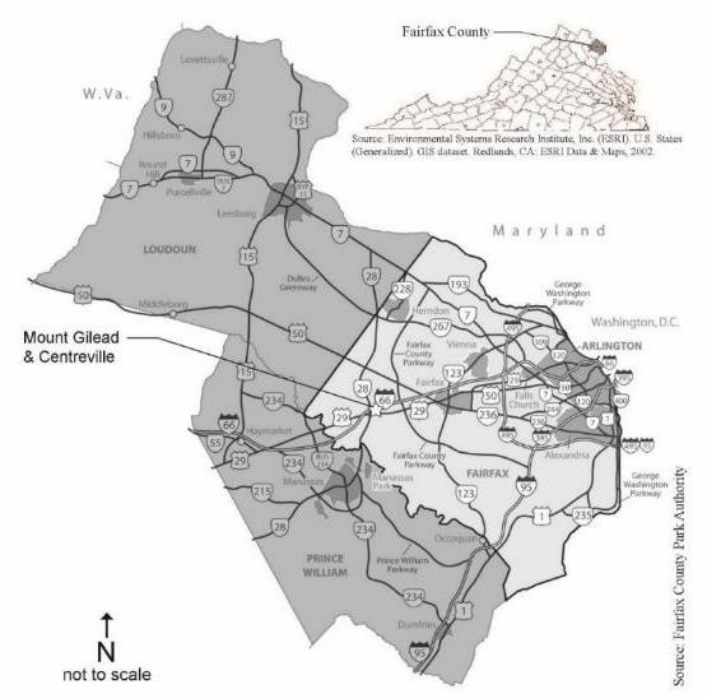


Figure 2. Location map indicating Fairfax County and the relative position of Centreville and Mount Gilead. Source: John Milner Associates, "Mount Gilead Cultural Landscape Report."


Figure 3. Historic Centreville Park properties. Source: FCPA, Historic Centreville Park.


Figure 4. Mount Gilead property (centered within the blue circle) and Centreville Historic Overlay District. Source: FCPA, Centreville Historic Overlay District Design Guidelines.

Mount Gilead is a modest late eighteenth century vernacular dwelling that was originally built as a combined tavern and residence. It was strategically located on high ground facing a road that intersected a well-traveled early transportation route known as Mountain or Braddock Road, which led between the Bull Run Mountains and the Occoquan River. Mount Gilead was constructed circa 1785 in the crossroads community of Newgate, established during the 1770s. Over the course of the late eighteenth century, Newgate grew into a mercantile and industrial center that featured a mill, store, Newgate or Eagle tavern, Mount Gilead or Black Horse tavern, and several residences, including Four Chimney House. In 1792, the residents of Newgate successfully petitioned the Virginia General Assembly to establish a town at Newgate that they at first named Centerville to advertise its well-positioned location along roads connecting Leesburg, Middleburg, Warrenton, Washington, Georgetown, and Alexandria. The town was later renamed Centreville. In 1800, the town was platted to include a system of streets and lots.

Today, Mount Gilead falls with the eighty-four acre Centreville Historic Overlay District (Figure 4) established in 1986 by Fairfax County to protect five historic properties—Mount Gilead, St. John's Episcopal Church, Havener House, and the Centreville Methodist Church (also the Old Stone Church)—from incompatible development. The Fairfax County Board of Supervisors approved expansion of the seventeen acre district in 2007 to its present size of eighty-four acres, adding properties associated with the early town, the eighteenth-century Royal Oaks Farm, properties containing Civil War earthworks, and other architecturally and culturally important properties that date to the nineteenth and twentieth centuries.[4] The historic overlay district is administered by the County's Architectural Review Board (ARB), which ensures that any alterations made in the area follow guidelines that protect the integrity of identified historic resources. The current design guidelines for district were approved in 2010.

Mount Gilead is zoned R-2, a suburban residential designation that allows up to two dwelling units per acre. R-2 zoning also allows certain institutional and community uses, while public utility and quasi-public uses are considered special exception uses.[5] However, it is also subject to the restrictive ordinances that apply to the Centreville Historic Overlay District as a whole.

The Centreville Historic District (029-0428), composed of land within the town of Centreville as platted in 1800, was determined eligible for listing in the National Register of Historic Places in 2008. Mount Gilead (029-0026) is indicated as a contributing feature of the Centreville Historic District. Based on previous evaluations, the property is not considered individually eligible for listing in the National Register of Historic Places due to loss of integrity and modifications that have been made to the dwelling.[6]

The six acre Mount Gilead property contains several historic features that span more than two centuries of development and use. The primary features of the property include the eighteenth century Mount Gilead House and an adjacent circa 1930s garage, the 1934 Spindle House (built from a kit purchased from Sears,

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[4] Fairfax County Park Authority, *Centreville Historic Overlay District Design Guidelines* (2010), 2.

[5] *Fairfax County Zoning Ordinance,* Part 2, 7-200: "Historic Overlay Districts."

[6] Adriana Lesiuk, Stephanie A.T. Jacobe, Heather Dollins Staton, and Kerri S. Barile, Dovetail Cultural Resource Group, "Architectural Survey of the Proposed I-66 Corridor Improvements Tier 2 Environmental Assessment, Fairfax and Prince William Counties and the City of Fairfax, Virginia," VDOT Project No. 0066-96A-297; UPC 105500 (August 2015), 7, 9.

Roebuck and Co.), three small mid- to late-twentieth century outbuildings, a late nineteenth century family cemetery, a springhouse, the archaeological remains of eighteenth-century tan-yard operations and the Whaley House, remnants of a formal garden and Colonial Revival-era plantings, and traces of roads, at least one of which was established based on the 1800 plat of Centreville. The property, along with much of the landscape associated with the town of Centreville, experienced numerous military uses during the Civil War. Civil War era earthworks are also located on the Mount Gilead property (Figure 5).


Figure 5. The Mount Gilead property and associated features as indicated in a 2008 plan for Historic Centreville Park. Source: FCPA, Historic Centreville Park Master Plan.

## Historical Background

### *Pre-European American Contact*

Western Fairfax County is believed to have supported human lifeways for at least 12,000 years, based on archaeological investigations and analysis of artifacts and environmental conditions derived from pollen and phytolith records. Anthropologists generally divide pre-contact cultural lifeways into three broad periods—Paleo-Indian (12,000–10,000 BP), Archaic (10,000–3,000 BP), and Woodland (3,000 BP—1600 CE). The changes in cultural activities and lifeway patterns used to establish distinctions between periods is often seen as a response to evolving environmental conditions as well as a reflection of emerging technologies and outside influences, such as the introduction of cultivation.

The Paleo-Indian period is characterized by a nomadic hunter-gatherer culture of relatively small populations moving within an environment substantially cooler than present day. Plant communities are thought to have been dominated by spruce, fir, and pine forests that supported megafauna. Artifacts specific to the period include the Clovis projectile point used with a spear for hunting.

During the Archaic period, population sizes are thought to have expanded in response to a warming climate that resulted in an increase in available food sources. Forests transitioned to include more deciduous species, such as oak, birch, and beech, that produced edible nuts. Archaeological investigation of archaic period sites within the region suggests that people began to settle seasonally in locations where food resources were easily collected within bands or groups. This increase in sedentism occurred in conjunction with a diversification of hunting and gathering practices. Artifacts reflected in the archaeological record suggest the introduction of atlatl stones, axes, pestles and mortars, soapstone vessels, and net sinkers, and an increased use of bone scrapers and awls for food and clothing production.

During the Woodland period, environmental conditions generally continued a warming and drying trend. Cultural populations continued to increase, while nomadism and the practice of traveling regularly between encampments in bands was replaced by tribal and village life. During a cooling environmental trend that occurred during the middle phase of the Woodland period (500 BP–900 CE), cultural practices evolved to include the use of ceramic vessels and pipes, bow and arrow implements, stone burial mounds, and more extensive trade as represented by copper and other artifacts not available locally. The cultivation of crops was introduced during this period from South America, and villages were often sited in association with prime agricultural soils. By contact, local people were cultivating gourd, squash, corn, beans, and tobacco. Trade with other regions also increased. Reflected in the archaeological record are the use of shell ornaments, bone needles, pins, and fishhooks.[7]

[7] Much of this information is derived from Christopher I. Sperling and Megan Veness, Archaeology and Collections Branch, Fairfax County Park Authority, "Cemetery Delineation Rigg Family Cemetery (Site 44FX1666), Patriot Park North, Fairfax, Fairfax County, Virginia" January 2017, 27. Additional secondary sources used to develop the historic context for the property include John Milner Associates, Inc. "Confederate Fortifications Historic Site Treatment Plan" (May 2006) and "Mount Gilead Historic Site Cultural Landscape Report" (April 2006); and "The History and Significance of Centreville" by Debbie Robison, available at "Northern Virginia History Notes" at http://www.novahistory.org/Centreville_History.htm (accessed July 21, 2020).

## *Early Contact, Regional Settlement, and the Establishment of the Village of Newgate (1607–1785)*

The English began to explore present-day Virginia during the sixteenth century, with settlement first occurring during the early seventeenth century. In 1606, Captain John Smith, member of the Virginia Company of London, which planned to colonize Virginia for profit using a charter provided by King James, sailed to the New World, helping to establish a colony at Jamestown Island in 1607. In 1608, Smith left Jamestown to explore the Chesapeake Bay in search of food and potentially improved settlement sites. Smith recorded his 3,000-mile journey in a series of maps and travel logs that illustrated the locations of American Indian settlements along the water courses he traveled.

By the time English colonists established their settlement in Jamestown, the area of present-day Fairfax was home to the Doeg or Dogue, a likely Algonquin tribe associated with Tauxenent along the Occoquan as the primary village. The Manahoac, along with other Siouan language speaking tribes, occupied the interior Piedmont south of the Potomac River watershed and southwest of Fairfax County. The Iroquois, generally a more northern tribe, were known to have entered the Potomac River watershed for trade and other purposes, sometimes plundering the villages of other tribes, but were not resident. Although these tribes had encountered Europeans traveling through the region in search of resources, including furs, it was not until the English began to settle Virginia that their lifeways were extensively impacted. Early settlement tended to occur along navigable waterways, which also served as transportation routes.

### *Northern Neck Proprietary*

Settlement of the Virginia colony really began in earnest after Charles II ascended the throne in 1649 after his father, Charles I, was executed. Soon after assuming the throne, Charles granted a five million acre tract of land known as the Northern Neck Proprietary, that was located within the eastern part of the colony between the Rappahannock and Potomac rivers, to a company formed by seven English noblemen and loyalists. Among them was John Culpeper. During the period in which Charles II was forced to live in exile—between 1651 and 1660 (the English Commonwealth period) —the Proprietary remained symbolic in nature. However, once the monarchy was restored in 1660, so too was the validity of the Proprietary. Culpepper died in 1660, and his claim passed to his son, Thomas Culpepper. Charles II appointed Thomas Culpepper Governor of Virginia in 1677. After he died in 1689, his daughter and heir, Catherine, married Thomas, 5th Lord Fairfax of Cameron, in 1690. As a result, the Fairfax family assumed the Culpeper interest in the Proprietary.

Thomas, 5th Lord Fairfax of Cameron, never traveled to Virginia to visit his holdings. The property passed to his son, Thomas, 6th Lord Fairfax, upon his death in 1709. It was Thomas, 6th Lord Fairfax, who would obtain control over the remaining interests in the Northern Neck Proprietary, consolidating ownership in one individual. Thomas leased much of the land within the Proprietary and collected rents using an agent. One of these agents was Robert "King" Carter. After Carter died in 1732, Fairfax arranged for a cousin, Colonel William Fairfax, to relocate to Virginia from Massachusetts and assume responsibility as agent. Thomas finally travelled to Virginia during the mid-1730s. He built a home at Belvoir plantation, which is present-day Fort Belvoir, in 1747, and another in present-day Clarke County in 1752.

Between 1653 and 1742, four counties were formed from the Proprietary: Westmoreland, Stafford, Prince William, and Fairfax. Fairfax County was formed in 1742 from portions of Stafford and Prince William Counties and named for Thomas.

Prior to the establishment of Fairfax County, brothers Walter Griffin Jr. and Benjamin Griffin acquired a 350-acre patent of land in the area now known as Centreville. The natural systems and features of the area were an important factor in attracting settlers to the area. Gently rising highlands watered by springs and creeks that flowed into Bull Run formed a landscape that was fertile for agricultural production. The Griffin Brothers appear to have been involved in cultivating tobacco based on mention of "Walter Griffin's Rowling [sic] Road" in the 1729 Northern Neck Grant C:38 to Robert Carter Jr. The deed documenting Northern Neck Grant E:172 to Willoughby Newton for 1,719 acres on September 18, 1740 also mentions the presence of a "Rolling path," the alignment of which appears on the plat of the property (Figure 6).

The road appears to have encompassed a section of present-day Braddock Road west and northwest of Ox Road. It connected to a former Indian trail that led to a pass in the Blue Ridge Mountains known as William's Gap or Snicker's Gap. Over time, the trail was extended across several streams, including Little Rocky Run, Big Rocky Run, Round Lick Branch, and Flat Lick Run (Figure 7), and improved to allow passage of wagons and hogsheads of tobacco.

By 1746, Newton had established a water mill on his property along a road he built to connect to Griffin's Rolling Road. Newton is also known to have leased portions of his land grant to tenant farmers in the 1740s, who may also have used the road.[8] The rolling road slowly emerged as an important local travel route, later becoming known as Mountain Road. In 1755, a section of the road began to be referred to as Braddock's or Braddock Road, possibly in an effort to encourage General Edward Braddock to march his army toward Winchester along Mountain Road during the French and Indian War.[9]

[8] Fairfax County Deed Book B1, 200, 370.

[9] Karl Reiner, *Remembering Fairfax County Virginia* (Charleston, South Carolina: The History Press, 2006), 64.

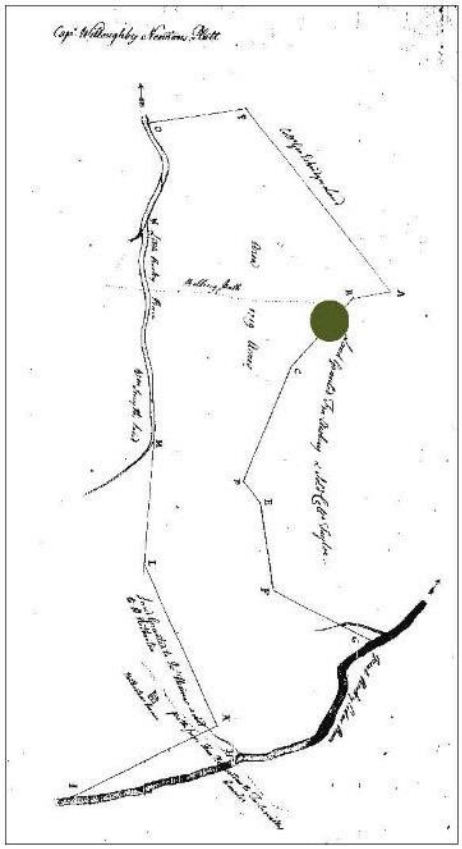


Figure 6. Plat of Willoughby Newton's 1740 grant indicating the future location of Centreville (green dot), and the rolling road as reproduced in the Centreville Historic Overlay District Design Guidelines (2010).

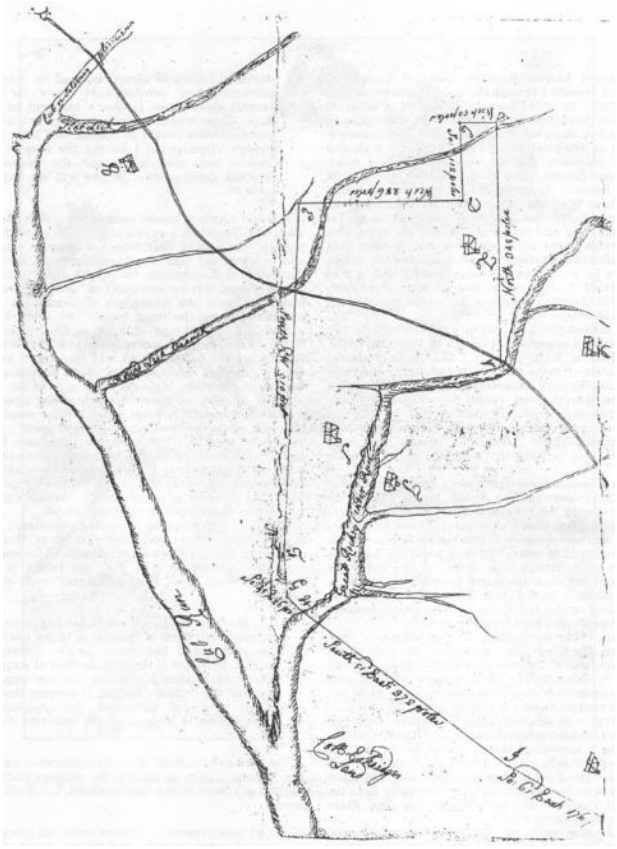


Figure 7. Survey of Willoughby Newton's Lands, 1743, showing the road extending across several local streams. Source: Eugenia B. Smith, Centreville, Virginia, Its History and Architecture.

A small community slowly grew up around the Mountain Road during the 1760s. In 1762, James Lane Jr. and William Carr Lane established a store called Lane's Store along Mountain Road in an area known as Wapping. The Lanes are believed to have sold transported convicts in addition to general merchandise based on a 1771 advertisement in the Virginia *Gazette*.[10] William Carr also established a sadler's [sic] shop and dwelling near the house that were leased to Charles Davis.[11] In 1768, William Carr Lane established a proprietary at the intersection of Mountain Road and the road to Newton's mill that was known as Eagle or Newgate Tavern. The establishment catered to the food and lodging needs of travelers along Mountain Road. The tavern was a regular stop for travelers and is mentioned in George Washington's diary. Based on the tavern's popularity, the nearby community also became known as Newgate (Figure 8).

[10] Debbie Robison, "The History and Significance of Centreville, Virginia," *Northern Virginia History Notes* (accessed July 24, 2020) available at http://novahistory.org/Centreville_History.htm#_edn2); from Virginia *Gazette*, 1771-01-17.

[11] Robison, "The History and Significance of Centreville, Virginia," from Loudon County Deed Book E:274.

Others who lived in and owned property within the community of Newgate during the 1760s included John Lane, and his wife, Katherine, the daughter of Willoughby Newton. In 1769, the Lanes sold 350 acres to James Hardage Lane that included land left to Katherine by her father when he died in 1766. As described in Newton's will, the property was "where Demse Carrel / sic / lived also the land where John Goddard lived and along John Newton's line to the mountain road near Lanes Store including the land between that and Thomas Brown's…"[12] Also built within Newgate circa the late 1760s was Four Chimney House, located at the northern end of Mountain Road.


Figure 8. Detail of Thomas Jefferson's 1787 map of northern Virginia indicating the location of Newgate. Source: Library of Congress.

[12] Loudon County Deed Book G, 138-141.

### *Construction of Mount Gilead and the Establishment of Centreville (1785–1800)*

In 1785, James Hardage Lane sold a portion of the property he had acquired from the Lanes to Joel Beach, his son-in-law. The sale entailed transfer of "one certain tract… of land containing six acres situate… in the County of Loudon aforesaid and near Newgate, beginning about three pole north of the house called Wapping and in the line of land belonging to Bates Dorsey in the road thence running near the road in said Dorsey's line south 54 east 43 pole to a road that leads from Newgate to William Carr Lane's mill thence with said road, north 14 degrees and 30 minutes west 42 pole to a pile of stones on the side of said Road thence south 70 degrees west 29 pole to a pole of stones thence south 39 degrees west 16 poles to the Beginning."[13]

Beach and his wife Elizabeth built a combined dwelling and tavern on the property soon after acquiring it. The building was constructed along the road leading to William Carr Lane's Mill near its intersection with Mountain Road (Figure 9). The house, however, faced south and overlooked the more prominent travel route of Braddock Road. A porch along the south facade provided a sheltered entry that was also used for socializing by guests similar to many Virginia taverns at the time.[14] Taverns, also known as ordinaries, were popular venues for public and private entertainment events during the eighteenth century.[15] Another feature of the house that served its purpose as an ordinary was a pair of symmetrically-placed doors on the principal facade, one of which led to the main room of the tavern, allowing for a separation of the tavern from other uses.[16] The building featured a steeply-sloped roof, a porch on the north facade, and exterior chimneys at either gable end. There were no second-story dormers on the house as originally built.[17]

[13] Loudon County Deed Book, 358–362.

[14] Northern Neck Proprietary Grants, Book 5, 199, April 3, 1719 (Richmond, Virginia: Virginia State Archives), as noted in Eugenia B. Smith, *Centreville, Virginia Its History and Architecture,* (Fairfax, Virginia: Fairfax County Office of Planning, June 1973), 64.

[15] Carl R. Lounsbury, ed., *An Illustrated Glossary of Early Southern Architecture and Landscape* (New York, Oxford University Press, 1994), 369.

[16] John Milner Associates, Inc., "Mount Gilead Cultural Landscape Report" (Fairfax, Virginia: Fairfax County Park Authority, April 2006), 4-2 and 4-3.

[17] Smith, *Centreville*, 64.

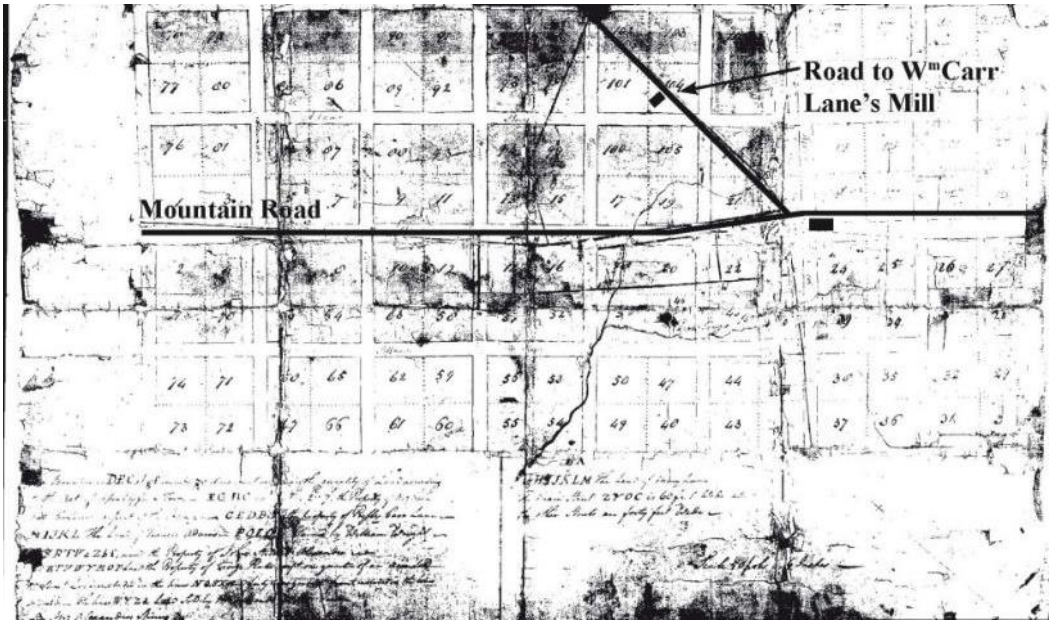



Figure 9. 1800 plat of Centreville showing Mountain Road, the road to William Carr Lane's Mill, Mount Gilead along the mill road, and Newgate Tavern at the intersection of the mill road with Mountain Road. Source: Library of Virginia as shown in JMA, "Mount Gilead Cultural Landscape Report."

Beach identified his tavern with a sign featuring a black horse in a 1786 advertisement in the *Virginia Journal and Alexandria Advertiser:*

> Whereas the subscriber conceives that suffering card-playing in his house is attended with divers ill consequences, he takes this method to inform the public in general and his customers in particular, that while he feels the warmest sensations of gratitude for all their past favors, and wishes a continuance of their custom, he is obliged to prohibit all gaming whatsoever in his house for the future, his design being to keep a still orderly house, for the use of travelers, whom he will endeavour to entertain in the best manner and on much lower terms than has been usual in these parts. - He has a new and elegant house nearly opposite the house called Newgate, with the sign of a Black Horse.
>
> May 16, 1786, Joel Beach

Beach later referred to the property as Mount Gilead. Joel and Elizabeth Beach lived in the house while operating an ordinary on the property until 1789, when they sold Mount Gilead and a second 100-acre parcel to Francis Adams.[18] Adams used Mount Gilead as his residence. He later built the Havener House, which he operated as an inn known as Willow Spring, on the 100-acre parcel. Adams also owned a tan and currying operation and may have introduced the industry to Newgate.

[18] Loudon County Deed Book T, 141-144.

In 1790, residents of Newgate first petitioned the Virginia General Assembly to establish the town of Centerville (later renamed Centreville) on the land between Newgate and the Great Rocky Run Bridge. The villagers hope to advertise their location as a crossroads and transportation hub marking the intersection of many farm-to-market routes and a stop along the road to the Northwest Territory. By this time, Mountain Road was known as Turnpike Road, and the village had become centrally located to Alexandria, Colchester, Dumfries, Middleburg, Georgetown, Fauquier Court House, and Leesburg. The idea for establishing the town is believed to have been the brainchild of James Hardage Lane as a way to encourage business and support his family.

Although the first petition failed, the villagers submitted a second petition in October 1792 that was successful in convincing the General Assembly to enact legislation establishing the town. In response, Francis Adams developed much of his property into leaseholds.

### *Mount Gilead and Centreville during the Nineteenth Century Early Republic and Antebellum Periods (1800–1861)*

In 1800, the town of Centreville was platted with the land divided into 128 one-half-acre lots (Figure 10). Turnpike Road became the town's Main Street. To conform to the grid of lots, the road was realigned slightly, which affected Mount Gilead.[19] Originally sited to align perpendicular to Mountain Road, Mount Gilead would now sit at an angle to the street, which became known as Main Street but continued to be referred to as Braddock Road. In addition to the 60-foot-wide Main Street, the grid indicated two new parallel streets and seven new cross streets: Adams and Jefferson, and Alexander, Lane, Mary, Francis, Ralls, Keene, and Carr, respectively. Clearly, several of the streets were named for residents of the town, including Francis Adams, owner of Mount Gilead. The route named Keene Street was later renamed Mount Gilead Road. Ralls Street, like Turnpike Road, was present at the time the town was platted and known as Cabell's or Caple's Mill Road. Like Mountain Road, it was modified to conform to the proposed town grid and renamed. The road survives as a trace today that crosses the Mount Gilead property.

[19] The Mount Gilead property today extends over portions of parcels 19, 101, 102, 103, 104, and 105, with the Spindle Sears House encompassing portions of parcels 21, 106, 107, 108, 109, 110, 111, and 112.


Figure 10. Ca. 1800 Town of Centreville plat superimposed on a 1973 comprehensive planning map of Centreville. The will of Francis Adams describes his Mount Gilead property as "Lotts No. 101 and 104 designated in the plan of the town of Centreville" as shown in the blue circle. As currently understood, the property encompassed portions of Lots 101-105 and 19. Source: Smith, Centreville.

The town included a mixture of commercial, industrial, agricultural, and residential uses. Many of the town lots were developed with residential frame houses, stores, and manufacturing concerns that faced adjacent streets. There was also a blacksmith, house of entertainment (Willow Inn built by Francis Adams), the Adams tannery, saddler shop, stable, and schoolhouse. Several dwellings were also located within the community. Many of the buildings sat on irregularly-coursed red fieldstone rubble foundations, had gable-end roofs with dormers, clapboard or board and batten siding, and porches or covered porticoes at the entrance.[20]

The only sources of information related to Mount Gilead during the early nineteenth century are Mutual Assurance records dated 1803 and 1805 (Figure 11 and Figure 12). These records suggest that Mount

[20] Robison, "The History and Significance of Centreville, Virginia."

Gilead was a well-developed property comprised of the main house, kitchen, office, and at least three additional outbuildings. In 1803, the house is described as a wooden dwelling house 32 feet long by 26 feet wide and one story high with a portico along the south facade.[21] The building framing was large timbers, and the exterior walls were clad with chestnut or oak weatherboards. The porch was supported with six wood posts, square with chamfered edges on part of their length.[22] The chimneys, foundations, and cellar walls were yellowish sandstone rubble. The western chimney accommodated fireplaces on the main and upper stories, while the eastern chimney served a single living room fireplace. Near the peak of the roof, the western chimney was built a few inches free of the wooden gable end as a fire-protection strategy.[23] In the central portion of the house, window and door openings were placed symmetrically. Windows appear to have been wood sash.[24] By 1805, dormers had been added to the roof, and a shed built on the north side later became a porch.[25] The kitchen is described as located 20 feet to the north of the main dwelling, and 12 by 20 feet in size. While the 1803 policy describes the kitchen as half stone and half wood, the 1805 policy suggests it was built of wood underpinned with stone. This, coupled with the fact that the 1805 policy shows the building moved from a position contiguous to the three other wooden building to a new location that established a symmetrical arrangement of outbuildings around the main house, suggests that the structure was rebuilt between 1803 and 1805.[26]

Additionally, Adams' 1805 Mutual Assurance Policy for his tannery described the structure as a wooden building (Figure 13).

[21] Mutual Assurance of Virginia, policy #2055, Francis Adams, April 9, 1803, and #1, Francis Adams, May 31, 1805. Library of Virginia.

[22] Smith, *Centreville*, 71–74.

[23] Smith, *Centreville*, 74.

[24] Smith, *Centreville*, 74.

[25] Mutual Assurance of Virginia, policy #2055, Francis Adams, April 9, 1803, and #1, Francis Adams, May 31, 1805. Library of Virginia.

[26] Smith, *Centreville*, 65.

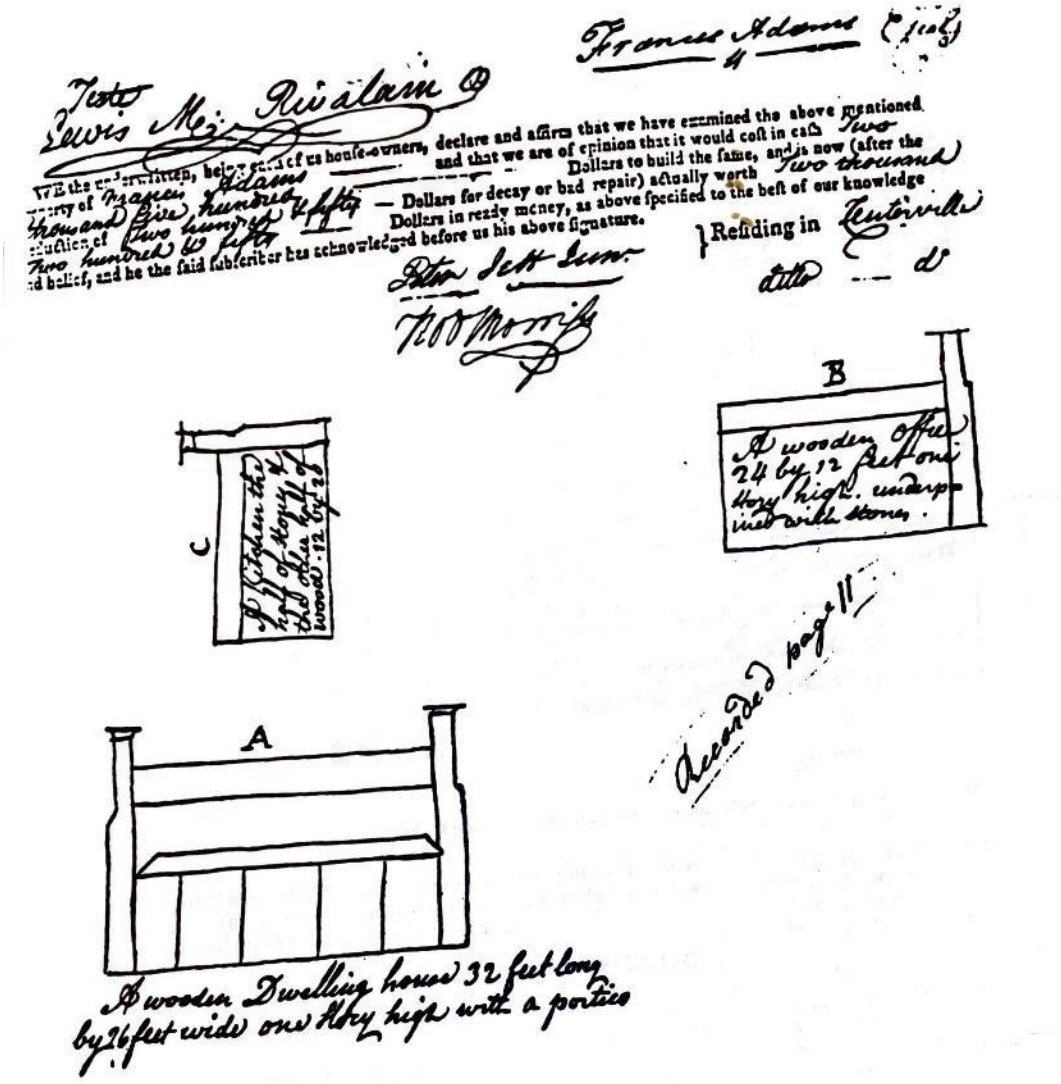



Figure 11. *Mutual Assurance Society of Virginia Policy for Mount Gilead. Declaration No. 2055 by Francis Adams, April 9, 1803.* Source: Library of Virginia.

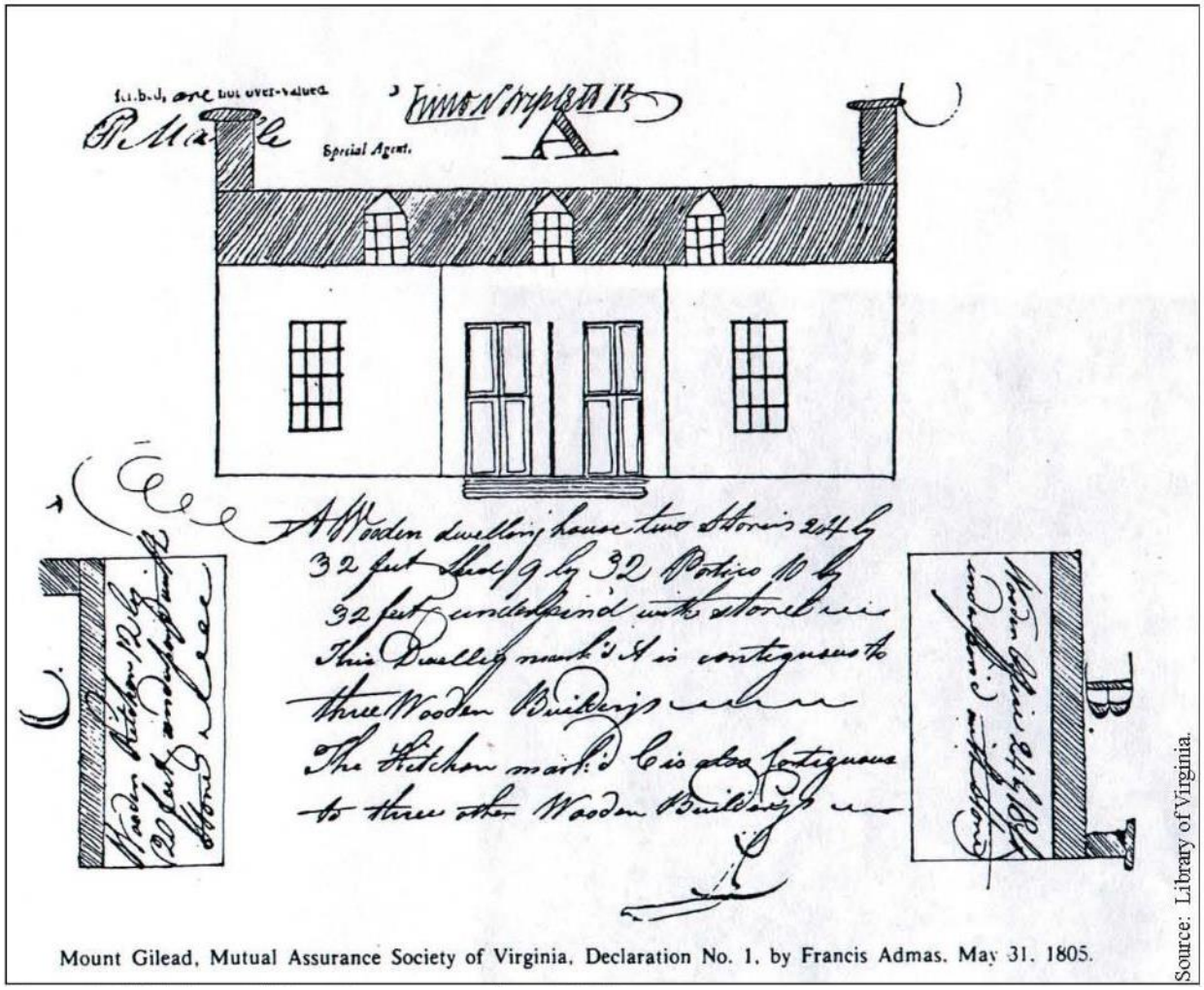



Figure 12. *Mutual Assurance Society of Virginia Policy for Mount Gilead. Declaration No. 1 by Francis Adams, May 31, 1805.* Source: Library of Virginia.

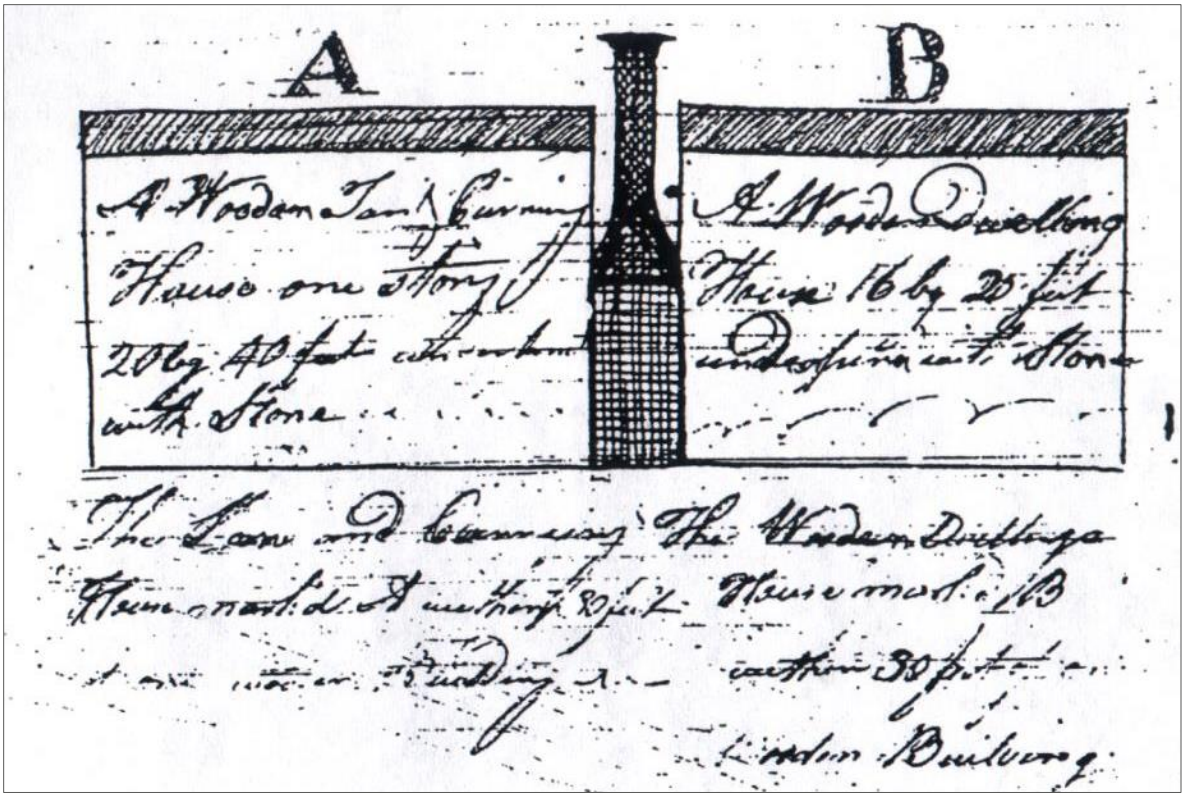



Figure 13. *Mutual Assurance Society of Virginia Policy for the Adams Tannery, 1805.* Source: Library of Virginia.

Francis Adams died in 1811 and was survived by his wife, Anne Peak Adams, and three children, George, Ann P., and Frances T., who was a minor. In his will, probated in 1812, Adams indicates that Mount Gilead was to be left to his wife. The will describes the property as "the dwelling house in which I now live together with the garden and all the improvements on and appurtenances to Lotts No. 101 and 104 designated in the plan of Centreville…"[27]

After inheriting Mount Gilead, Anne Adams appears to have continued to live at Mount Gilead until 1815, at which time she likely moved to Shelby, Kentucky with her son, George Adams, and his wife, Anna Maria Lane, who was the daughter of Presley Carr Lane. Before leaving, Adams recorded another insurance policy for the property.[28] Between 1815 and 1831, little is known about who resided in the house. Circa 1831, a tanner and currier of leather, Malcolm McNeal Jamesson, appears to have begun renting the property. A deed related to the sale of an adjacent property references Mount Gilead as having a large garden enclosed by a wooden fence with palings.[29] Jamesson appears to have married during the period while renting Mount Gilead, circa 1833. He and his wife, Julia, had four children: Penelope, born in 1834; and three children who died very young, George M. Jamesson (1840–1844), Malcolm F.M. Jamesson (1844–1846), and Jessie Jamesson(1848–1850).

[27] Fairfax County Will Book K1:62-66.

[28] As noted in Smith, *Centreville*, 74.

[29] Smith, *Centreville,* 64–65; Fairfax County Deed Book 52:262. George W. Lane to George Shied, 20 April 1831.

Although it is not known when Anne Peake Adams died as no will is recorded with Fairfax County, Mount Gilead appears to have passed to her children upon her death. Perhaps due to Anne Adams having died intestate, the Adams children hired an attorney, Robert Dinlock, to assist them in the sale of Mount Gilead.[30] The property was purchased in 1837 by Alexander Spotswood Grigsby, resident of nearby Four Chimney House.[31] Grigsby was a prominent businessman, owner of many properties in Centreville, and a slave dealer. Grigsby appears to have continued to rent the property to Malcolm Jamesson until selling it to him in 1842.[32]

During the antebellum period, the community of Centreville, located at the nexus of several important roads—Braddock Road, Road to Chantilly, Road to Fairfax Courthouse, Road to Blackburn Ford, Manassas Road, and Road to Bull Run (Figure 14)—began to be impacted by the development of several new turnpikes and rail lines. The first of these was the Warrenton Turnpike, developed by 1828. This road led to the intersection of Braddock Road and Francis Streets and contributed to the fortunes of Centreville, including Mount Gilead, by bringing travelers to the community. One of the turnpike's toll gates was located near Newgate Tavern. However, construction of the Little River Turnpike around the same time did not lead to Centreville and instead began to draw travelers away from the town due to its gentler grades and facilitated passage. This led to a decline in the town's prosperity that was enhanced when the Orange & Alexandria Railroad and the Manassas Gap Railroad were completed in the 1850s.

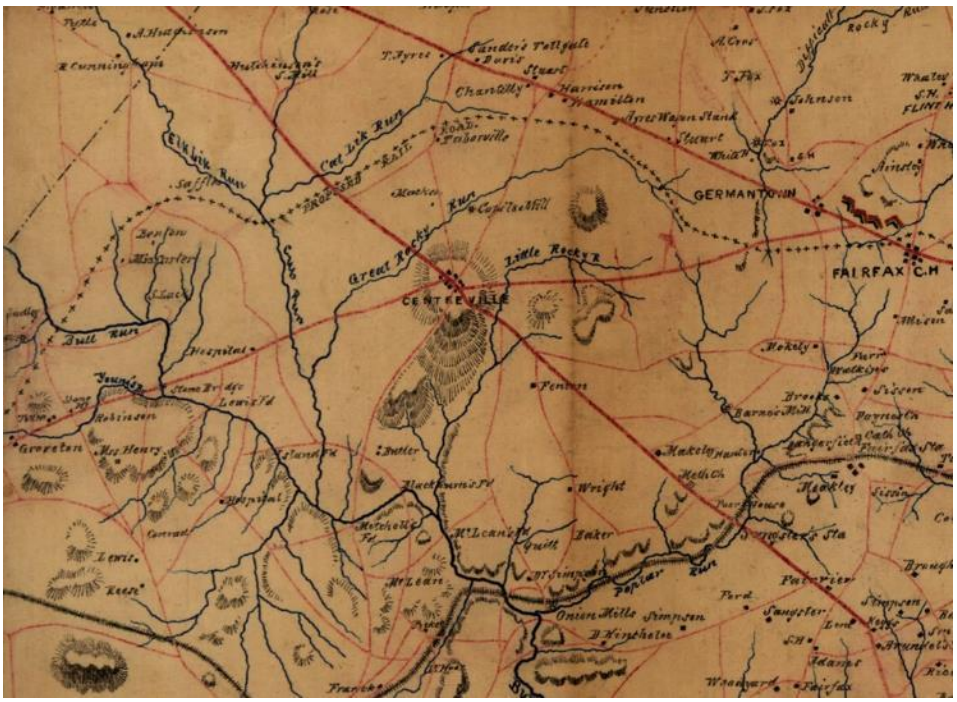


Figure 14. Detail, Civil War era Hotchkiss map illustrating the key location of Centreville as a hub of several important roads. Source: Library of Congress.

[30] Fairfax County Deed Book E3:341–344.

[31] Fairfax County Deed Book H3:20.

[32] Fairfax County Deed Book H3:21.

### *The Civil War (1861–1865)*

On the eve of the Civil War, Centreville still featured two churches, numerous dwellings, businesses, and a school (Figure 15 and Figure 16). On May 23, 1861, Alexander Spotswood Grigsby, one of Centreville's leading businessmen during the years leading up to the Civil War and a slave dealer, voted for Virginia's succession. Within a few months, Centreville would become the focus of military activities due to its position near Washington, D.C., proximity to the railroad junction of two rail lines in nearby Manassas, and elevated position with commanding views of the surrounding countryside. It is believed that Grigsby's home, Four Chimneys, was appropriated for use by General Irvin McDowell as a headquarters when the Union Army occupied the town in July 1861 ahead of the First Battle of Manassas. The battle, a Union defeat, occurred on July 21, 1861.[33] Following the battle, local buildings served as temporary hospitals, including: Havener House was used as an aid station; St. John's Episcopal Church was used to shelter wounded troops; and Centreville Methodist Church was used as a hospital. Known to have served both the Union and Confederate armies at other times during the Civil War, Royal Oaks farmhouse may have housed officers before the battle.[34]

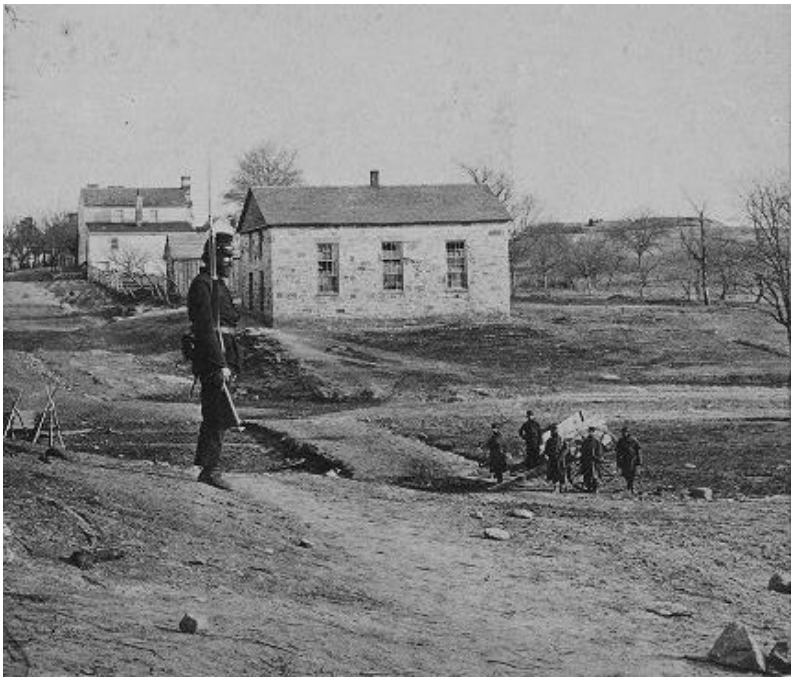


Figure 15. Street views of Centreville, circa 1860s. Source: Library of Congress.

[33] Reiner, *Remembering Fairfax County Virginia,* 48-49.

[34] Fairfax County Park Authority, *Centreville Historic Overlay District Design Guidelines* (2010), 9.

Figure 16. Street views of Centreville, circa 1860s. Source: Library of Congress.

The Union Army left Centreville within a few weeks of the First Battle of Manassas. The town was later occupied by the Confederate Army when General Joseph Johnston decided to establish winter quarters for tens of thousands of Confederate troops near Centreville. Between October 1861 and March 1862, the soldiers lived in wooden huts and tents (Figure 17) sited behind an extensive system of earthen fortifications, some of which survive today on the Mount Gilead property and nearby. Accounts of residents indicate that the troops used all available trees to build the wooden huts and roads. Mount Gilead is traditionally thought to have served as a headquarters for Johnston during the occupation, although what happened to the Jamessons during this time is not known.

Figure 17. The winter Confederate encampment at Centreville. Photograph by Barnard. Source: Library of Congress.

When the Confederate troops withdrew from the camp in March 1862, they left behind stand-in equipage in the form of logs placed and painted to resemble cannons (Figure 18). Referred to as Quaker guns, these dummy artillery pieces surprised Union troops when they later moved to take control of the fortifications.

Other accounts of Mount Gilead during the Civil War include a photograph of the house (Figure 19) and a sketch made in 1863 by William Henry Jackson (Figure 20), a private in the Union Army, while visiting one of the Jamesson children. Jackson's diary indicates that he also made a sketch of the fortifications at Centreville at the time. The house appears to have changed little in these images from the Mutual Assurance record of 1805.[35]

[35] Smith, *Centreville*, 66.

Figure 18. View of a Quaker gun at Centreville. Photograph by Barnard. Source: Library of Congress.

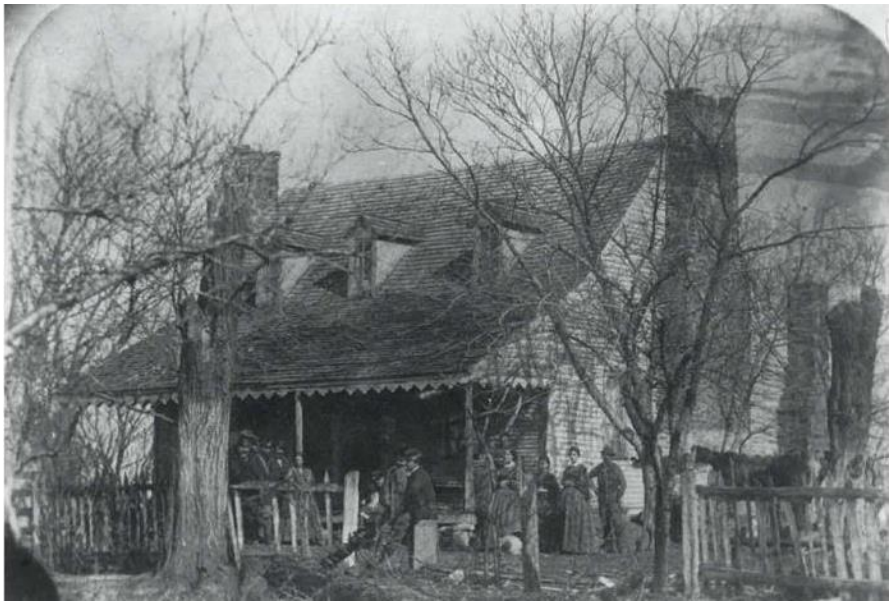


Figure 19. Mount Gilead during the Civil War. Source: FCPA.

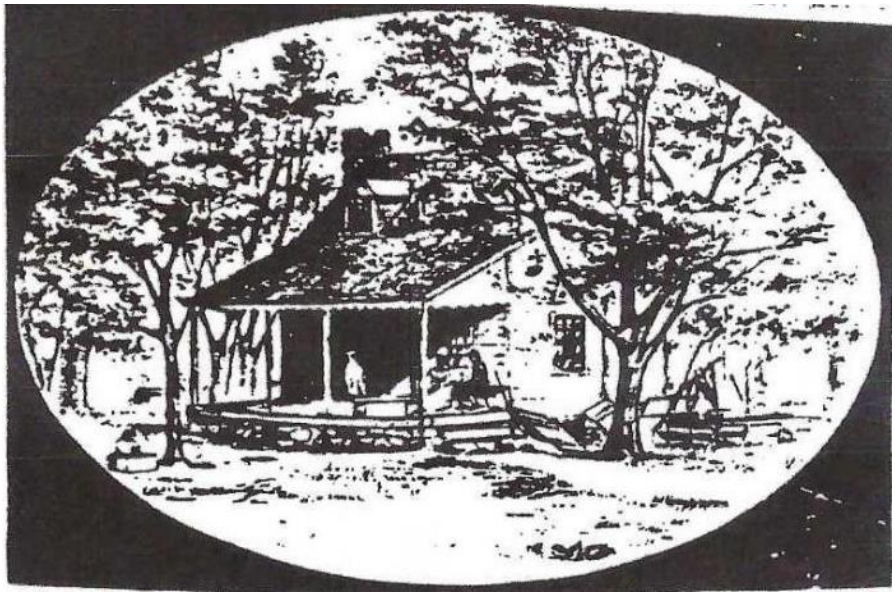


Figure 20. Sketch of Mount Gilead by William Henry Jackson in 1863. This image is a copy that appeared in the New York Tribune in May 1937. Source: Smith, Centreville.

### *Mount Gilead and Centreville during the Late Nineteenth and Early Twentieth Centuries (1865-1935)*

Malcom Jamesson's wife, Julia M. Jamesson, died in 1876, leaving him a widower with one daughter, Penelope. Jamesson himself died in 1884, bequeathing the property to Penelope.[36] Before his death, Jamesson established a family cemetery on the property where he was buried. Penelope Jamesson continued to live on the property until her death in 1904. After she died, several of her children erected a granite monument in the cemetery in honor of the family members buried there.

Today, the cemetery is a 42-foot-square plot surrounded by a wrought iron fence with an entry gate. Located 200 feet northwest of the house, the cemetery features the black granite obelisk erected by the children and fieldstones marking several graves. The monument notes the names of the individual family members buried in the cemetery: Malcolm M. Jamesson (1806–1884), Julia M. Jamesson (1812–1876), Penelope T. Jamesson (1834–1904), George M. Jamesson (1840–1844), Malcolm F.M. Jamesson (1844–1846), Jessie Jamesson (1848–1850). It is believed additional burials may be located outside the fence.[37]

Little is known about life at Mount Gilead following the death of Penelope Jamesson, although a 1909 photograph shows picket fencing along the home's entrance, which still faced Main Street (Figure 21). Based on a photograph of the house in 1934, the home was not well cared for and slowly fell into a state of disrepair (Figure 22). This photograph indicates that the fencing was no longer present, the shutters and one of the windows were missing, and two entrances were at the main entry.

[36]Fairfax County Will Book H-2:38; Fairfax County Deed Book M-6:351.

[37] Brian A. Conley, *Cemeteries of Fairfax County, Virginia: A Report to the Board of Supervisors* (Fairfax, Virginia: Virginia Room Fairfax County Public Library, December 5, 1994), 134.

It appears that the house remained in the family until October 26, 1932, after which it passed through several owners, beginning with transfer from Penelope Jamesson's daughter Maria Jamesson Dear to G Allen Macrae.[38] The property was transferred soon thereafter on November 4, 1932, to several family members, including Nellie E. Roberts, James F. Macrae, William J. Macrae, Malcolm Macrae, and Madge D. Sandford.[39] On December 21, 1932, the property was conveyed from Allan Macrae and Anna B. Macrae to Ethel B. Snodgrass through trustees Richard L. Ruffner and Courtland H. Davis.[40] On May 23, 1933, Richard L. Ruffner and Courtland H. Davis, Trustees for Ethel B. Snodgrass, conveyed the property to Adolf K. Bara and Ruth S. Barta.[41] The property immediately changed hands, with the Bartas conveying it to Robinson Moncure and Courtland H. Davis, Trustees.[42] On July 24, 1934, a deed was re-recorded for the transaction between the Bartas and Richard L. Ruffner and Courtland H. Davis serving as Trustees for Ethel B. Snodgrass.[43]

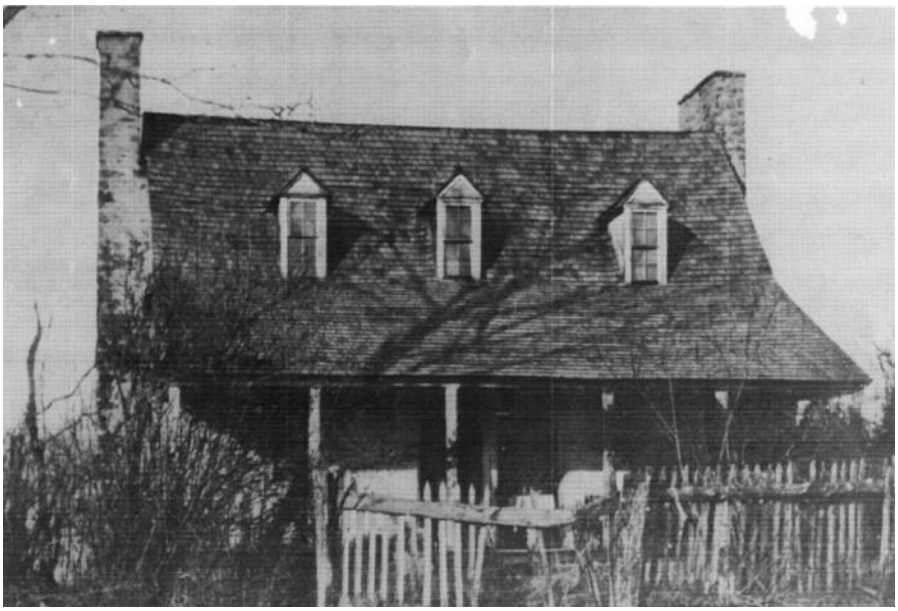


Figure 21. Mount Gilead in 1909. Source: Smith, Centreville.

[38] Fairfax Count Deed Book G-11:64-65.

[39] Fairfax Count Deed Book G-11:66.

[40] Fairfax Count Deed Book G-11:69.

[41] Fairfax Count Deed Book H-11:371-372.

[42] Fairfax Count Deed Book H-11:374.

[43] Fairfax Count Deed Book P-11:324-326.

Figure 22. Mount Gilead in 1934 before restoration. It appears that a window on the first floor is missing, while the dormers may be boarded. Source: Smith, Centreville.

### *Mount Gilead's Restoration by Alvin Detwiler (1935–1937)*

Alvin C. Detwiler, a Foreign Service Officer, purchased the property in 1935.[44] Detwiler, who is credited with saving the property from decay, immediately began efforts to restore the house. Although he attempted to follow accepted preservation practices of the time, based on the work that had been ongoing at Williamsburg since 1929, much of his work has since been found to alter the original configuration of the house. Fortunately, Mr. Detwiler left a detailed record of his work that can be used to understand the changes that he made. According to Smith, Detwiler replaced individual timbers and patched masonry, undertook major repairs of the foundations of the north and south porches, replaced sections of weatherboarding with milled lumber and salvaged older materials, added a coat of white paint, reinforced joists and rafters, relocated the main entry from the south porch, and covered the stone foundation of the south porch with flagstones. Detwiler also altered the main entry into the house, which had been through the south portico or porch until 1935. He replaced some of the porch posts with copies of the original posts and closed up the easterly south door, moving the main entrance to the north. This appears to have harmonized with other improvements he made on the property to establish a more formal driveway and approach to the house. He added a new paneled door with four lights. Detwiler also replaced the shed that was present on the north side with a porch since he believed the feature had been a porch at one time that had been enclosed.

Detwiler describes his painstaking restoration efforts, including only replacing frame members where necessary, and carefully numbering woodwork when removed and then replacing it in its original location. He used salvaged older materials to replace damaged features. For example, a section of the cornice was replaced with a similar section taken from what may have been the nineteenth century office, described

[44] Fairfax County Deed Book T-11:309-310.

by Detwiler as "the small house that once stood in the field to the East."[45] Detwiler is also known to have removed a lean-to constructed on the porch associated with the kitchen, removing a doorway, and replacing an earlier window.

His description of the architectural detail and restoration as noted in a 1947 letter written to Captain John W. King (Detwiler, 1947), who had purchased the house in 1946, indicated the following:

> The house is of the type known as "Potomac River Valley"—the principal identifying features of such houses are the double porches with a continuous roof line. When I purchased it, it had been long abandoned and was in a sad state. The roof had sagged three feet and much of the foundation and chimneys had to be rebuilt first. Before starting, I spent some time at Williamsburg and in scrutinizing other early houses of the same period in order to avoid mistakes.
>
> The floors are all original with the exception of about six boards in the card room downstairs and a few more in the west bedroom. These floors are old, having been secured from the original Inn at Centreville which was still standing, although a complete wreck, when I was working on "Mt. Gilead." The roof tress, floor joists, etc. are all original but additional supporting members were often added where needed alongside the old. To take up and relay the floors was the work of two carpenters for three months as each board had to be re-adzed on the underside to make the surface level. All old plaster was removed and all woodwork. The woodwork was numbered and placed on the grounds while the frame work of the house was being repaired. It was then all scraped and reinstalled, care being taken to put it back in its original location. Where new members were needed, to replace damaged sections, old material was obtained and hand shaped or beaded to match the old. Mr. Buckley, the carpenter, had a set of his grandfather's tools which were of great help in this respect. Some missing cornice was secured from a small house that once stood in the field to the East, and some wide dado paneling from the Inn. Careful research was made to be sure, beyond doubt, that the interior was restored as it had been originally designed.
>
> The corner cupboard in the dining room was located in the kitchen, upon careful measurement it was found to have been removed from where it is now and I put it back. It fit exactly and the architectural members of the dado and cornice accommodated it perfectly, proof of its original location. The mantels are both the originals, the openings were rebuilt to scale and to conform with the mantels. The tile surrounds I collected in England, both sets are very fine, the puce colored one quite rare, there are a few examples of this color in the Palace at Williamsburg. Mr. Downs, an old friend, who is now the Curator of the American Wing at the Metropolitan, once tried to buy them from me.

[45] As quoted in Smith, *Centreville*, 69.

> The "road side" once had two doors, one of which opened into the dining room, this I closed up as it was not needed and I am not altogether positive that it was there originally, sometimes such doors were added as families grew and were used to insure privacy. A lean-to (later) was built on the other porch off the kitchen, and a door cut where the window now is. I removed it and restored the window to its original appearance. The hall is as it was. I took a piece of the kitchen for the downstairs lavatory and kitchen hallway, permissible I thought for privacy and comfort. The area under the stairway did not go all the way through, it was a closet with a hatch into the basement. I only added the extra door to make it a passage accessible to the card room. The stairway (risers and treads) is original. I added the simple rail in place of a similar one damaged beyond repair.
>
> The hardware had been removed for the most part. Rixey Smith took it out when he bungled the restoration of the stone house in which the David Lawrences now live. I collected some old pieces to take its place and added some new of the correct design.
>
> Upstairs there was little change, the areas now occupied by the bath and closets were two small bedrooms, without altering their size or shape I converted them to their present use. The dormer windows were undisturbed except for the usual repairs. All plaster was replaced by three coats of the best quality on wire mesh, the only practical method. The walls were left natural, they should only be white washed when needed, paper was never used in houses of this period and simplicity. A number of the posts supporting the porches were replaced, carefully copied from the originals. Mr. Ryan enclosed the screened porch. The furnace flue runs up the old kitchen flue, that chimney has three flues—rebuilt for safety.[46]

Detwiler also describes the changes he made to the grounds, including a circular garden of boxwoods brought from North Carolina (Figure 23), that were consistent with the Colonial revival style popular at the time. Detwiler appears to have reoriented the approach to the house, adding a new driveway and a circular turn-around north of the house. It is not known whether he added the stone pillars to mark the new entrance drive along Mount Gilead Road. A matching pair marked the former entrance drive from Braddock Road. Detwiler also added a garage designed to match the house and two outbuildings he referred to as the "summerhouses," apparently modeled on Colonial outbuildings and designed by James A. Adams, of Washington, D.C.

It was also during this period that Newgate Tavern, one of the earliest buildings located within Centreville, collapsed.

[46] Letter from Alvin Detwiler to Captain John King, October 13, 1947. Transcribed in Smith, *Centreville*, 68–69.

Figure 23. Circa 1950 view of Mount Gilead and the circular planting of boxwood. Source: FCPA.

### *Mount Gilead during the Mid-to Late-Twentieth Century (1937–1996)*

Detwiler sold Mount Gilead in 1937 to William K. Ryan, who owned the property until 1946. During his tenure, Ryan enclosed the south porch with screens and constructed an ironwork fence around the property. The porch was formed by adding wooden frames to hold wire screening between the supporting posts on the south and east.[47]

Ryan sold the property in 1946 to the King family—it was to Captain John W. King that Alvin Detwiler wrote in 1947. Photographs provided by the family to a member of the Historic Centreville Society Board illustrate the property in 1948. The images from the period indicate the property was relatively open, with commanding views of the surrounding area. Also visible is a row of newly planted Southern magnolia trees and white painted rocks along the entrance drive (Figure 24 and Figure 25) and freshly-painted stone pillars marking the entrance from Mount Gilead Road. Chain-link fencing edges the pillars in either direction. Also visible are flowering trees and shrubs, such as forsythia and saucer magnolia; a well-developed garden space extending between Detwiler's summerhouses; the cemetery surrounded by the ornamental metal fencing; and boxwood plantings near the house and along the fence line. It is possible that the Kings attempted to sell the house in 1948, as a listing appears in the *Washington Star* that year (Figure 26).

[47] Smith, *Centreville*, 74.

Figure 24. Circa 1948 view of Mount Gilead, north facade and entrance drive.
Source: Historic Centreville Society.

Figure 25. Circa 1948 view of Mount Gilead, north facade and yard.
Source: Historic Centreville Society.

Figure 26. Advertisement in the Washington Star from June 12, 1948 for the sale of Mt. Gilead. Source: Virginia Department of Historic Resources archives.

In 1952, the property was sold to Frederick and Henrietta McIvor Winant. The Winants owned the property until 1967. Local residents suggest the Winants installed a fish pond and rose garden in the 1950s. They were known for their love of gardening, helping to form the Rocky Run Garden Club at Mount Gilead.[48] The Winants also altered Mount Gilead by constructing additions on the eastern and western sides of the main block of the dwelling. The east addition was built circa 1955, and the west addition dates to circa 1960. The additions were designed to complement the symmetrical arrangement of the main house. Contemporary milled siding of similar width to the original was used on both additions and for needed replacement boards.[49] Photographs of the property from the 1950s and 1960s illustrate these changes (Figure 27 through Figure 31).

[48] Personal communication, Rosalie Leigh to Debbie Robison, March 2006, as noted in JMA, "Mount Gilead Cultural Landscape Report".

[49] Smith, *Centreville*, 71–74.

Figure 27. View of Mount Gilead, north facade, circa 1956 under Winant ownership. Source: FCPA.

Figure 28. View of Mount Gilead, north facade, circa 1956 under Winant ownership. Source: FCPA.

Figure 29. The Mount Gilead rose garden and pond, circa 1950s. Source: FCPA.

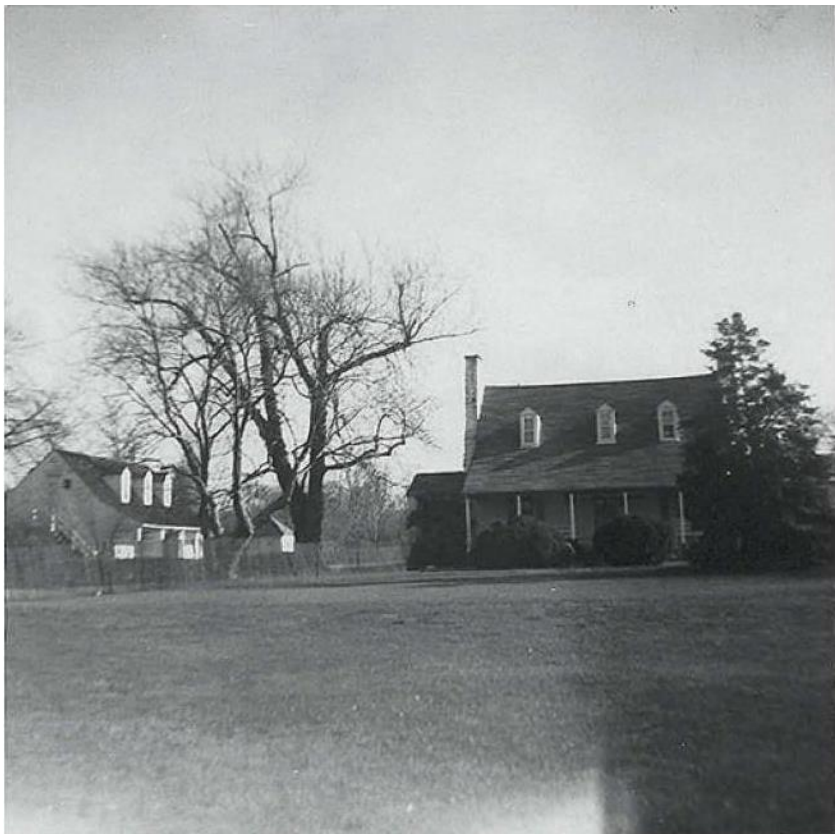


Figure 30. View of the north facade of Mount Gilead and the adjacent garage, circa 1960s. Source: FCPA.

Figure 31. View of the north facade of Mount Gilead, circa 1960s. Source: FCPA.

In 1967, Mount Gilead was purchased by Lewis Leigh Jr. and his wife Rosalie F. Leigh.[50] In 1969, Mount Gilead was recorded as part of the Virginia Historic Landmarks Survey (Property Identification Number 54-4-001-98). Likely as a result of the survey, an Architectural Historian with the Virginia Department of Historic Resources visited the property. A transcript of his thoughts on the architectural history of Mount Gilead was prepared in 1969.[51] It was also inventoried as part of the Historic American Buildings Survey in 1969. A single photograph is included in the entry (Figure 32).[52] The photograph shows the original two front doors, prior to Detwiler's renovation work in 1935, and does not show the east addition, which was constructed circa 1955. This indicates the photograph was taken decades prior to formal submission in 1969. In addition, the file is titled the "Malcom Jamesson" house, which typically reflects current or considerable ownership of the property.

[50] Fairfax County Deed Book 2963: 406.

[51] "Comments on the Architecture and History of Mount Gilead and Walney, Centreville, Va.: Transcript of a Conversation with Architectural Historian Calder Loth," May 13, 1969. Fairfax County Public Library, Virginia Room.

[52] Historic American Buildings Survey, "Malcolm Jamesson House" HABS VA-280. Library of Congress. Also listed as HABS-VA-30CENT.

Figure 32. Photograph, unattributed and undated, included in the Library of Congress HABS listing for the Malcolm Jamesson House (Mount Gilead). Of note, the east addition is not yet constructed. Source: Library of Congress.

In 1990, a Phase One Cultural Resource Survey of the proposed Route 28/29 interchange project resulted in archaeological investigations undertaken in the area around Mount Gilead by the College of William and Mary for Dewberry and Davis, under the direction of Dennis B. Blanton and Joe B. Jones.[53] In July 1995, a supplemental cultural resources study was prepared by the Virginia Department of Transportation for the proposed Route 28/29 interchange. The study identified seven properties potentially eligible for listing in the National Register of Historic Places. These include the Harrison House, Havener House, Centreville Methodist Church, St. John's Episcopal Church, the Hardee Chambliss Law Office, 13938 Braddock Road, and Mount Gilead.[54]

FCPA followed with various archaeological explorations within the area, including at Mount Gilead. Crews excavated the driveway median to the north of the house in an attempt to locate the foundation of the summer kitchen or office as shown in the early nineteenth century Mutual Assurance records. A brick foundation was uncovered that was considered to be the kitchen. However, the use of brick does not match the insurance records that indicate the building to have been constructed of wood and stone.[55]

[53] William and Mary Archeological Project Center, "A Phase One Cultural Resource Survey of the Proposed Routes 28/29 Interchange Project, Fairfax County, Virginia" (Fairfax, VA: Dewberry and Davis, June 1990).

[54] Maral Kalbian and Loretta Lautzenheiser, "Phase I cultural Resources Supplemental Study Proposed Routes 2/29 Interchange Project" (Richmond, Virginia department of transportation, July 1995).

[55] John Milner Associates, Mount Gilead Cultural Landscape Report: Personal communication, Charles (CK) Gailey, long-time volunteer archaeologist at FCPA, to Jacky Taylor, JMA, August 10, 2005 and September 22, 2005.

As the area underwent suburbanization, a large housing complex was built beyond the property fence of Mount Gilead. Efforts were mounted to protect the remains of Civil War earthworks in constructing the development. It is now located within the shared front yard of a row of houses to the east of the Mount Gilead property.

### *Mount Gilead and Fairfax County Park Authority (1996–2020)*

In 1996, the Mount Gilead parcel was purchased by Fairfax County from Lewis Leigh and Rosalie F. Leigh. The purchase was approved by the Board of Supervisors in November 1996. At that time, FCPA prepared a Building and Site Assessment for the Mount Gilead property. The purpose of the assessment was for interim building stabilization, immediate site clean-up, and cultural resource management.

In 2005, the Park Authority engaged contractors to prepare a Cultural Landscape Report (CLR) for Mount Gilead. The CLR established the significance of the site and its cultural and natural resources and developed treatment recommendations to support the Park Authority's future management of the historic property.

In 2008, a Centreville Historic District (029-0428) was determined eligible for listing in the National Register of Historic Places. While Mount Gilead was determined not individually eligible, it is considered a contributing resource of the eligible Centreville Historic District.

In 2008, a master plan was prepared for Historic Centreville Park, a collection of five properties related to Civil War military activities within Centreville. The master plan includes a General Management Plan and Conceptual Development Plan describing how best to protect the resources of the Mount Gilead site, provide quality visitor experiences, manage visitation and visitor use, and serve as a blueprint for future park development and specific site development on the Mount Gilead property. Mount Gilead and the Mt. Gilead Earthworks are indicated as two of the properties comprising the park.

### *Fairfax County Resident Curator Program*

In 2014, FCPA adopted an approach to protecting historic properties donated to or acquired by the County referred to as the Resident Curator Program (RCP). Through the program, FCPA seeks qualified tenants to inhabit each uninhabited historic site. The tenants do not pay rent but are responsible for the daily management and continued rehabilitation of each property according to the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties, in addition to other pre-established conditions negotiated as part of the agreement between the County and the resident tenant. Part of the process entails preparation of an HSR for each property. The HSRs are used to guide rehabilitation and documentation of all work completed during the RCP at the end of the lease or agreement.

FCPA engaged Wiss, Janney, Elstner Associates, Inc. in 2020 to prepare an HSR for the house as part of this process.

## CHRONOLOGY OF SITE DEVELOPMENT AND USE

| Year(s) | Description |
|---|---|
| Ca. 1729 | Brothers Walter Griffin Jr. and Benjamin Griffin acquired a patent of land in present-day Centreville and farmed the property. Tobacco was likely one of the crops grown, as records indicate the presence of a "Rolling path" for transporting hogsheads to market, which became Mountain Road. |
| 1750s–1770 | The village of Newgate formed with several speculators and landowners hoping to take advantage of an established trade route known as Mountain Road. The cross-roads community contained a mill, tavern, and store. James Lane Jr. and William Carr Lane established Lane's Store along Mountain Road, and William established a saddlery and later a proprietary known as Eagle or Newgate Tavern, which the community is named after. |
| 1785 | Mount Gilead house was likely built circa 1785 by Joel Beach, who acquired a six acre property from his father-in-law, James Hardage Lane, who also owned a 350 acre tract near Newgate. |
| 1785–1789 | Joel Beach operated a tavern or ordinary on the property, which he named Mount Gilead for its elevated position overlooking the surrounding countryside, until 1789. The ordinary faced south and overlooked Mountain Road, which was also known as Braddock Road beginning in 1775. The south porch acted as a sheltered entry and a comfortable spot for socializing, a feature common to many Virginia ordinaries. |
| 1789 | Francis Adams purchased Mount Gilead from Beach. |
| 1792–1800 | The residents of Newgate unsuccessfully petitioned the Virginia General Assembly in 1792, and again successfully in 1797, to establish a town at the village of Newgate with the new name of Centerville to advertise its position at the cross-roads of many important travel routes. The town is platted in 1800, and the name is soon changed to Centreville. |
| 1803–1805 | Mutual Assurance Society of Virginia insurance policy records for Mount Gilead, paid for by Francis Adams, include the first graphic depictions of Mount Gilead. They indicate the addition of a porch and dormers by 1805, as well as the arrangement of outbuildings around the house, which no longer survive. |
| 1811 | Francis Adams died, bequeathing Mount Gilead to his wife Anne. |
| 1812 | Francis and Anne Adams's son, George Adams, married Anna Maria Lane, daughter of Presley Carr Lane, in 1812. Not long after their marriage, they move to Shelby County, Kentucky. |
| 1815 | Anne again insures Mount Gilead. The description of the house in the policy notes dimensions and descriptions that agree with the house as it stands today. Anne later joined George and Anna Maria in Kentucky, leaving Mount Gilead empty or occupied by tenants. |
| 1831–1833 | Records indicate that a tanner by trade, Malcolm McNeal Jamesson, rented Mount Gilead, and a deed for an adjacent property notes a garden and paling fence present at Mount Gilead. |
| 1837 | The three children of Francis and Anne Adams inherited Mount Gilead and engage an attorney to help them sell the property. Local resident Alexander Spotswood Grigsby purchased Mount Gilead. Malcom Jamesson appeared to have continued renting the property. |
| 1842 | Malcolm McNeal Jamesson purchased the property from Grigsby. |
| 1861–1862 | Mount Gilead is thought to have been used as a headquarters by General Joseph E. Johnston, C.S.A., with some 47,000 Confederate troops under his command quartered nearby in huts located within the Centreville area. The military enclave was protected by earthworks built by Confederate soldiers. The Confederate troops left the area in March, after which the town was occupied by the Union Army. |

| Year(s) | Description |
|---|---|
| 1863 | William Henry Jackson, a private in the Union army, visited with the young Jamesson daughters at Mount Gilead and sketched the house on June 13. The Jamessons, originally northerners, were likely Union sympathizers. |
| 1876 | Malcolm's wife, Julia, died, leaving him a widower with one daughter, Penelope T. Jamesson. Three other children had died at a young age. |
| 1884 | Malcolm McNeal Jamesson died, bequeathing Mount Gilead to his daughter, Penelope. In his will, he set aside land as a family burial ground to the northeast of the house for the interment of family members. Jamesson himself is buried there. |
| 1904 | Penelope Jamesson died, and several of her children erect a granite monument in the family cemetery, which is surrounded by an ironwork fence. Several small head- and footstones mark individual burials, such as the young Jamesson children. |
| 1932 | Mount Gilead was sold by Maria Jamesson Dear to G. Allen Macrae, who quickly transferred ownership to several of his family members. By the end of the year, the Macraes sold the property to Ethel Snodgrass through trustees Richard L. Ruffner and Courtland H. David. |
| 1933 | A plat of Mount Gilead surveyed for Mrs. Ethel B. Snodgrass indicates Mount Gilead as adjoining the property of Carrol B Carter, with public roads running along the southeastern and eastern edges of the property. Shortly after, the property was conveyed to Adolf K. and Ruth S. Barta, then to Robinson Moncure and Courtland H. Davis, Trustees. |
| 1934 | A deed was recorded documenting the transaction on the property between the Bartas and Richard L. Ruffner and Courtland H. Davis serving as trustees for Ethel B. Snodgrass. |
| 1935–1937 | Alvin C. Detwiler purchased Mount Gilead and immediately began an ambitious restoration project, which continued until he sold the property in 1937. |
| 1937–1946 | William K. Ryan purchased Mount Gilead from Detwiler. During his tenure, he enclosed the south porch with screens and constructed an ironwork fence around the property. |
| 1946–1952 | The King family acquired Mount Gilead from Ryan. The Kings planted Southern magnolia trees and place white-painted rocks along the entrance driveway, and they may have added the chain link fencing along the property boundary. |
| 1952–1967 | The property is sold to Frederick and Henrietta McIvor Winant, who lived in the house until 1967. The Winants constructed two additions to the house: the eastern addition circa 1955, and the western addition circa 1960. |
| 1967–1996 | Mount Gilead was acquired by Lewis Leigh Jr. and his wife Rosalie F. Leigh. The Leighs replaced the wood shingles on the roof with composition shingles. |
| 1969 | Virginia Department of Historic Resources and Historic American Building Survey recordation was completed on the property. |
| 1986 | The Centreville Historic Overlay District was established. |
| 1990 | A Phase One cultural resources survey evaluated impacts of the proposed route and interchange of VA 28/29. |
| 1995 | A supplement cultural resources study by the Virginia Department of Transportation identified seven properties potentially eligible for listing in the National Register of Historic Places, including Mount Gilead. |
| 1996 | The Mount Gilead parcel was purchased by Fairfax County from Lewis Leigh Jr. and Rosalie F. Leigh after approval from the Board of Supervisors in November. In October, FCPA prepared a Building and Site Assessment for Mount Gilead for interim building stabilization, immediate site clean-up, and cultural resource management. |

| Year(s) | Description |
|---|---|
| 2005 | FCPA engaged John Milner Associates, Inc. to prepare a Cultural Landscape Report to support their future management of the historic property. The report was completed in 2006. |
| 2006 | Mount Gilead was transferred to FCPA in May. In November, FCPA conducted an informational meeting for the development of a master plan for the Historic Centreville Park, proposed to include Mount Gilead, nearby Civil War earthworks, and several other nearby properties. |
| 2008 | The Centreville Historic District (029-0428) was determined eligible for listing in the National Register of Historic Places. Although Mount Gilead was determined not individually eligible, it was considered a contributing resource of the eligible district. |
| 2008 | The master plan for the Historic Centreville Park was completed and approved. It included a General Management Plan and Concept Design Plan describing how best to protect the cultural resources of the park. |
| 2020 | FCPA engaged Wiss, Janney, Elstner Associates, Inc. to prepare a Historic Structure Report for Mount Gilead to serve as the basis for the management of the property as part of the Resident Curator Program. |

## PHYSICAL DESCRIPTION AND CONDITION ASSESSMENT

### Character-Defining Features

The Historic nature of significant buildings and structures is defined by their character, which is embodied in their identifying physical features. Character-defining features can include the shape of a building; its materials, craftsmanship, interior spaces, and features; and the different components of its surroundings. Based on site observations, WJE has identified the following character-defining features of Mount Gilead.

Table 1. Mount Gilead Character-Defining Features

| Character-Defining Feature | Representative Photograph(s) |
|---|---|
| Dutch Colonial architectural style with flared eaves |  |
| Large stone end chimneys |  *East Chimney*  *West Chimney* |
| 9/6, 6/6, and 4-lite windows, with first floor windows flanked with wood shutters |  *9/6 Double Hung*  *6/6 Double Hung*  *4-lite Casement* |

| Character-Defining Feature | Representative Photograph(s) |
|---|---|
| Gabled dormer windows |  |
| Tan painted wood clapboard and stone foundation |  |
| Full width porch with carved wood posts |  |
| Exposed second floor joist ends through clapboard |  |
| 6-panel wood door with wood screen door and 4 lite transom |  |

| Character-Defining Feature | Representative Photograph(s) |
|---|---|
| Fireplace with tile surround |  |
| Typical board and batten doors with HL hinges and bar latch hardware. |  |

## Site

Today, the Mount Gilead property encompasses a six acre lot edged to the northwest by Willoughby Newton Road and an associated parking for a large multi-family housing development; to the northeast by Mount Gilead Road and additional housing units that frame a remnant Civil War earthwork; to the southeast by Mount Gilead Road and an expanse of open space; and to the southwest by Braddock Road and several residences and housing parcels (Figure 33).

The landform of the parcel is relatively level, except in the southwest corner where the ruins of a dwelling known as the Sedinger House lie and a former eighteenth century tanyard are known to have existed. In this area, the land slopes somewhat more steeply towards a stream corridor that passes through the property, known as Thames Creek. The creek is culverted over much of its length. Other natural resources associated with the property include a spring, which is marked by a springhouse in the southeastern portion of the property.

Within the property there are three primary spaces, or clusters, of cultural features. These include the Mount Gilead House environs, composed of a crushed stone entry drive leading through square stone gate posts, wrought iron gates, and a chain link fence from Mount Gilead Road that gently curves toward the house and ends in a tear-drop-shaped grass turnaround with associated parking (Figure 34). A flagstone walk is in the center of the circular turnaround. Edging the turnaround is the house, with the main block closely edging the driveway, framed by the 1955 and 1960 additions to the east and west. Located to the east is a carriage house/garage built in the Colonial Revival style by Alvin Detwiler in 1935–1936 (Figure 35). The house originally faced southwest and Braddock Road. A trace of the former entrance drive on this side, and a pair of unpainted sandstone pillars, remain visible behind the south. Also located to the south of the house and garage are a pair of 1930s-era summerhouses connected by a white picket fence and a prefabricated shed that dates to the 1980s.

Figure 33. Map of Mount Gilead property, 2020. Source: Liz Sargent.

Figure 34. View toward Mount Gilead across the entrance drive turnaround. Source: Liz Sargent, July 2020.

Figure 35. View toward the carriage house/garage built by Alvin Detwiler. The building is in deteriorated condition. Source: Liz Sargent, July 2020.

To the west of the house is a shallow, black-painted, oval pond and the remains of ornamental plantings. Trees frame the cluster to the southeast where a road trace that marked the former boundary between Mount Gilead and the Spindle Sears House property passes through the lot. The dwelling cluster is marked by plantings of ornamental trees and shrubs that dot an expanse of turf lawn. A small extension of the property to the northeast encompasses the family cemetery established by Malcolm Jamesson before his death in 1884. The cemetery features evidence of original wrought iron fencing and a gate, a granite obelisk and six sets of deteriorated head- and footstones (Figure 36). A headstone near the entrance into the cemetery marks the grave of a pet.

The second cluster is the Spindle Sears House located to the southeast (Figure 37). It is edged to the northwest and southwest by woodland vegetation. To the east is turf lawn. The Spindle Sears House was built from a Sears kit in the 1930s. It is edged to the northwest by a springhouse and to the west by a garage. A path links the Spindle Sears House with Mount Gilead House.

The third cluster occupies the southwestward extension of the property and includes the alignment of Thames Creek and the Sedinger House ruins and tanyard site. It is densely wooded.

Figure 36. View toward the Jamesson family cemetery. Source: Liz Sargent, 2020.

Figure 37. View toward the Spindle Sears House. Source: Liz Sargent, July 2020.

## Exterior Evaluation

Based on our document review and observations onsite, a construction evolution for this Dutch Colonial home has been developed for understanding of the house layout (Figure 38). The house, originally constructed as tavern or ordinary, is rectangular in shape with rectangular additions extended linearly at the east and west facades (Figure 39 through Figure 42). The original main (south) facade has been enclosed and rendered the back entry to the house after the restoration work performed by Detwiler. The current front (north) facade has a full length porch constructed similar to what historically existed at the south. During this time, the structure may have been completely rebuilt. While Detwiler termed this style of house "Potomac River Valley," a key feature of this house is the curved and sweeping roof line with extended eaves to each porch. The house remained virtually unchanged in style, massing, and materials up until Detwiler's ownership by 1935. At the time he purchased the property, the house had fallen into a state of disrepair. Detwiler utilized restoration techniques following the Williamsburg approach, which has been found to not be purely restoration but re-creation of conjecture or style that may have aligned with a selected construction timeframe. While most of this restoration work is well documented and appears to have been completed in good faith with what historically existed, Detwiler did slightly alter the interior spatial orientation and some door and window openings. At some point, the wood siding shown in several historic photos enclosing the north porch was removed (Figure 43 and Figure 44). In addition, a smaller chimney observed at the northeast corner of the "enclosed" porch was removed prior to 1950 and possibly prior to Detwiler's ownership, as removal of this chimney was not noted in his restoration description.

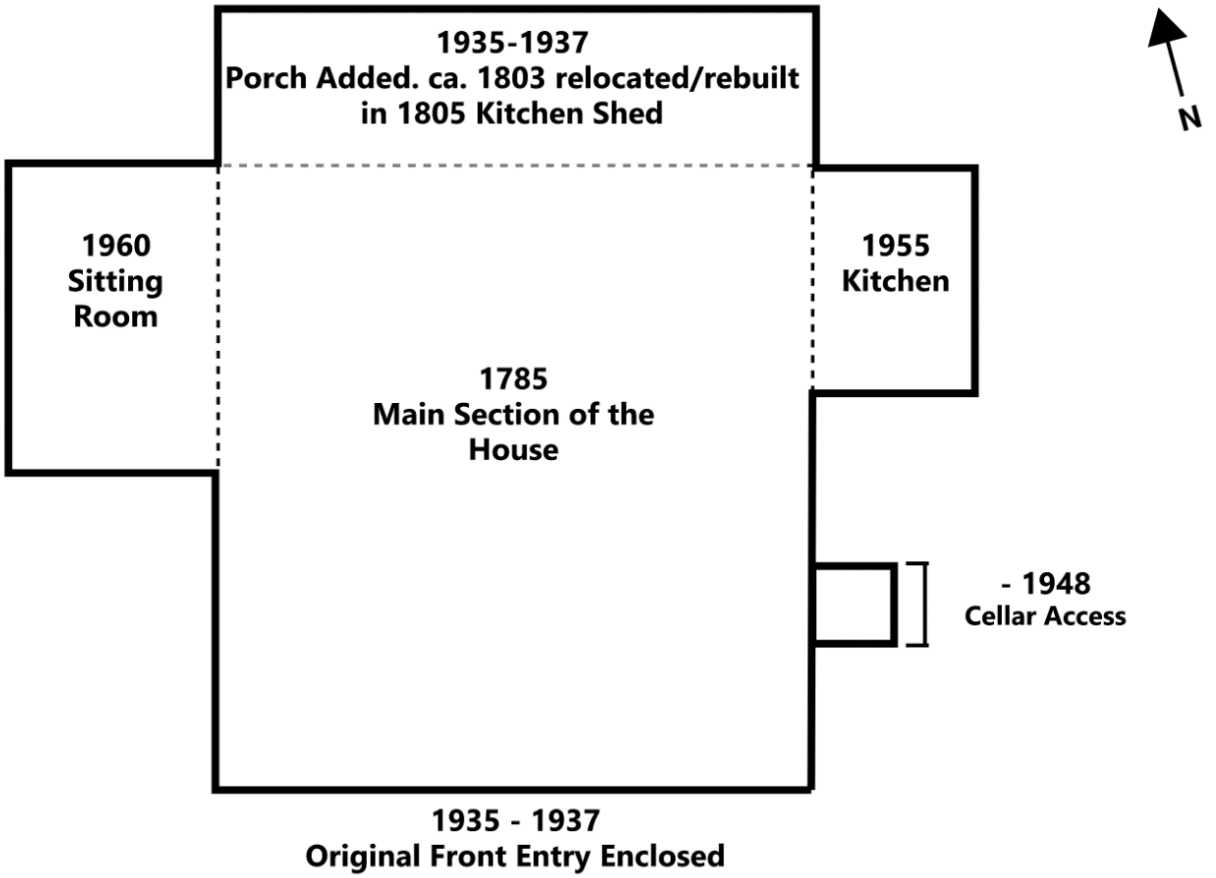



Figure 38. House construction chronology.

Figure 39. Mount Gilead, north facade.

Figure 40. Mount Gilead, east facade.

Figure 41. Mount Gilead, south facade.

Figure 42. Mount Gilead, west facade.

Figure 43. HABS photograph taken prior to Detwiler's restoration that shows clapboards at the north enclosure.

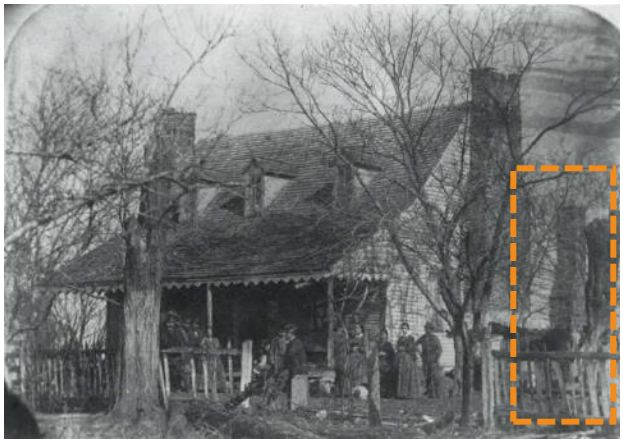


Figure 44. North facade of house during the Civil War shows clapboards continue beyond the central chimney to a smaller chimney.

### *Walls and Foundation*

Mount Gilead is clad with tan painted wood clapboard, with inconsistent height exposed, observed to measure between 3-3/4 to 6 inches. The wood clapboard was secured to the structure with rosehead and wire nails. The wire nails were primarily located at the east and west additions. An electrical box and pipe were located along the south wall of the cellar access with resultant electrical conduit running up along the chimney (Figure 45). At the north facade of the east addition, a vent protruded through the clapboard just to the west of the window, as the stove is located along this wall at the kitchen interior (Figure 46). Several wood dutchman repairs and replacement clapboards were observed at the following locations: the north facade study addition (Figure 47), near the north porch roof (Figure 48), above the first floor southern window at the east facade (Figure 49), and at the bottom clapboard on the kitchen addition east facade (Figure 50). A fieldstone foundation is located below the house and all additions. Vegetation obscured most of the exposed foundation and was approximately 1-foot tall at the original section and

west addition of the home. At visible portions, the foundation stone varies in size and shape (Figure 51). At the north porch, the foundation has various sized stone, including thin stone units similar to the flagstone pavers used as the walking surface (Figure 52 and Figure 53). At gable ends adjacent to the chimney, the stone and mortar had been painted (Figure 54). The foundation stone units below the east addition were easily visible and observed to be rectangular and more uniformly sized (Figure 55). The stones wrap around to the south facade and create steps and a landing leading to the exterior door at this addition (Figure 56). A painted pipe railing was located along the steps but did not continue along the landing space. Two stone steps are located at the east side of the south enclosed porch, which were used when the porch was open to the exterior (Figure 57).

Figure 45. Electrical conduit at chimney (arrow), south wall of cellar access.

Figure 46. Oven vent (arrow) protruding west of window at north facade, east addition.

Figure 47. Wood dutchman section of clapboard, north facade study addition.

Figure 48. Wood dutchman section of clapboards, north porch roof.

Figure 49. Wood dutchman section of clapboard, first floor southern window at east facade.

Figure 50. Wood replacement clapboards, kitchen addition at east facade.

Figure 51. Foundation stone varies in size and shape, west addition.

Figure 52. Stone varies in size and shape, including thin stone units, north porch.

Figure 53. Stone varies in size and shape, including thin stone units, north porch.

Figure 54. Painted foundation stone and mortar adjacent to chimney, east facade.

Figure 55. Uniformly sized and shaped foundation stone, east addition.

Figure 56. Steps and landing at south facade, east addition.

Figure 57. Stone steps at east side of enclosed south porch.

### *Roof*

The large gable roof with flared eaves is covered with brown asphaltic shingles as well as flashings at the additions and around the chimneys (Figure 58 and Figure 59). At both the north and south facades, approximately 5 inches of the second floor joist ends protruded beyond the wood clapboard just below the porch roof. These finished wood ends provide a color contrast to the tan painted wood (Figure 60 and Figure 61). The cellar access and east and west additions have gable roofs clad with the same brown asphaltic shingles. Both east and west additions have roof vents just below the roof ridge. The original section of the house has gable end roof vents along the sides of each chimney (Figure 62). The cellar access has an inset floral design at the gable end above the door (Figure 63).

Aluminum gutters and downspouts were added to the north and south ends of the roofing after the installation of the asphaltic shingles, as the mounting brackets are visible on the shingle surface (Figure 64). There are several downspouts at the home located at each roof corner. All were observed to be depositing close to the foundation (Figure 65).

WJE observed several sags and high points in the roof when observed from grade. The spacing of the rafters, at approximately two (2) feet on center, may be adding to this condition. It warrants further review if there are additional concerns regarding the long term durability and stability of the roof and its components.

Figure 58. The gable roof is covered with asphaltic shingles.

Figure 59. Asphaltic shingles and painted metal flashings (arrows) at roof.

Figure 60. Second floor joists protrude beyond the clapboard, north porch.

Figure 61. Second floor joists protrude beyond the clapboard, sound enclosed porch.

Figure 62. Gable end roof vent (arrow) on side of chimney, original section of house.

Figure 63. Inset floral design over cellar door.

Figure 64. Gutter mounting brackets (arrows) at shingle surface.

Figure 65. Downspouts deposit water close to foundation.

### *Windows*

Windows at the original exterior walls of the house are 9/6 double hung wood windows at the first floor with wood slatted wood shutters and 3/32 inch thick irregular glass lites (Figure 66). Accessible windows at the south enclosed porch measured 1/8 inch thick glass. The original orientation of these windows may have been 6/9 prior to Detwiler's restoration, as the HABS photograph shows a 6/9 window at the west facade first floor. The south enclosed porch has 6/6 double hung wood windows with no shutters (Figure 67). A single 4-lite casement window with 3/32 inch thick irregular glass is located to the east of the north entry door (Figure 68). The east kitchen addition has 6/6 double hung wood windows, and the west addition has 9/6 double hung wood windows. Both types have wood shutters and 3/32 inch thick glass (Figure 69 and Figure 70). The east window at the east addition lacks wood shutters; however, there are hasps at the top casing of this window, which may indicate shutters have been removed (Figure 71). Two other window types exist at the west addition: a large, fixed picture window on the west facade and two 9/6 hung windows, which flank the picture window (Figure 72). The south facade of the west addition features a large garden window with a bay projection. The 15-lite fixed window has 3-lite casement windows that return back to the house and provide ventilation, with triangular lites above (Figure 73 through Figure 75). A copper lined planter or trough extends the full width and length of this garden bay projection, with a drain located near the center of the planter box (Figure 76 and Figure 77). This projected window is supported by two angled wood pieces with decorative ball ornamentation (Figure 78 and Figure 79).

At the second floor, three gable pedimented dormers with 3/32 inch thick glass extend through the north and south sides of the roof (Figure 80). The sides of these dormer windows have been altered as historic photos show diagonally run clapboard that followed the slope of the roof. A flat piece of material is currently in place at these locations (Figure 81 and Figure 82). 6/6 double hung wood windows with 3/32 inch thick glass are also located at the gable ends of the second floor on the side of the chimney (Figure 83). The windows do not have wood shutters, but two hasps are located along the top rail of the casing from some previously removed element. These windows are currently open to accommodate the window air conditioner units. Almost all windows throughout the house have been covered with metal exterior storm windows fastened directly to the window frames. Windows without storm windows are the large picture and garden projected windows located at the west addition.

Figure 66. Typical 9/6 double hung window with wood slatted wood shutters, first floor, original section of house.

Figure 67. Typical 6/6 double hung wood window with no shutters, south enclosed porch.

Figure 68. 4-lite casement window, east of north entry door.

Figure 69. Typical 6/6 double hung wood window, east kitchen addition.

Figure 70. Typical 9/6 double hung wood window, west addition.

Figure 71. Hasps at top of window (arrows) indicate shutters may have been removed, east window, east addition.

Figure 72. Picture window flanked by two 9/6 hung windows, west facade, west addition.

Figure 73. 15-lite fixed garden bay window, south facade, west addition.

Figure 74. Side casement of garden window shown in Figure 73.

Figure 75. Triangular lite above casement seen in Figure 74

Figure 76. Copper lined planter box extends full length of garden bay window.

Figure 77. Copper lined planter box extends full length of garden bay window.

Figure 78. Garden bay window supports are angled, with decorative ball ornamentation.

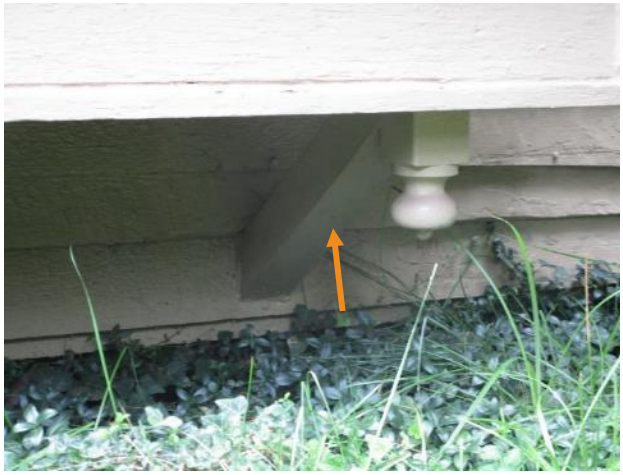


Figure 79. Close-up view of angled supports shown in Figure 78.

Figure 80. Gable dormers extend through north and south sides of roof.

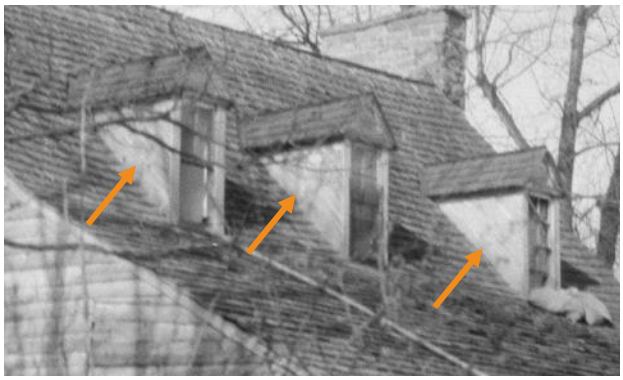


Figure 81. Close up view of HABS photo showing dormers with diagonally run clapboard at sides.

Figure 82. September 1, 2020 side view of dormers. Note flat surface of material.

Figure 83. 6/6 gable end window currently holds an air conditioner unit. Note hasps (arrow) over window from previously removed element.

### *Doors*

Green painted wood panel exterior doors are located near the center of the north and south facades of the original section of the house (Figure 84). Both doors have brass rim locks and knobs and cast iron HL-hinges (Figure 85). The north door features a four-lite transom above the door, a cast iron hook along the storm door frame that would possibly hold a lantern, a contemporary doorbell (currently covered in tape), a contemporary "Yale" deadbolt, and a nearby electrical outlet (Figure 86).

The south door has two flagstone steps leading to grade (Figure 87). The original exterior door at the south, the previous main entry now enclosed, will be covered at the interior description.

Exterior doors are also in place at the cellar access and south facades of the east and west additions. The cellar door is a simple tan painted board and batten door with painted metal handle, deadbolt, and strap hinges (Figure 88 and Figure 89). The east addition paneled wood door leading to the kitchen has six upper lites and contemporary hardware (Figure 90). The west addition paneled wood door leading to the study has non-historic brass hardware (Figure 91 and Figure 92). All exterior doors have storm doors of varying designs and materials ranging from wood to metal.

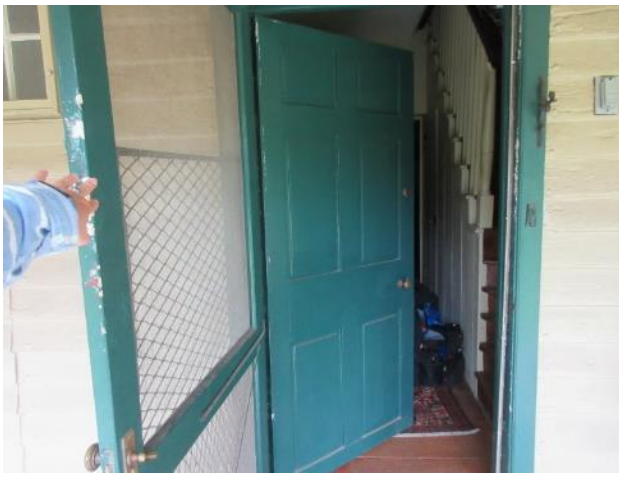


Figure 84. Exterior doors are green painted wood, near center on the north and south facades.

Figure 85. Interior view of exterior door, north facade. Note brass rim lock and knobs and HL-hinges.

Figure 86. Cast iron hook at storm door frame, possibly used to hold a lantern, north facade.

Figure 87. Flagstone steps to door, south facade.

Figure 88. Exterior view of cellar door.

Figure 89. Interior view of cellar door.

Figure 90. Kitchen door, east addition. Note contemporary hardware.

Figure 91. Study door, west addition. Note non-historic hardware.

Figure 92. Interior view of non-historic brass hardware on study door, west addition.

### *Chimneys*

The house features two large tan painted stone chimneys at the gable ends of the house. The east chimney is wide and has three projecting flue liners and chimney caps (Figure 93). The west chimney is narrower and accommodates one projecting flue liner and chimney cap (Figure 94). Wire mesh has been added around each of the chimney caps. The east chimney has a metal strap, which supports a lightning protection rod that extends above the top of the chimney. A black painted star faced tie rod is located approximately mid height of this chimney (Figure 95). Painted metal flashing was observed at the east chimney integrating the stone with the main section of the roof and other interfacing roof surfaces from the east addition (Figure 96. Painted metal flashings at the east chimney to the house clapboards and roof sections.). The west chimney is offset from the roof, and no metal flashings were observed at the main section of the house (Figure 97 and Figure 98). However, there are painted metal flashings observed at the west chimney to west addition roof (Figure 99. Painted metal flashings between the west chimney and roof of west addition.).

Figure 93. East chimney.

Figure 94. West chimney.

Figure 95. Black painted star faced tie rod, east chimney.

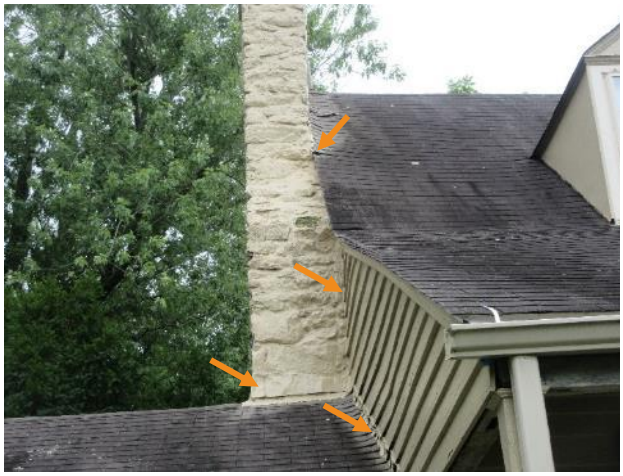


Figure 96. Painted metal flashings at the east chimney to the house clapboards and roof sections.

Figure 97. Side view of west chimney from north. Note offset from house.

Figure 98. No metal flashings were visible at west chimney-to-clapboard interface.

Figure 99. Painted metal flashings between the west chimney and roof of west addition.

### *Fixtures*

There are several types of light fixtures at the exteriors of Mount Gilead. The most common type is a contemporary two bulb flood light (Figure 100). There are also non-historic metal and glass lights east of the kitchen (east) addition door and west of the south entry door (Figure 101 and Figure 102). A ceiling mounted metal and glass fixture is located in front of the north entry door at the porch (Figure 103).

Figure 100. Exterior two-bulb flood light, north facade of west addition.

Figure 101. Non-historic metal and glass light (arrow), kitchen door, east addition.


Figure 102. Non-historic light fixture, south entry door.


Figure 103. Ceiling mounted light fixture, north porch.

### *Porches*

The house has one porch, which is located at the north facade (Figure 104). Originally the house front entry was on the south facade, with a porch. William Ryan, the owner of the house between 1937 and 1946, converted the south porch into a screened porch, and the windows of the porch were added at a later date. During Detwiler's restoration, the "lean-to" house section at the north was opened and transformed into a porch. While we do not have historic photographs prior to Detwiler's ownership that show the original north facade, historic photographs taken at an angle show wood clapboard in place along the east and west walls (Figure 105).

The north porch has a set of six carved posts supporting the overhanging curved eaves. The posts have carved beveled edges that taper from the top of the post and gradually transition to a wider base (Figure 106). All posts are set on top of stone blocks; however, one post has a sloped mortar wash added along the base of the post (Figure 107 and Figure 108). Detwiler's 1947 letter notes replacement of several porch wood posts, "carefully copied form the originals." WJE did not find evidence of these replacements at exposed posts, which may indicate all exposed posts on the north are replacements. The porch roof rim joist (large timber beam that supports the rafters at the eaves) is visible above the posts and is hand hewn with square wood dowels at splice locations (Figure 109). A portion of the rim joist was previously replaced, as the wood is not similarly aged or previously painted like adjacent beams (Figure 109). The rim joist is connected in the historic manner with mitered cuts and wood dowels. Distinctive adze marks were replicated in the replacement section of the beam (Figure 110).

Several notches for mortise and tenon connections with some wood dowels still in place were observed at the bottom side of these timber members (Figure 111 through Figure 113). These notches may have accommodated the previous walls that enclosed this space, visible from historic photographs prior to Detwiler's ownership. Of note, the notches on the east timber member are larger and spaced farther apart, which could relate to the location of the fireplace shown in the photograph of the house during the Civil War.

Figure 104. North facade porch.

Figure 105. HABS photo prior to Detwiler's restoration showing enclosed north section of the home.

Figure 106. Posts have beveled edges that taper from top and transition to wider base.

Figure 107. Posts are set on top of stone blocks. Note post at left has sloped mortar wash added along base.

Figure 108. Close-up view of mortar wash at the base of the left post seen in Figure 107.

Figure 109. Porch roof rim joist is hand hewn. The center member was previously replaced.

Figure 110. Adze marks on replacement beam(arrows).

Figure 111. East end joist has widely spaced notches on bottom side. See Figure 113.

Figure 112. West end joist has notches on bottom side. See Figure 113.

Figure 113. Close-up bottom view of end joist. Note notch (yellow arrow) and wood dowel (orange arrow) for mortise and tenon connections.

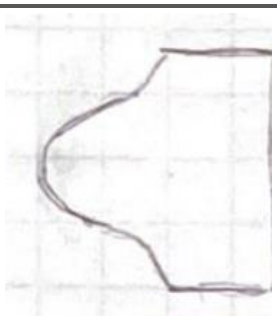
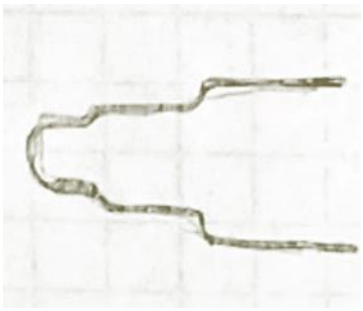
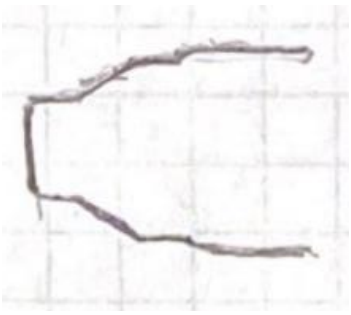
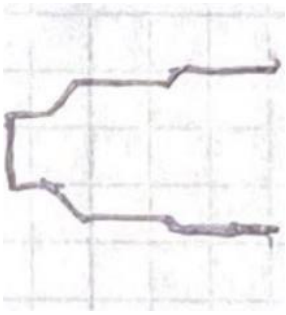
## Interior Evaluation

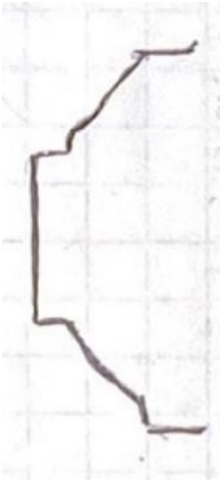
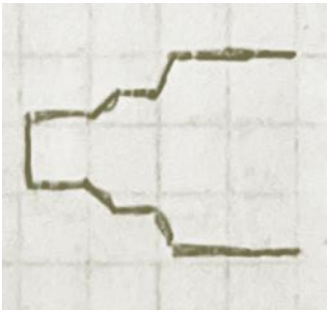
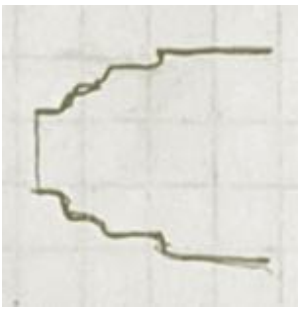
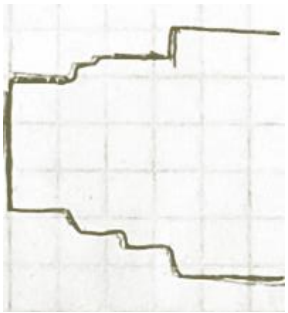
The two bedroom, 2-1/2 bath house has four levels (working lowest level up): a below-grade cellar, first floor, second floor, and attic. The second floor and attic level become progressively smaller, following the slope of the gable roof. The access to the cellar is only obtained from the exterior with an entry door on the east elevation near the south enclosed porch. The first floor can be accessed through either the north entry door at the porch, the kitchen at the east addition, the south enclosed porch, or through the study entry door at the west addition. Once inside the house at the first floor, one can utilize the stairwell at the north end of the hallway to access the second floor hallway and the two bedrooms. Access to the attic is gained through a set of drop-down stairs at the center of the second floor hallway. In Detwiler's description of this restoration, he indicated that he altered two small bedroom spaces at the second floor to be a closet and bathroom for the remaining bedrooms at each end of the house. If this is the case, the house originally had four bedrooms. The original entry areas to those historic bedrooms, likely from the hallway, are not observable and were likely covered over with plaster and wood boards during Detwiler's work.

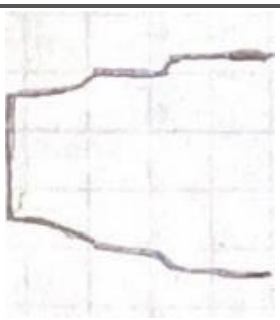
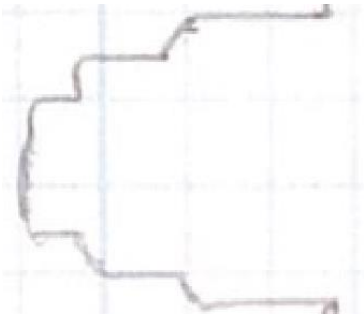
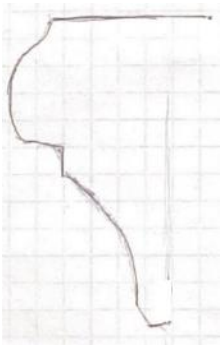
During our research, WJE did not find any floorplans to the house. Room designations throughout the house were provided as we understood from our research and the current house occupant, and as assigned by our survey team onsite for the ability to describe interior spaces of the home.

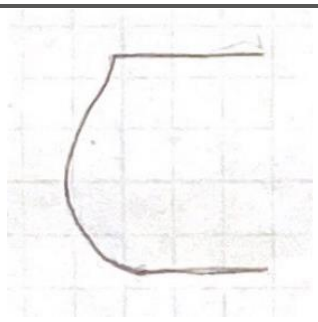
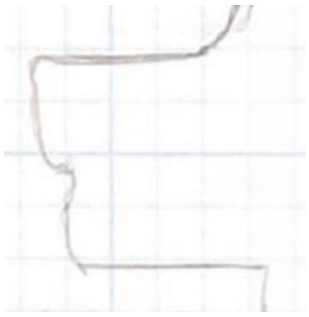
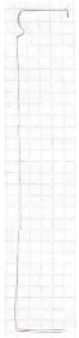
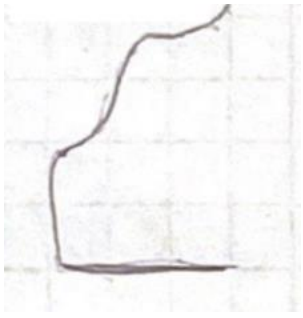
Discussion and descriptions of the interior spaces of the home will be addressed from the lowest floor level working up, with rooms on each level being described at entry points (such as stairwells), then starting with rooms located at the northeast corner of the home and moving through the floor clockwise. Trim and muntin profiles observed throughout the house are briefly discussed in each space but are summarized in Table 2 with representative sketches and photographs.

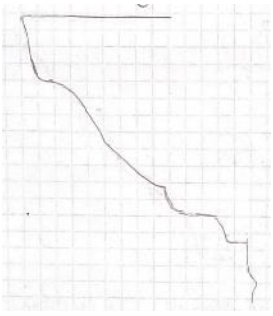
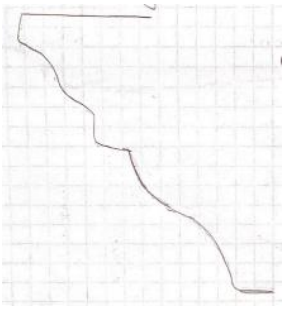
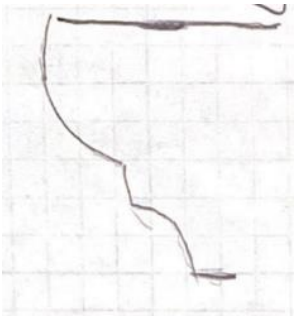
Table 2. Mount Gilead Finish Profiles

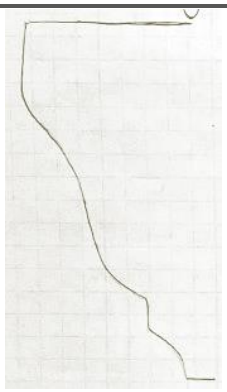
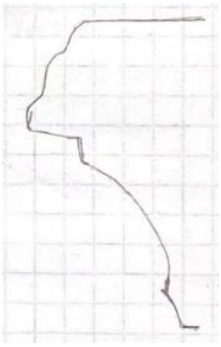
| Trim and Room/Space | Trim Profile Description | Section Drawing | Representative Photograph |
|---|---|---|---|
| Muntins<br>Living Room | 1″<br>Torus |  |  |
| Muntins<br>Dining Room | 1/2″<br>Fillet |  |  |
| Muntins<br>Kitchen (original section of the home)<br>Master Bedroom, East Window<br>South Enclosed Porch | 5/8″<br>Fillet and reverse bolection |  |  |
| Muntins<br>Kitchen (kitchen addition) | 3/4″<br>Miter and fillet |  |  |

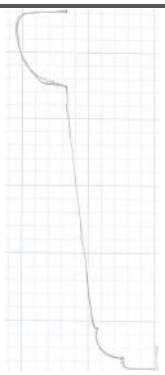
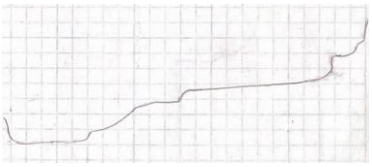
| Trim and Room/Space | Trim Profile Description | Section Drawing | Representative Photograph |
|---|---|---|---|
| Muntins<br>Kitchen Paneled Door (kitchen addition) | 1-1/2″<br>Miter and fillet |  |  |
| Muntins<br>Library and Study (north wall) | 3/4″<br>Miter and fillet |  |  |
| Muntins<br>Study, Garden Window, Interior<br>Guest Bedroom<br>Master Bedroom, North Window | 3/4″<br>Fillet and miter |  |  |
| Muntins<br>Study, Garden Window, Exterior | 1-1/4″<br>Fillets and reverse bolection |  |  |

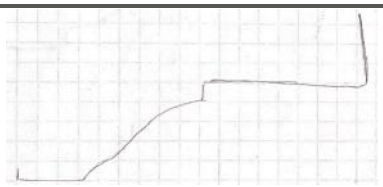
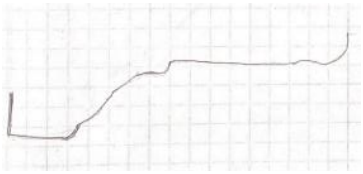
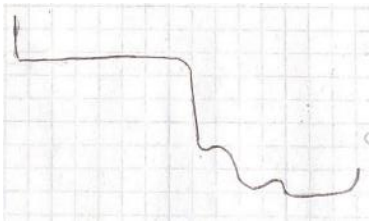
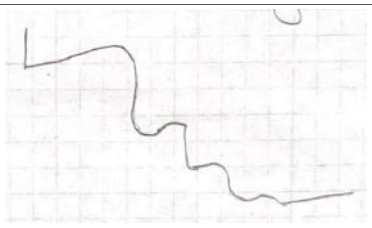
| Trim and Room/Space | Trim Profile Description | Section Drawing | Representative Photograph |
|---|---|---|---|
| Muntins<br>Powder Room | 7/8"<br>Miter and scotia to fillet |  |  |
| Muntins<br>Guest Bedroom, West Window | 3/4"<br>Fillets |  |  |
| Chair Rail<br>Living Room (2-3/4")<br>Dining Room (2-1/4") | Bolection, fillet, cavetto, and astragal |  |  |
| Chair Rail<br>Library and Study | 5-5/8"<br>Bolection, fillet, torus, astragal, fillet, and astragal |  |  |

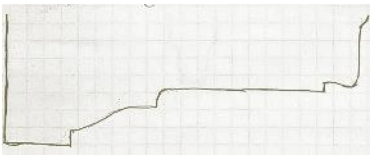
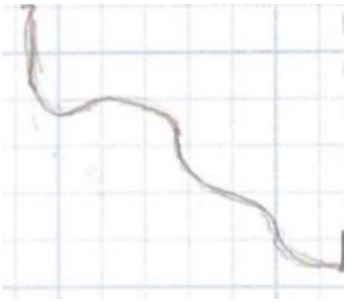
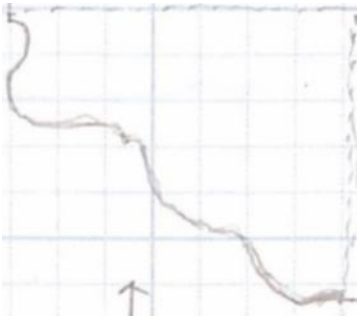
| Trim and Room/Space | Trim Profile Description | Section Drawing | Representative Photograph |
|---|---|---|---|
| Chair Rail<br>Powder Room | 1″<br>Fillet and torus |  |  |
| Chair Rail<br>Both Bedrooms and Bathrooms | 2″<br>Fillet, scotia, and fillet |  |  |
| Baseboard<br>Living Room (5-5/8″)<br>Library and Both Bedrooms (5″)<br>Enclosed Porch (4-3/8″)<br>Dining Room (4-1/2″) | Astragal and flat |  |  |
| Baseboard Trim<br>Powder Room<br>Kitchen<br>Master Bedroom | 1″<br>Bolection |  |  |

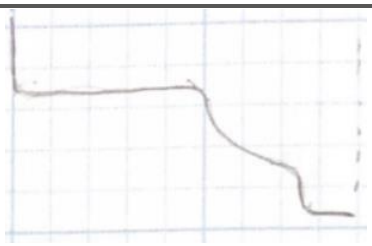
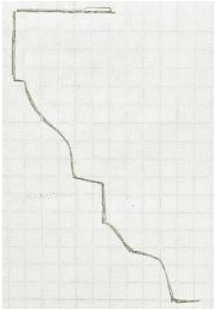
| Trim and Room/Space | Trim Profile Description | Section Drawing | Representative Photograph |
|---|---|---|---|
| Baseboard<br>Powder Room<br>Second Floor Hallway | 5″<br>Bolection, scotia, and fillet |  |  |
| Crown Molding<br>Living Room | 4-1/4″<br>Fillet, cavetto, astragal, fillet |  |  |
| Crown Molding<br>Dining Room | 3-1/2″<br>Fillet, cavetto, fillet, cyma reversa |  |  |
| Crown Molding<br>Kitchen | 1-5/8″<br>Torus, fillet, and scotia |  |  |

| Trim and Room/Space | Trim Profile Description | Section Drawing | Representative Photograph |
|---|---|---|---|
| Crown Molding<br>Library and Study | 3-5/8"<br>Fillet, cyma recta, fillet, scotia |  |  |
| Window Stool and Apron<br>Living Room | 2-5/8"<br>Echinus, fillet, scotia, astragal |  |  |
| Window Apron<br>South Enclosed Porch | 5-1/2"<br>Astragal, flat, scotia, and cyma reversa |  |  |
| Window Apron<br>Guest Bedroom, South and North Windows, Master Bedroom, South and North Windows | 5"<br>Astragal, flat, and cavetto |  |  |

| Trim and Room/Space | Trim Profile Description | Section Drawing | Representative Photograph |
|---|---|---|---|
| Window Apron<br>Guest Bedroom | 5”<br>Torus, flat, torus, and fillet |  |  |
| Window Casing<br>Living Room | 5-3/4”<br>Astragal, flat, cyma recta, fillet, flat, and fillet |  |  |
| Window Casing<br>Dining Room, Library, Study, Garden Window (Interior Pane) | 5-3/4”<br>Flat, astragal, scotia, flat, astragal |  |  |
| Window Casing<br>Both Bedrooms (3-5/8 inches)<br>South Enclosed Porch (4 inches & 5-3/4”) | Fillet and torus |  |  |

| Trim and Room/Space | Trim Profile Description | Section Drawing | Representative Photograph |
|---|---|---|---|
| Door Casing<br>Living Room | 4-1/4"<br>Flat, cyma reversa, flat |  |  |
| Door Casing<br>Living Room | 4-1/4"<br>Flat, cyma reversa, flat, astragal |  |  |
| Door Casing<br>Dining Room | 3-5/8"<br>Flat, cyma reversa, astragal, flat |  |  |
| Door Casing<br>Kitchen to Dining Room | 3-1/2"<br>Flat, bolection, fillet, astragal |  |  |

| Trim and Room/Space | Trim Profile Description | Section Drawing | Representative Photograph |
|---|---|---|---|
| Door Casing<br>Library | 4"<br>Flat, cyma recta, cavetto, flat |  |  |
| Door Casing<br>Library | 5-1/4"<br>Flat, cyma recta, scotia, flat, astragal |  |  |
| Door Casing<br>Guest Bedroom, Entrance Door | 2"<br>Torus, bolection, and torus |  |  |
| Door Casing<br>Master Bedroom, Entrance Door | 2"<br>Scotia, torus, bolection, torus |  |  |

| Trim and Room/Space | Trim Profile Description | Section Drawing | Representative Photograph |
|---|---|---|---|
| Door Casing<br>Master Bathroom | 1-1/2"<br>Fillet, cyma reversa, and fillet |  |  |
| Door Casing<br>Second Bedroom Hallway | 2-1/4"<br>Fillet, fillet, cyma recta, and fillet |  |  |
| Door Casing<br>Head<br>Library | 4"<br>Flat, cyma reversa, flat, cyma recta, scotia |  |  |
| Door Casing<br>Head<br>Study | 5"<br>Flat, cyma reversa, fillet, flat, astragal |  |  |

*Source: WJE August 2020 Site Survey*

## *Cellar and Crawl Space*

Access to the cellar is located at a wood shed with gable roof at the south end of the east facade (Figure 114). The cellar is a full height, open room, approximately half the footprint of the south section of the original foundation walls, which aligns roughly with the floor plan of the living and dining room on the first floor (Figure 115). There is a crawl space north of the cellar, also roughly half the footprint of the

north section of the original foundation walls (Figure 116). The crawl space aligns roughly with the first floor plan of the kitchen, bathroom, hallway, and library. The cellar floor plans would be rectangular, except for the angled masonry wall at the northeast corner that align with the masonry chimney in the first floor dining room (Figure 117).

The cellar access shed has wood-clad north and south walls that abut the exterior wall of the dining room and a paneled wood door on the east wall (Figure 118). Remnants of a deteriorated white coating are visible on the dining room wood cladding within the shed (Figure 119). The shed wood-cladding is nailed to 2-by-4 wood stud framing. Contemporary 2-by-4 members were sistered to some of the vertical framing members on the north wall of the shed (Figure 120). Electrical and plumbing penetrations feed through the shed between the house and the cellar (Figure 121 and Figure 122). Several electrical switches, an outlet, a bare light bulb, and an electrical panel are housed here. The shed door opens to a set of masonry steps that lead to the cellar (Figure 123). Layers of biological matter, dust, and debris obstructed the steps during WJE's review. Areas of the masonry steps visible for review appear similar to the masonry that constitutes the cellar walls—red sandstone with a sand and lime-based mortar (Figure 124).

A white coating covers portions of the masonry walls, particularly near grade or at the mortar joints (Figure 125 and Figure 126). Within the cellar, a water heater and furnace are installed in the northeast corner and a gas tank in the southeast corner (Figure 127 and Figure 128). The floor consists of a concrete slab (Figure 129), and an exposed ceiling shows hand-adzed wood first floor joists supporting the floor boards (Figure 130). Contemporary insulating sheathing is installed between the wood joists and first floorboards.

A corner foundation to the dining room fireplace is north of the masonry stairs on the east wall (Figure 117 and Figure 131). Open wood shelving is installed on the south wall, west of the gas tank (Figure 132). The shelving has been attached to the existing first floor joists.

A concrete footing, roughly 9 inches tall, runs the length of the west wall. There is one six-lite frosted lite awning style window, north of the open wood shelving, with steel hinges (Figure 133 and Figure 134). A steel handle and latch are mounted at the bottom rail (Figure 135).

Seventeen hand-adzed wood floor joists supporting the first floor (below the dining and living rooms) are visible running north-to-south (Figure 136 and Figure 137). Some of the wood joists have more contemporary machine-planed wood sistered using bolts to one or both sides, either partial or full-length of the joist (Figure 138 and Figure 139). The hand-adzed wood joists were typically 8-1/4 inches tall by 4-1/4 inches wide. Several joists were wider (up to 8-1/2 inches wide), such as the joist farthest to the east and the joists on either side of the timber-framed crawl space door (Figure 140). Joists, separated by wood ledger boards, are supported on both ends by the north and south load-bearing masonry walls (Figure 141). Four wood joists on the east half of the cellar are supported by scaffold jacks (Figure 142). Planed wood cross bracing provides support between the hand-adzed wood joists, along the centerline of the west half of the cellar (Figure 143). The planed (machine sawn) surface indicates a more recent addition than the adzed wood joists. Detwiler's 1947 letter mentions installing cross bracing. Some carved and written graffiti was observed on several joists (Figure 144 and Figure 145).

Celotex Insulating Sheathing with aluminum foil facers on both sides has been retrofitted between the wood joists and first floorboards (Figure 146). According to the current occupant, this was added by Fairfax County to deter snakes from entering the first floor residence. Electrical wires and plumping pipes were attached or hung to the wood joists.

The north wall has a timber framed door opening with a concrete step between the wood jambs that leads to the crawl space (Figure 147). The water heater and furnace are east of the crawl space door and west of the fireplace foundation (Figure 148). The furnace is set on a raised concrete pad above the rest of the floor (Figure 149).

WJE reviewed the crawl space from the door opening of the crawl space. A concrete step at the door opening leads to a concrete ramp into the crawl space ascending to the east (Figure 150 and Figure 151). The crawl space walls appeared to be composed of the same masonry as the cellar, though dirt on the walls partially obstructed the material (Figure 152). A cementitious coating was visible in some areas, such as the west wall (Figure 153). A metal oil tank is partially embedded beneath the dirt floor with pipes extending to the east exterior wall. (Figure 154). Spare wood and metal materials are stored on the dirt floor (Figure 155).

The visible ceiling is similarly composed of mixture of hand-adzed and machine sawn wood floor joists supporting the visible first floorboards (Figure 156). Four of the western-most floor joists are logs that were not debarked (Figure 157). These are likely the floor joists that Detwiler documented replacement of in his 1947 letter to Captain King. Detwiler also noted the need to re-adze some of the joists. Surfacing was observed on several joists to substantiate this claim, including on debarked logs (Figure 158). Similar to the cellar, planed (machine sawn) wood cross bracing provides support between the wood joists, along the entire centerline of the crawl space. Electrical wires and plumping pipes were also attached or hung to the wood joists.

Figure 114. Cellar access, south end, east facade.

Figure 115. Cellar is an open room at full height aligned with the southern half of the original section of the home.

Figure 116. A crawl space is north of the cellar, aligned with the north half of the original section of the home.

Figure 117. Angled masonry wall at northeast corner.

Figure 118. Cellar access shed is wood-clad.

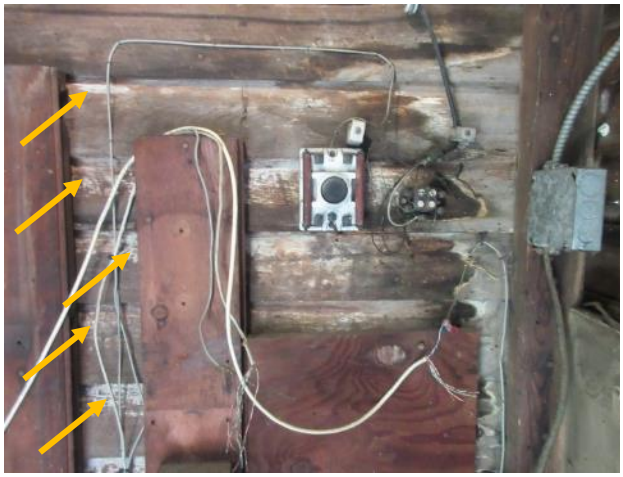


Figure 119. Close-up view of wall that abuts dining room. Notice remnants of deteriorated white coating.

Figure 120. Contemporary 2x4 members sistered to vertical framing on north wall.

Figure 121. Electrical penetrations feed between house and cellar.

Figure 122. Plumbing penetrations, cellar access.

Figure 123. Masonry steps lead down to cellar.

Figure 124. Cellar walls are made up of red sandstone with a sand and lime-based mortar.

Figure 125. White coating remnant on cellar walls.

Figure 126. White coating remnants on cellar walls, at mortar joints.

Figure 127. A water heater and furnace are installed in the northeast corner.

Figure 128. An oil tank sits in the southeast corner.

Figure 129. Concrete floor in cellar.

Figure 130. Overhead joists supporting the first floor are hand-adzed. Note water staining at joist ends.

Figure 131. Angled corner foundation of dining room fireplace. See Figure 117.

Figure 132. Open wood shelving near gas tank, south wall.

Figure 133. Six-lite frosted window north of open shelving. This window was not observable at the exterior.

Figure 134. Close-up view of awning window in Figure 133.

Figure 135. Steel handle and latch of window seen in Figure 133 and Figure 134.

Figure 136. Hand-adzed floor joists supporting first floor run north-south.

Figure 137. Close-up view of hand-adzed floor joist.

Figure 138. Contemporary sistered joist, partial length of the hand hewn joist.

Figure 139. Contemporary sistered joist.

Figure 140. 8-1/2 inch depth of larger joists observed in the cellar.

Figure 141. Joists are notched to ledger boards (or sill plate) that rests atop the masonry foundation wall.

Figure 142. Four joists are supported by metal scaffold jacks.

Figure 143. Cross bracing has been installed between several joists.

Figure 144. Engraved initials observed on a hand hewn joist in the cellar.

Figure 145. Markings observed on a hand hewn joist in the cellar.


Figure 146. Celotex insulating sheathing installed below the floor boards, between joists.

Figure 147. Door opening between the cellar and crawl space.

Figure 148. Water heater and other equipment are located within the cellar, looking north.

Figure 149. Looking north into the cellar from the access stairs. Furnace is installed atop a concrete pad.

Figure 150. Concrete step at crawl space doorway opening.

Figure 151. Concrete retaining wall and ramp within the crawl space, looking northeast.

Figure 152. View north into crawl space.

Figure 153. Cementitious coating visible along the west foundation wall at crawl space.

Figure 154. Partially buried oil tank located within the crawl space, which may have supplied radiators in the house.

Figure 155. Wood materials and possibly door stored on the dirt in the crawl space.

Figure 156. Joists in the crawl space are comprised of hand hewn and machine sawn.

Figure 157. Westernmost floor joists in the crawl space still have bark on the log.

Figure 158. Log joists with cross bracing.

### *First Floor*

The main entrance to the house is roughly centered at the north facade of the original section of the home (Figure 159). The current front door, after Detwiler's reconfiguration, leads from the north porch into the first floor hallway. Along the east of the hallway are a powder room and kitchen, and to the west are the second floor staircase, closet, library, and study (Figure 160 and Figure 161). South of the hallway is the living room with the dining room to the east. An enclosed porch is south of the living and dining rooms. This used to be an open porch that served as the front entrance, prior to Detwiler's reconfiguration. Both the kitchen addition and study were later additions to the first floor at the northeast and northwest corners, respectively.

Throughout the first floor, some interior finishes and construction materials occur regularly and are considered typical. These include typical flooring, interior wall finishes, wood trim at walls, wood trim

interior door and window casings, and door hardware. Profiles of trim/molding elements can be found in Table 2. These typical features are as follows:

- Floors in the first floor hallway, dining room, and living room are tongue-and-groove wood floors 5-1/2 to 9-1/2 inches wide, set east-to-west and fastened using headless cut nails.
- In the living room, dining room, and library, wall finishes consist of white painted plaster above tan painted wood chair rail, beaded tongue-and-grove horizontal panel wainscoting, and baseboard. According to Detwiler, he repaired the plaster in the 1930s with three coats of plaster on wire mesh.
- The powder room has similar wall finishes to the rooms noted above, except that the wainscoting is not beaded. Detwiler noted that "some wide dado paneling" was secured "from the Inn."
- Tan painted wood vertical wood tongue-and-groove panelling is a typical wall finish in the hallway and south enclosed porch.
- Baseboard is 5 to 5-5/8 inches tall, profiled tan painted wood in the library and living room.
- Baseboard is 3/4 inch tall, profiled tan painted wood in the powder room and kitchen.
- Wood paneled doors of varying sizes and number of inset wood panels are typical throughout, except for in the hallway. Tan painted wood vertical wood tongue-and-groove panelled doors are typical in the hallway and south enclosed porch (cabinets and closets).
- Door hardware includes brass door knobs set on 5-1/4 inch by 3-1/4 inch brass rim locks and 1 inch wide wrought iron HL-hinges with 9-1/2 inch long vertical straps and a 7-3/4 inch long horizontal strap anchored using flathead screws, typical in the living room, dining room, library, south enclosed porch, and at the front entrance door.
- The same HL-hinges are typical on all other first floor doors in the hallway and south enclosed porch (no cabinets and closets). These doors also have smaller bronze door knobs set on an iron faceplate that operates through lever action with latches on the exterior face. Detwiler noted replacement of hardware throughout the house in the 1930s.
- Circular cut and/or frosted glass ceiling-mounted light fixtures with metal frames are typical in all first floor rooms except the dining room, living room, and enclosed porch. Some of these fixtures have a slight variance in the decorative detailing. The design and vintage of the frosted glass light fixture in the study varies from the others.
- A rectangular tube-shaped frosted glass wall-mounted light fixture is also typical in the kitchen and powder room.
- Tan painted radiators, anchored to the wood floors, are typical along walls or beneath windows.

Windows throughout the first floor were generally either not operable, not accessible, or operation was not attempted due to the presence of a window air conditioning unit. Operable windows are specifically noted in the description of the respective rooms.

Figure 159. View south into the house from the north entry door.

Figure 160. View northeast in hallway towards the powder room and kitchen.

Figure 161. View southwest in hallway towards the staircase, closet, and living room.

**First Floor Hallway, Stairwell, and Closet**

The current front door to the house from the north porch leads to the first floor hallway (Figure 162 and Figure 163). Doors along the east of the hallway lead to a powder room and kitchen, and a door along the west leads to a closet. A door opening on the south wall of the hallway continues into the living room. A staircase to the second floor is along the west wall of the hallway.

The hallway is finished with tan painted 11-1/4 inch wide vertical wood tongue-and-groove beaded panelling and off white plaster ceiling (Figure 164). Detwiler added the powder room during the 1930s and likely installed all tongue-and-groove siding at the same time to enclose the space. This wood panelling is present in all spaces altered during Detwiler's restoration. The floor in the hallway is typical 5-1/2 to 8-3/4 inch wide wood boards, oriented east-to-west (Figure 165). A ceiling-mounted light fixture located about midway of the hallway provides light to the space and has frosted glass with a decorative grape and leaf pattern and metal frame (Figure 166).

Just behind the entry door is a typical tan painted floor radiator, along the east interior wall (Figure 167). Adjacent to the radiator is the panelled door to the powder room, and further south is the door to the kitchen (Figure 168). Both doors open into the hallway, with opposite swing. On the south wall there is a small storage cabinet built into the wall, east of the door opening to the living room (Figure 169). The 3 foot tall cabinet door has the same tongue-and-groove panelling and iron hinges as the other hallway doors and a small metal knob, which appears to be a replacement as a no longer operable spring-operated latch piece is located on the interior side of the door (Figure 170 and Figure 171). The interior has two shelves and vertical boards installed against the back wall (Figure 172).

The wood panelled stairwell is along the west wall of the hallway and leads up to the west end of the second floor hallway, near the guest bedroom (Figure 173). The ceiling and wall above the wood panelling is off-white painted plaster. At the east side of the stair, just beyond the handrail, there is an exposed wood timber beam. The north end of the wood timber beam contains a partial dutchman repair (Figure 174). An isolated section of repaired plaster was noted above the wood beam (Figure 175). The stairs proceed west a few treads before they fan out to gently turn south leading to the second floor (Figure 176). The stained wood on the stairs has risers measuring 6-1/2 inches and treads 8-1/2 inches (Figure 177). There is a frosted glass wall-mounted sconce with decorative metal trim on the north wall of the stairwell (Figure 178).

Simple decorative wood trim is installed at the top edge of the panelling, aligned at the height of the top stair. The ceiling and walls above the wood panelling and trim are off-white painted plaster (Figure 179). A 9 foot, 3 inch long stained wood handrail is supported by wood balusters on the east side of the stairwell that are 2 feet, 6-1/2 inches tall (Figure 180). The underside of the handrail contains filled dutchman, indicating that the balusters may have been relocated/replaced (Figure 181). Detwiler replaced the handrail, according to his 1947 letter to Captain King. The top and bottom-most balusters are decoratively turned on top of a square newel base (Figure 182). The top and base of the baluster are composed of a series of carved concentric disks to form a cap, getting larger as you ascend at the top, and larger as you descend at the base. Above the bottom cap, on the bottom third of the baluster, are larger concentric disks that get larger as you ascend. Above this, the baluster is smooth and gets smaller toward the top cap. Intermediate balusters are simple, rectangular in plan, and attached at the handrail and at the edge of the steps.

The closet below the stairwell is located to the south, just north of the door opening leading to the living room (Figure 183). Inside the closet is another door that leads to the library (Figure 184). Detwiler modified the closet in the 1930s to make a passageway from the hall directly to the library, according to his 1947 letter written to Captain John W. King. Prior to Detwiler, the closet had a hatch to the cellar crawl space. The door and flooring at the closet matches those in the hallway Figure 185). The north wall of the closet is sloped, as it follows the slope of the staircase. Typical finishes and a cut glass ceiling-mounted light fixture are in this space (Figure 185).

The doors to the powder room, kitchen, closet, and storage in the hallway are composed of the same tongue-and-groove panelling on the walls. All doors have typical iron HL-hinges and iron door plates for the brass door knobs. The door handle has a lever action, with latches located within the hallway (Figure 187).

Figure 162. North entry door is roughly centered in the facade.

Figure 163. View north towards the closed entry door. Powder room is to the east (right) and staircase to the second floor is on the west (left).

Figure 164. The hallway is finished with vertical wood paneling.

Figure 165. Typical wood flooring throughout the house.

Figure 166. Glass ceiling light fixture in the hallway.

Figure 167. Typical radiators located throughout the house.

Figure 168. Doors leading to the powder room (orange arrow) and kitchen (yellow arrow) are typical board and batten doors with HL-hinges and bar latch hardware.

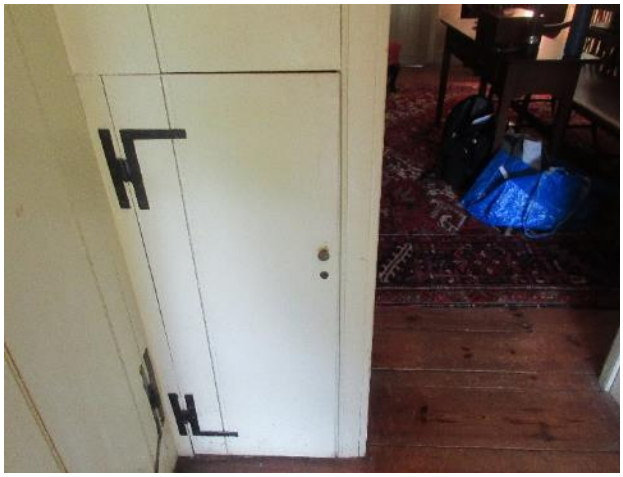


Figure 169. Small storage cabinet at the south wall of the hallway of similar construction of doors that blend with wall paneling.

Figure 170. Replacement pull knob at exterior of storage cabinet.

Figure 171. Interior view of cabinet hardware. The knob at the exterior would have been turned to activate the spring latch. This piece may also be installed opposite as protruding latch on the right would have engaged in a keep on the wall side (left).

Figure 172. View inside the storage cabinet.

Figure 173. View towards staircase and closet below that leads to the library.

Figure 174. Exposed timber beam along the staircase. This north end has a partial dutchman.

Figure 175. Plaster repair at exposed timber beam along the staircase.

Figure 176. Transition of stair treads leading west-to-south.

Figure 177. Typical finished wood risers and treads.

Figure 178. A frosted glass wall sconce provides light within the staircase.

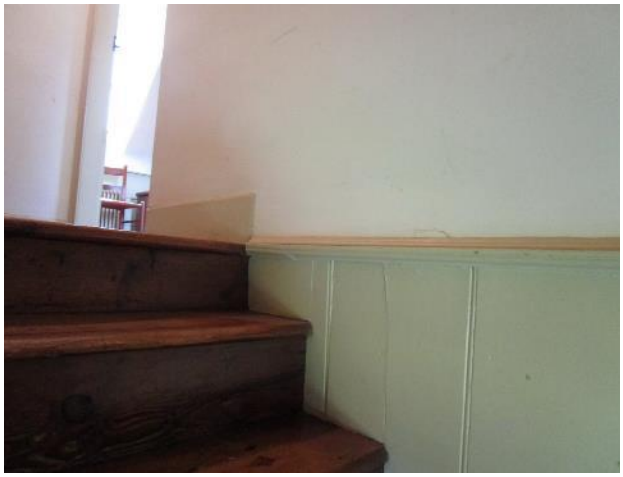


Figure 179. The staircase is lined with the typical wall paneling, which terminates at the top step. Plaster extends from the paneling to the ceiling.

Figure 180. Handrail and spindles along the staircase. Note decorative newel post.

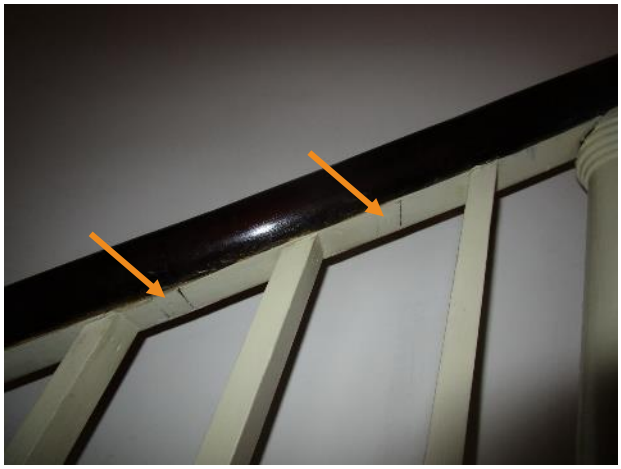


Figure 181. Dutchman in place where previous spindles may have been located.

Figure 182. Decorative newel post at the second floor landing.

Figure 183. Door leading to the closet as viewed from the hallway.

Figure 184. View west inside closet towards a door that leads to the library.

Figure 185. Hallway door and flooring is typical of the rest of the house.

Figure 186. Ribbed ceiling mounted light fixture in the closet.

Figure 187. Typical bar latch hardware that is knob activated.

**Powder Room**

The northernmost wood door in the hallway leads into the powder room (Figure 188). The door has a typical hardware and a contemporary metal hook latch above the handle on the interior. Space was taken from the kitchen and hallway to add this room during the 1930s, according to Detwiler's 1947 letter to Captain King. The room has typical plaster walls and wood wainscoting composed of three tan painted horizontal wood wainscoting boards below the 3/4-inch-tall wood chair rail (Figure 189). A vertical wood wall inset panel extends partially up the east wall, roughly centered in the room (Figure 190). The flooring consists of white and blue linoleum tiles (Figure 191). A simple 3/4-inch-high baseboard lines the perimeter of the room. A four lite casement window is set on the upper half of the north exterior wall (Figure 192).

The powder room has a tan painted radiator mounted to the floor on the west wall, north of the door (Figure 193). A contemporary American Standard toilet mounted in the northeast corner of the room, facing south. A nickel toilet paper holder is on the east wall, set south of the toilet and north of the porcelain sink. The sink appears to date from the 1930s—the style is typical of that era with chamfered corners and towel racks integrated to the pedestal legs. A rectangular mirror is mounted above the sink. A typical rectangular tube-shaped frosted glass lighting fixture hangs over the mirror, and a ribbed milk glass fixture is mounted to the ceiling. A separate nickel towel bar is mounted below the chair rail on the south wall, west of the sink (Figure 194, Figure 195, Figure 196, Figure 197. Figure 198, and Figure 199).

Figure 188. Typical door leading to the powder room.

Figure 189. View north into the powder room.

Figure 190. View east into the powder room. Note inset wood panel.

Figure 191. Linoleum flooring in the powder room.

Figure 192. Casement window located at the north wall.

Figure 193. Typical radiator along the west wall of the powder room.

Figure 194. Contemporary fixture in the powder room.

Figure 195. 1930s era metal leg sink, which is a typical style for all bathrooms in the house.

Figure 196. Coordinating fixtures to the 1930s era sink.

Figure 197. Coordinating fixtures to the 1930s era sink.

Figure 198. Ribbed milk glass ceiling mounted light fixture.

Figure 199. Rectangular light above the mirror at the east wall.

**Kitchen**

The kitchen can be accessed through a panelled wood door from the hallway or dining room to the north (Figure 200, Figure 201). There is also an exterior entrance on the south facade of the kitchen addition, which extends east of the kitchen in the original section of the home (Figure 202). The kitchen door from the hallway leads down a hallway that runs perpendicular to and passes along the south edge of the powder room (Figure 203). There are two levels of built-in wood shelving that wrap around three walls of this hallway, above the head of hallway door. The shelves have simple wood ogee profile brackets installed below the shelves at either end.

The walls are typical throughout, except for the field stone masonry wall between the original section of the home and kitchen addition (Figure 204), as well as a series of built-in cabinets on the south wall, panelled similar to the look of the tongue-and-groove wood panelling in the hallway (Figure 205). The masonry wall extends into the kitchen at an angle, mirroring the plan of the fireplace in the dining room.

A freestanding cabinet covers the angled interior masonry wall face in the original section of the home. According to the occupant, the masonry wall did not have an open flue and was continuous masonry. A decorative moulding on the masonry wall was visible above the cabinet (Figure 206). The flooring is composed of red thin-set brick pavers set with grout (Figure 207). Two typical ribbed milk glass light fixtures are mounted on the original section of the kitchen ceiling as well as in the kitchen addition (Figure 208 and Figure 209). A wrought iron pendant light fixture with a glass hurricane candle holder encasing a red candle is hung from the wood beam that separates the original section of the home from the kitchen addition (Figure 210).

Off-white wood upper and lower cabinets with iron handles and HL-hinges wrap the north and west walls, extending the full width of the original section of the home. The upper cabinets extend up to the ceiling and have ogee profile brackets below the corners, like those below the hallway shelves. The lower cabinets are topped with wood laminate countertops (Figure 211) Two lower cabinet doors have metal grate inserts painted gold, leaving the cabinets semi-transparent. A stainless steel double bowl sink is centered on the lower cabinets along the powder room party wall (Figure 212). A rectangular frosted glass lighting fixture, like that in the powder room, is hung on the west wall below the upper cabinets and above the sink. The kitchen previously extended farther west; however, as documented in Detwiler's 1947 letter to Captain King, this space was utilized to accommodate the hallway and powder room in the 1930s. It is possible these kitchen cabinets were also added at this time. A tan-colored Roper electric oven is east of the kitchen cabinets, just inside the addition area. A thin-set brick backsplash is installed above the oven up to the full ceiling height (Figure 213).

A wood beam, with wood braces to bearing walls on either side of the opening, creates the division of the original space to the addition (Figure 214). The drywall ceiling in the addition is lower than in the original section of the kitchen, with a short section along the north wall installed at an acute angle, which then levels out (Figure 215).

A refrigerator is located along the east wall with wood shelf above. The shelf extends from the kitchen addition north window to the edge of the north wall and wraps along the east wall to the edge of another window (Figure 216). There is an alcove in the kitchen addition, east of the vestibule entrance with another similar wood shelf.

The door to the dining room has six inset wood panels and a 2-3/4-inch-wide decorative door casing. The in place HL- hinges were retrofit and not original to this opening. Historic floor pivot hinges would have likely accommodated a swinging door (Figure 217).

Figure 200. View of kitchen door from the hallway.

Figure 201. View in kitchen towards the west. Access from the dining room is from the south (left).

Figure 202. Exterior access at the south into the kitchen addition section.

Figure 203. Kitchen hallway passes south of the powder room, looking west.

Figure 204. Section of masonry dividing the original kitchen from the kitchen addition.

Figure 205. Kitchen finishes in the original section consists of typical wall paneling with built in cabinets. Door way leads to the dining room.

Figure 206. Angled masonry wall is located behind the cabinet, looking east.

Figure 207. Basket weave brick paver flooring in the kitchen.

Figure 208. Typical ribbed ceiling mounted light fixture in the original section of the kitchen.

Figure 209. Typical ribbed ceiling mounted light fixture in the kitchen addition.


Figure 210. Candle lantern hanging from the timber beam that divides the original section of the kitchen from the addition.

Figure 211. Wood cabinets located along the north and west walls of the kitchen.

Figure 212. A sink is located centered at the west cabinet wall.

Figure 213. View northeast into kitchen addition where the stove and fridge are located.

Figure 214. View east towards the timber beam dividing the original kitchen space from the addition.

Figure 215. View north at the kitchen addition ceiling, which sloped down along the exterior wall.

Figure 216. View east into the kitchen addition, which shows the fridge, wood shelves above, and a window.

Figure 217. Door hinges below the dining room door have been replaced (orange arrow). Previous pivot hinge was likely for a swinging door (yellow arrow).

**Dining Room**

The panelled wood door from the kitchen opens to the north wall of the dining room (Figure 218 and Figure 219). Another door opening is present on the west wall, leading to the living room (Figure 220). The dining room side of the door features similar HL-hinges observed throughout the rest of the house; however, they are no longer operational. Concealed hinges (possibly gravity pivot hinges) are installed at the head and base of the door frame for door operation (Figure 221). A brass handle and rim lock are mounted on the west side of the door on the dining room side (Figure 222). The ceiling and walls are composed of typical finishes with typical beaded wood wainscoting below the 3-3/4 inch wide wood chair rail. A 3-5/8 inch tall wood baseboard lines the perimeter of the room (Figure 223). The wood flooring throughout the dining room is typical, oriented east and west, and runs continuously to the living room. A glass Moravian star lamp framed with iron is hung from the ceiling (Figure 224).

To the east of the kitchen door is a corner fireplace mirroring the floor plan of the masonry wall in the kitchen, both masonry walls align with the triangular foundation observed in the cellar (Figure 225). A wood mantle with decorative moulding encases the fireplace. Mortar is inset inside of the wood firebox, and the outlines of missing square tiles are visible on the concrete-lined surround (Figure 226). A masonry hearth is inset and raised above the wood flooring.

A 9/6 wood sash double hung window is roughly centered on the east wall, with the chair rail acting as the window stool (Figure 227 and Figure 228). There is a radiator mounted to the floor along the east wall, beneath the window (Figure 229). A built-in wood corner cupboard is set in the southeast corner of the room (Figure 230). According to Detwiler's 1947 letter to Captain King, this cabinet was moved from the kitchen into the dining room in the 1930s, as Detwiler believed this was the original location of the cabinet since it aligned with the existing moulding in the dining room. The corner cabinet is functionally two separate cabinet units. The bottom unit extends further outboard than the top unit. The top of the bottom unit is aligned with the height of the chair rail and has one panelled door. The door has two inset wood panels with typical iron hinges, a brass pull, and a small keyhole below (Figure 231). Inside, there is a shelf with wainscoting behind (Figure 232). The top unit has a door with ten glass lites, and the

horizontal muntins align with each shelf within the unit. This door has the same hinges and brass pull as the bottom unit. The shelves have decorative scalloping along the exterior edge (Figure 233). The back of the unit is composed of tan painted wood.

Another 9/6 wood sash double hung window is roughly centered on the south wall, again with the chair rail acting as the window stool; a radiator sits below (Figure 234 and Figure 235). The back of a bookshelf in the south enclosed porch was visible through this window. A freestanding corner cabinet in the southwest corner covered any potential evidence of the second front door removed by Detwiler, evidenced in historic photographs.

Art in the room includes a pencil drawing of the northwest corner of Mount Gilead and a painting of the living room viewed from the dining room (Figure 236, Figure 237). According to the occupant, this was painted by a former occupant in the 1940s. The wainscoting, moulding (in both the living room and dining room), and fireplace surround are depicted with a darker blue with the plaster walls a lighter blue.

The door opening is set slightly south of center on the west wall and leads into the living room (Figure 238).

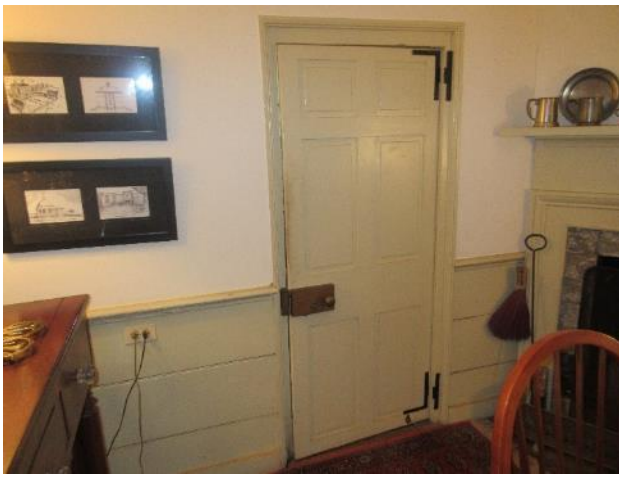


Figure 218. View of door between kitchen and dining room, looking north.

Figure 219. View northwest into the dining room with kitchen door at the north wall.

Figure 220. Door opening along the west wall leads to the living room.

Figure 221. Typical HL-hinges at all doors throughout the house.

Figure 222. Large brass rim lock located at the dining room side of the door connecting to the kitchen.

Figure 223. Typical horizontal wood paneling and plaster wall finish found in most areas in the house.

Figure 224. Pendant light above the dining room table.

Figure 225. Corner fireplace located at the northeast corner of the room.

Figure 226. Tiles at the firebox surround have been removed.

Figure 227. Looking east into the dining room.

Figure 228. View at east wall of dining room with typical 9/6 window.

Figure 229. Typical radiator located below the east window.

Figure 230. View southeast to original corner cabinet. Note previous exterior south window that is covered with a bookshelf at the south enclosed porch.

Figure 231. Bottom section of the corner cabinet.

Figure 232. View inside the top section of the corner cabinet, which shows wood wainscoting.

Figure 233. View inside the bottom section of the corner cabinet.

Figure 234. View into the dining room from the kitchen door, looking south.

Figure 235. Closer view of south window that was exposed to the exterior until the south porch was enclosed.

Figure 236. Drawing of Mount Gilead after the kitchen addition from the north is displayed in the dining room.

Figure 237. Painting of the view into the living room from the dining room is displayed in the dining room.

Figure 238. View west from the dining room towards the living room.

**Living Room**

The door opening from the dining room opens to the east wall of the living room (Figure 239, Figure 240). There is also a panelled wood door on the south wall of the living room that leads to the south enclosed porch (Figure 241, Figure 242). On the north wall, there are two wood door openings: the west one leads to the library, and the east one leads to the first floor hallway (Figure 243, Figure 244, Figure 245). Both door openings have 3-1/2-inch-wide wood trim. The walls and ceiling are composed of typical plaster, typical wood wainscoting and wood chair rail, crown moulding, and wood baseboard. Headless cut nails were observed throughout the wainscoting to fasten the wood to the walls (Figure 246, Figure 247). The floor is composed of typical wood boards fastened with flathead cut nails and occasional round headed nails. There are no fixed lighting fixtures in the living room.

A wood panelled door and a window are set on the south wall, leading to the south enclosed porch, and dividing the south living room wall into three roughly even sections. The wood door has six inset panels

and is of mortise-and-tenon construction. The door has typical iron hinges and a brass doorknob set in a rim lock. A hole for a missing oval escutcheon and knob was present, evidenced by the fastener holes at the top and bottom of the oval indentation of the former plate (Figure 248). Copper weatherstripping is nailed to the inside of the door opening using round head nails (Figure 249). A 9/6 wood sash double hung window is set west of the wood panelled door (Figure 250). Some of the glass panes have a circular imprint, like crown glass, that are not observed elsewhere in the house (Figure 251). The glass is also 1/16 to 1/8-inch-thick, depending on the lite, as opposed to 1/8 to 3/32 inch thick glass measured throughout the rest of the house. Some glass lites in this window might therefore be older than other glass throughout the house. The window stool is set below the chair rail, unlike in the dining room. There is a tan painted radiator mounted to the floor along the south wall, beneath the window.

A 9/6 wood sash double hung window is set on the south half of the west wall, south of the fireplace (Figure 252). The stool is similarly set below the chair rail. A wood mantle with wood moulding encases the fireplace (Figure 253). Partial dutchman repairs were observed at both bases of the wood mantle legs (Figure 254 and Figure 255). The concrete-lined firebox is framed by a tan painted segmental arch opening, possibly also composed of concrete (Figure 256). A masonry hearth is inset and raised above the wood flooring (Figure 257).

Figure 239. View into the living room, looking east.

Figure 240. View into doorway between the living room and dining room.

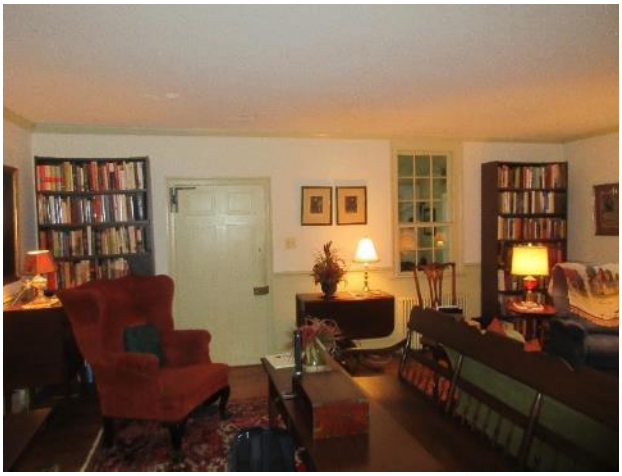


Figure 241. View into the living room, looking south.

Figure 242. View at door between the living room and south enclosed porch.

Figure 243. View into the living room, looking north. Doorway to the east (right) leads to the hallway. Doorway to the west (left) leads to the library.

Figure 244. View north from dining room into the library.

Figure 245. View north from the living room into the hallway.

Figure 246. The living room has typical finishes.

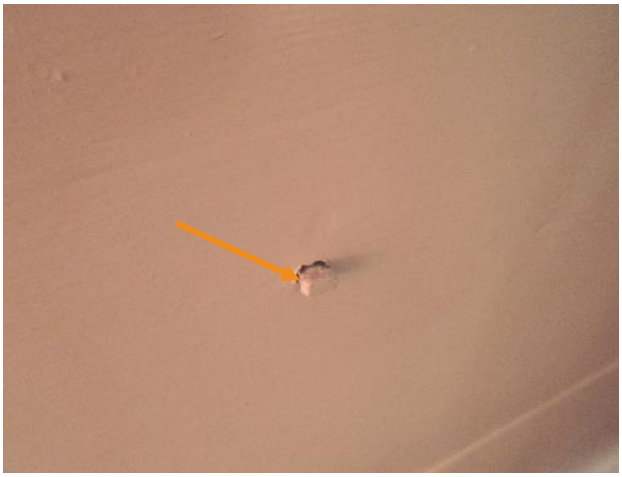


Figure 247. Headless cut nails were observed fastening to the wood wall paneling to studs.

Figure 248. Evidence of removed hardware at the south dining room door leading to the south enclosed porch. The previous hardware is located above the existing hardware.

Figure 249. Copper weatherstripping along the door opening.

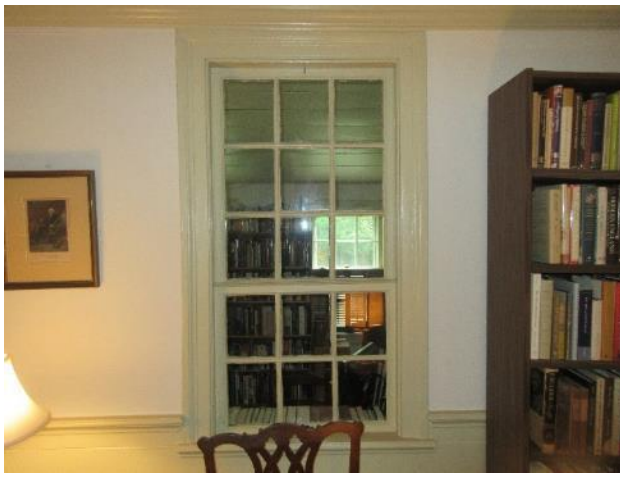


Figure 250. A typical 9/6 is located at the south wall of the dining room that used to be exposed to the exterior until the south porch was enclosed.

Figure 251. Glass lites at the south living room window appears indicative of crown glass with circular patterns.

Figure 252. Another typical window located at the west wall, south of the fireplace.

Figure 253. View of fireplace with arched firebox in the living room.

Figure 254. Wood dutchman observed at the base of the fireplace mantel legs.

Figure 255. Wood dutchman observed at the base of the fireplace mantel legs.

Figure 256. Firebox is lined with a cementitious coating.

Figure 257. View of stone hearth transition to typical wood flooring.

**Enclosed Porch (South Porch)**

The door on the south wall of the living room leads to the south enclosed porch, formerly the front of the house and an open porch, like the current porch on the north (Figure 258 and Figure 259). The tan wood mortise-and-tenon door to the living room has six inset wood panels and brass hardware, including a more contemporary "Yale" brand deadbolt, similar to the front door (Figure 260). The south side of the door casing has a 4-3/4-inch-wide wood trim. There are holes in the wood door casing jamb, outboard of the current strike plate, evidence of another former strike plate (reference previous Figure 261). It is possible that this would have been used for a screen door when this space was used as a porch. A diagonal set metal torsion rod was fastened to the stiles on both ends of the bottom half of the door (Figure 262). There was also a second exterior door directly east of this door, according to historic photographs and documentation. Freestanding bookcases obstructed this area of the wall (Figure 263).

The north interior wall is finished with 2-7/8-inch-wide tan painted wood clapboard secured with rose head nails (Figure 264). The wall would have originally been an exterior wall and is composed of sections of clapboard, like the installation on the north exterior wall (Figure 265). There are characters/initials dated 1837 carved into the wood clapboards on the north wall, both west of the living room door and east of the easternmost bookcase (Figure 266 and Figure 267).

The south wall is composed of plaster with wood trim (Figure 268). There is another door to the porch, roughly centered on the south wall of the enclosed porch that leads to the exterior (Figure 269, Figure 270). The ceiling and east and west walls are composed of 6-1/2 to 7 inch wide tongue-and-groove wood panelling (Figure 271) Isolated replacement wood panelling was noted at the ceiling (Figure 272). Freestanding bookcases cover much of the walls and sections of two windows. The windows on the south wall a have 5-1/2-inch-tall wood apron and 4 inch wide wood window casing trim. The north half of the ceiling is flat and the south half slopes downward, aligning with the slope of the roof. Thirteen exposed ends of second floor joists are visible at the top of the north wall, like the north porch (Figure 273).

The floor is composed of flagstone pavers and mortar, like the north porch (Figure 274). Tan baseboard heaters line portions of the wall perimeters (Figure 275). There is a contemporary glass pendant lamp

hung from the ceiling with a brass frame and chain. The glass is adorned with a frosted vine pattern and has electric faux candles (Figure 276). There are also hooks hung from the ceiling.

There are six built-in closets or cabinets in the enclosed porch, three each on the east and west walls. The closet doors on the east and west walls are composed of the typical tongue-and-groove wood panelling (Figure 277). None of the closet doors close, and one is missing hardware. Two of these on each wall are larger closets (6 feet, 7 inches tall), which flank a 6/6 wood window. A smaller cabinet (22 feet tall) is installed above the window and two larger cabinets. The windows on these walls are set into alcoves between the closets and cabinet. Both alcoves have square recessed lights on the soffit above the window (Figure 278).

There are two 9/6 windows on the north wall, east and west of the door (Figure 279). The east window on this wall is covered by a bookcase. There are four 6/6 windows on the south wall, two on the east of the exterior door and two on the west, spaced roughly equidistant (Figure 280, Figure 281). The windows have half-height louvered wood privacy shutters Figure 282). The windows in this room were either inaccessible or could not be opened.

Figure 258. View into the south enclosed porch, looking northeast.

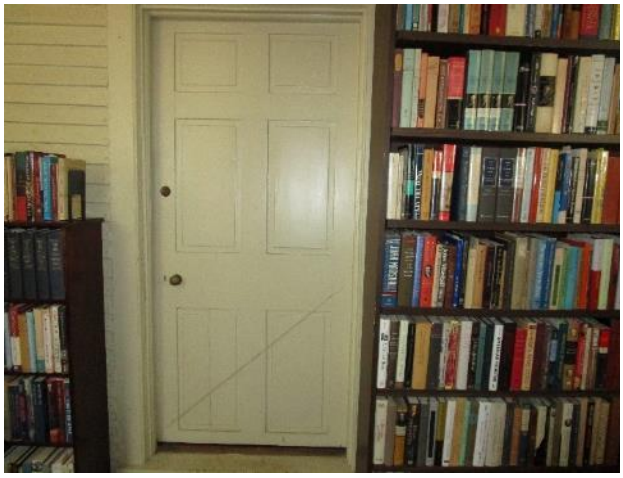


Figure 259. View of the door between the living room and south enclosed porch.

Figure 260. Contemporary deadbolt on the room leading to the living room.

Figure 261. Evidence of a previously removed screen/storm door as chiseled section of latch strike remains on the south enclosed porch side.

Figure 262. Torsion rod in place at the bottom half of the door leading to the dining room.

Figure 263. The second original door would have been located to the east of the dining room door, which is currently obscured by bookshelves.

Figure 264. The south enclosed porch features the historic clapboard with rose head nails along the north wall.

Figure 265. This north wall of the south enclosed porch was historically exposed to the exterior.

Figure 266. Carvings at the north wall that has been painted over. Carvings read “MMJ”, “JMJ”, “1837” “W & …[covered]”, evidence during the Jamesson’s ownership.

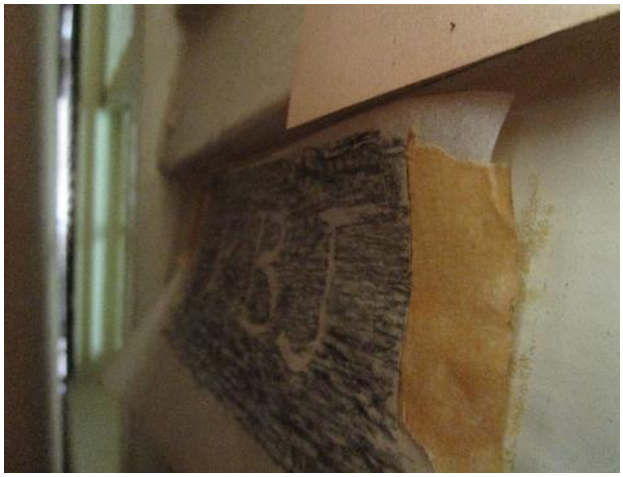


Figure 267. Another painted carving on the north clapboards have been charcoal rubbed on paper and read “PBJ”. Evidence during the Jamesson’s ownership.

Figure 268. The south wall of the enclosed porch is comprised of a plaster finish.

Figure 269. An exterior door is roughly centered at the south wall.

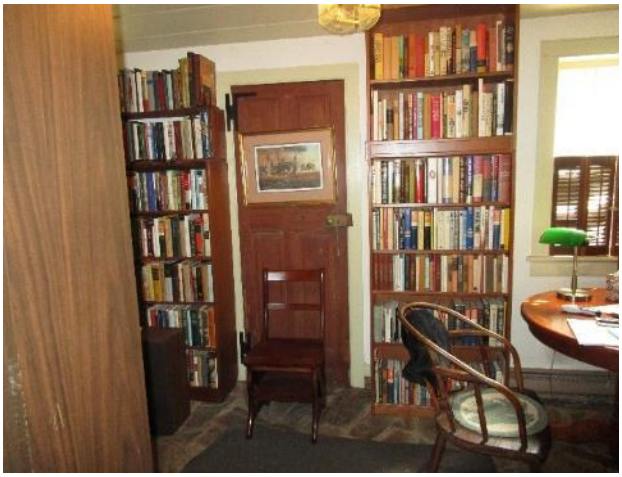


Figure 270. View into south enclosed porch, looking at the south exterior door.

Figure 271. View at wood paneled ceiling in the south enclosed porch.

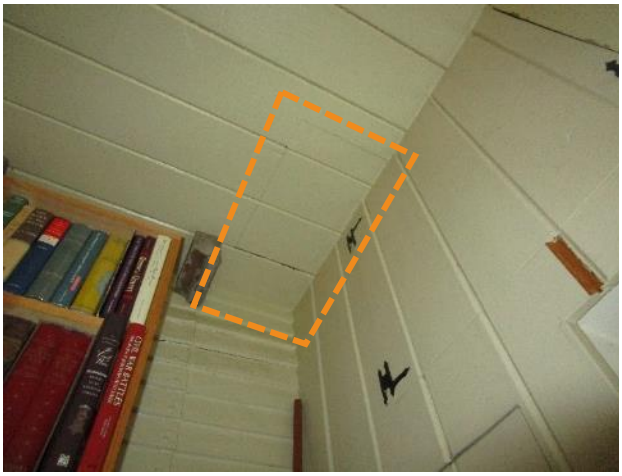


Figure 272. Isolated section of replacement ceiling panel observed at the northwest section of the room.

Figure 273. Exposed floor joists are visible through the enclosed porch, similar to the north porch.

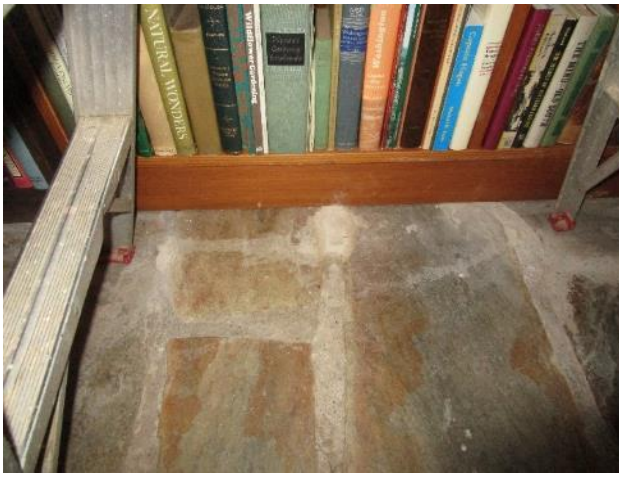



Figure 274. The south enclosed porch has a flagstone paver flooring system, similar to the north porch.


Figure 275. Baseboard heaters are located in the south enclosed porch.

Figure 276. Ceiling pendant light in the south enclosed porch.

Figure 277. Several closets located along the west wall of the enclosed porch of similar construction at the wall paneling.

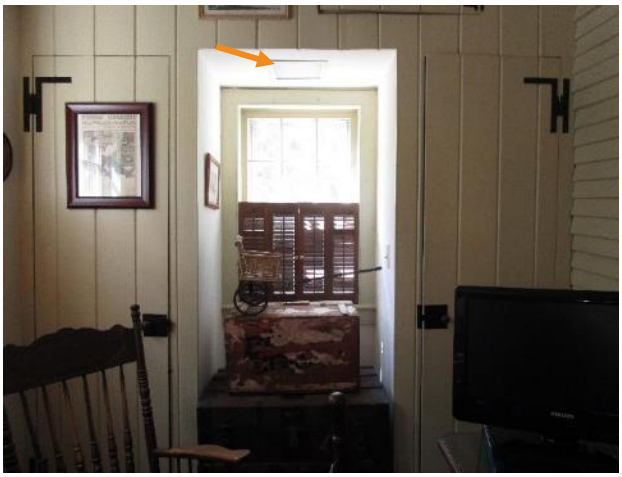


Figure 278. Soffit lighting in front of the east and west windows.

Figure 279. Typical 9/6 window at the north wall of the south enclosed porch. Note exposed joists at the ceiling.

Figure 280. Typical 6/6 windows at the south wall of the enclosed porch.

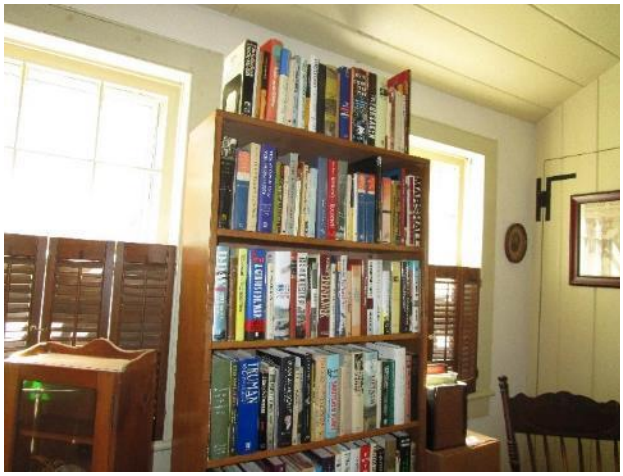


Figure 281. Typical 6/6 windows at the south wall of the enclosed porch.

Figure 282. Windows along the south wall have half height privacy shutters.

**Library (Historic Names - Bar and Card Room)**

The westernmost door opening on the north wall of the living room leads into the library (Figure 283, Figure 284). There is a door to the study on the west wall of the library with 4-1/4 inch wide door casing trim (Figure 285 and Figure 286). A door on the east wall of the library leads to the same closet accessible from the entry hallway (Figure 287 and Figure 288). This closet door has a 3-1/4-inch-tall projecting wood cornice at the head of the casing.

The walls and ceiling of the library are typical plaster and painted wood chair rail, wainscoting, and baseboard. The chair rail in the library is 4-1/8 inches tall; however, the chair rails on the north and south walls have a slightly different profile. Each wall in this room has a bookcase with crown moulding at the head of the bookcases to blend in with the existing 4-1/2-inch-tall crown moulding. The bookshelves are installed in front of the wainscoting (Figure 289). Below the bookshelves on the east wall are wood cabinets with four panelled doors (Figure 290).

On the north wall, there is a bookshelf west of a 9/6 wood sash double hung window with a metal latch at the sill (Figure 291). The current occupant interviewed a resident who lived in the house in the 1920s who remembered a door in the place of the window. Detwiler also noted replacing a door with a window in this room (referenced as the "card room") in his 1947 letter to Captain King. There is a radiator mounted to the floor along the north wall, beneath the window (Figure 292). Another bookcase, this one with cabinets below, lines the east wall, north of the door to the closet (Figure 293). The wood panelled door to the closet has a typical brass doorknob, rim lock, and iron hinges. This mortise-and-tenon construction door has four inset panels.

The flooring in the library is not continuous to the closet, living room, or study (Figure 294, Figure 295). The floorboards are roughly 6 inches to 7-1/4 inches wide, fastened with headless cut nails that terminate at the threshold of the closet door. Detwiler mentions replacing wood flooring in this room in his 1947 letter to Captain King. A typical frosted and cut glass light fixture with a metal frame is mounted to the ceiling of the library (Figure 296).

On the west wall, a panelled wood door opens to the study. This door is of mortise-and-tenon construction with four inset panels and has typical iron HL-hinges and brass doorknob and rim lock. A dutchman repair was completed on the bottom rail of the door (Figure 297). Wood putty repair was also previously completed at the door, below the door hardware (Figure 298). A dutchman repair was observed at the lower north portion of the casing trim (Figure 299).

Figure 283. View into the library, looking south. The doorway leads to the living room.

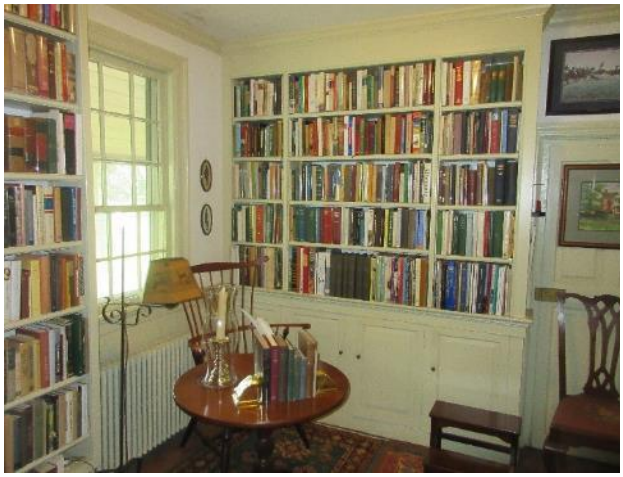


Figure 284. View into the library, looking east.

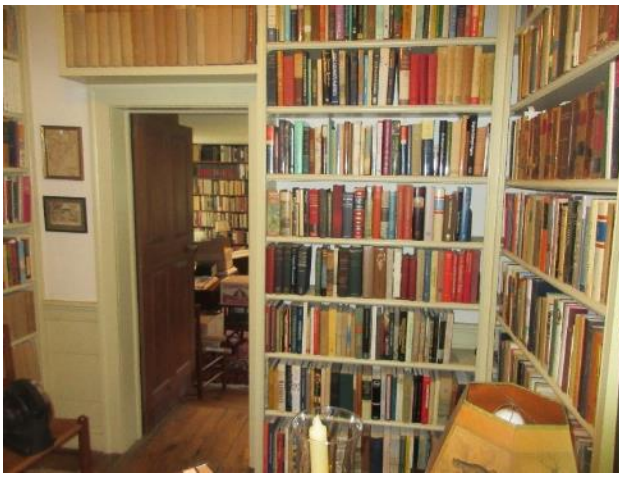


Figure 285. View into the library, looking west towards the sitting room.

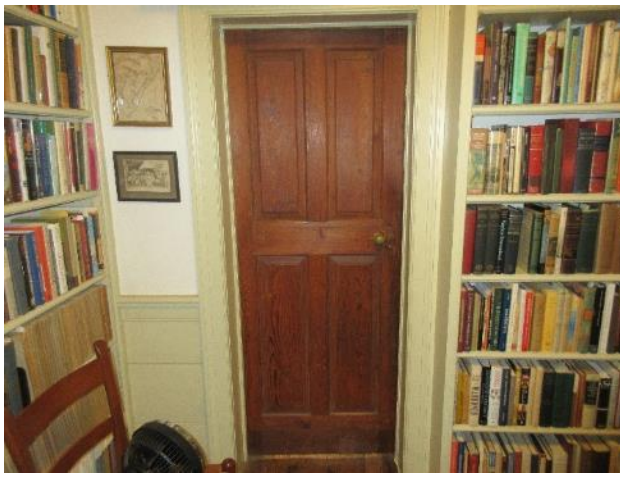


Figure 286. Door between the library and sitting rooms.

Figure 287. View into the library, east towards the closet.

Figure 288. Door between the library and closet.

Figure 289. Bookshelves in the library are installed in front of wood paneling at the wall.


Figure 290. Bookshelves are located along all walls in this room.


Figure 291. View north at the window in the library.


Figure 292. Typical radiator is located below the window in the library.

Figure 293. The bookshelf on the east wall has storage cabinets at the bottom.

Figure 294. Wood flooring in the library is not continuous into the closet.

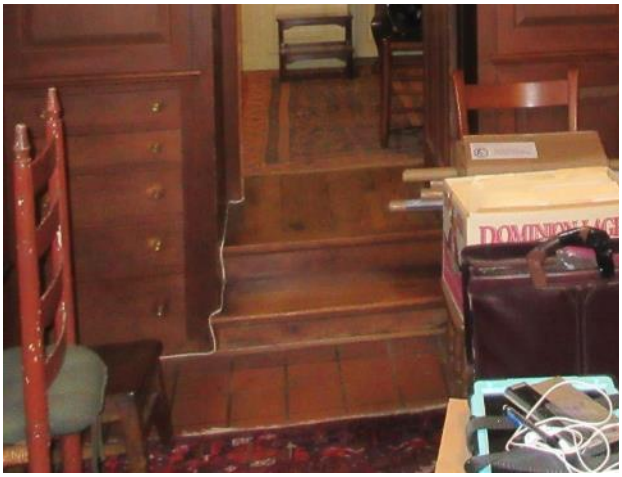


Figure 295. The library wood flooring transitions to the west addition.

Figure 296. Typical ceiling mounted light fixture located in the library.

Figure 297. Lower rail of the door between the library and sitting room has been replaced.

Figure 298. Previous wood putty repair below the key hole on the door between the library and sitting room.

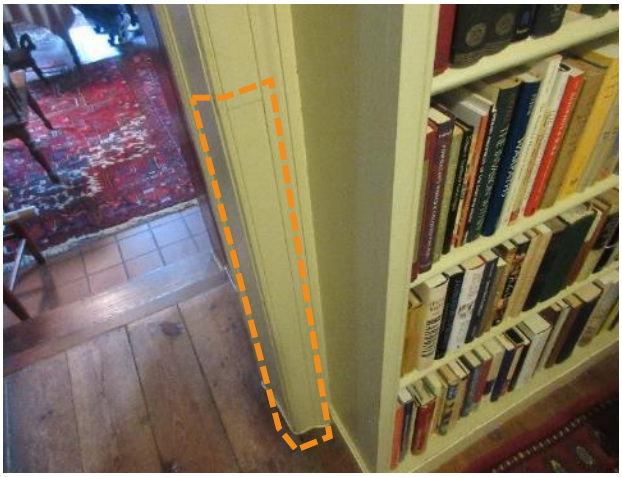


Figure 299. Replacement section of casing at the dining room doorway was observed.

**Study/Sitting Room (West Addition)**

Access to the study/sitting is gained from a door on the west wall of the library with a set of steps that lead down to the room (Figure 300 and Figure 301). Four pieces of wood near this door threshold have been replaced (Figure 302). Circular headed nails were used, rather than the typical headless cut nails. The abutted wood joints are aligned in a pattern here, rather than being more randomized in other areas throughout the house. There is also a wood panelled door on the south exterior wall with a 4 inch tall projecting wood cornice at the head of the casing (Figure 303 and Figure 304). All walls have stained wood panelling or cabinets. Full height wood cabinets and drawers with brass circular pulls cover the entire east wall, surrounding the door to the library (Figure 305). The wood panelling consists of beaded vertical panelling above a 3-5/8-inch-tall chair rail and beaded horizontal panelling below (Figure 306). Freestanding bookcases cover much of the walls as well as sections of the south and west windows (Figure 307).

The floors consist of red square tiles with a tan grout (Figure 308). Tan baseboard heaters are along the walls of the room. The window on the north wall has a wood cornice window valance (Figure 309), and the garden box window on the south wall has a 4-3/8 inch wide wood window casing. The ceiling light fixture is composed of frosted glass with a metal frame with vertical slots that allow light to emit along the gypsum wallboard ceiling in a radiating pattern (Figure 310).

There is a garden window to the west of the south exterior door, which has three interior sliding wood sashes with eight lites each and is partially obscured by freestanding bookshelves (Figure 311). A copper lined garden box basin is set below the interior frame. Exterior wood windows surround the garden box on three sides.

On the west wall of the study, there are 9/6 wood sash double hung windows on either side of a wood picture window (Figure 312). A 9/6 wood sash double hung window is roughly centered on the north study wall. Most of these windows were obstructed by freestanding bookshelves.

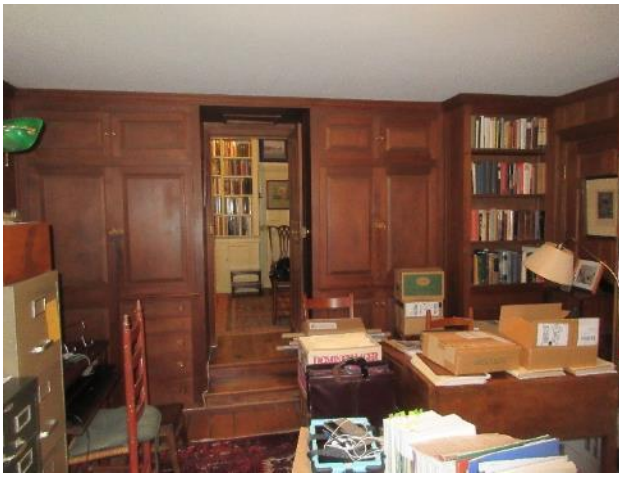


Figure 300. View into the sitting room towards the library, looking east.

Figure 301. Wood door separating the library from the sitting room.

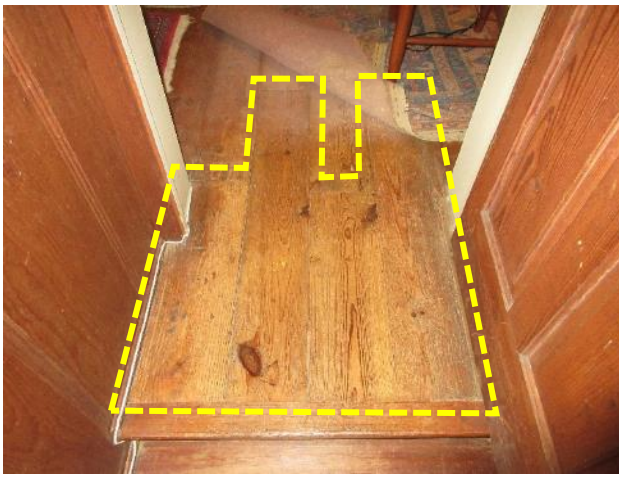


Figure 302. Replacement floorboards.

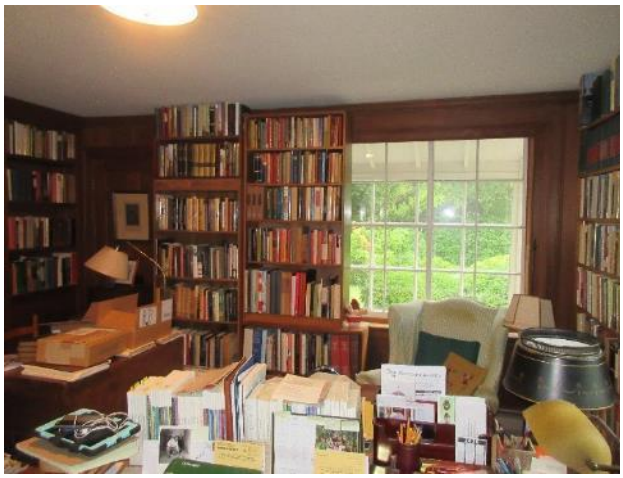


Figure 303. View into the sitting room, looking south.

Figure 304. Exterior door at the south wall.

Figure 305. Typical circular brass pulls at cabinets.

Figure 306. Wood paneled walls and wood cabinets are located throughout this room.

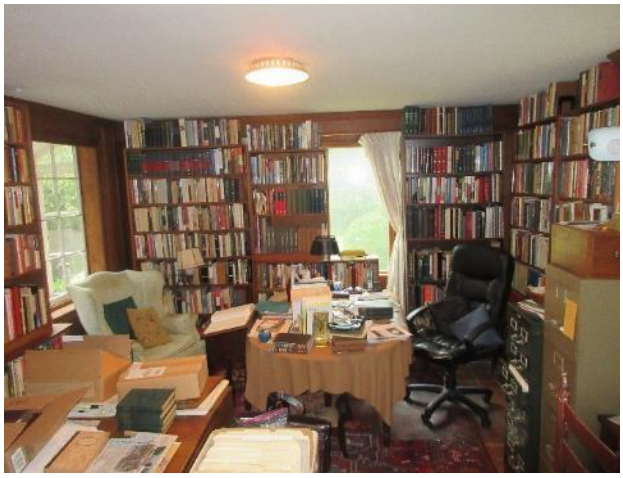


Figure 307. The sitting room has several bookshelves lining walls.

Figure 308. The sitting room has red square tile flooring.

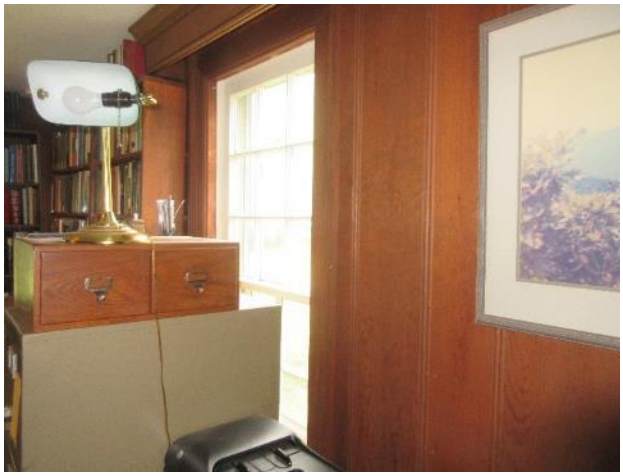


Figure 309. Exterior window with wood valance at the north wall.

Figure 310. Ceiling mounted light fixture in the sitting room is unique to this space.

Figure 311. View at garden window located at the south wall.

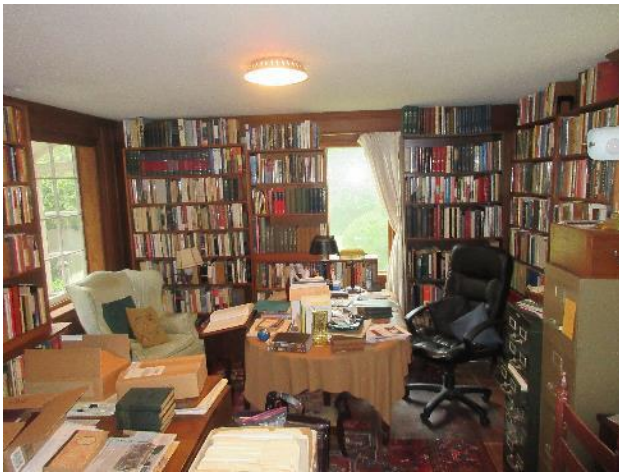


Figure 312. View of picture window at the west wall, most of which including flanking double hung windows are obscured by bookshelves.

### *Second Floor*

The stairwell leads south to the second floor landing and connects to the hallway that spans the house east-to-west. The two bedrooms on this floor are located at the east and west ends of the house (the master and guest bedrooms, respectively). Bathrooms and closets are located along the north and south sides of the hallway but are only accessible through the bedrooms.

Throughout the second floor, some interior finishes and construction materials occur regularly and are considered typical. These include flooring, interior wall finishes, wood trim at walls, wood trim interior door and window casings, and door hardware. Profiles of trim/molding elements can be found in Table 2.

- Flooring
  - Hallway floors are 8-3/4 inch wide tongue-and-groove wood floors, set east-to-west and fastened using headless cut nails.
  - Bedroom floors are 5-1/2 to 7-1/2 inch wide tongue-and-groove wood floors, set east-to-west and fastened using headless cut nails.
- Interior wall finishes
  - Hallway wall finishes consist of white painted plaster above tan painted wood baseboards.
  - Bedroom wall finishes consist of white painted plaster above tan painted wood chair rails, beaded tongue-and-grove horizontal panel wainscoting, and baseboards on exterior walls and tan painted wood vertical wood tongue-and-groove panelling on party walls. The wainscoting is not beaded, as seen on the first floor.
- Baseboards
  - Hallway baseboards are 5 inches tall, profiled tan painted wood, similar to power room.
  - Bedroom baseboards are 5 inches tall, profiled tan painted wood, similar to the library.
- Door and window casings
  - Tan painted wood vertical wood tongue-and-groove panelled doors are typical throughout the second floor.

- Door hardware includes brass door knobs set on wrought iron bar latches and the same wrought iron HL-hinges observed on the first floor at the bedroom entry doors, the bedroom closet doors, and bathroom doors. Door knobs in the guest bedroom and bathroom are ovular, while the door knobs in the master bedroom and bathroom are circular.
- Circular cut and/or frosted glass ceiling-mounted light fixtures with metal frames and rectangular tube-shaped frosted glass wall-mounted light fixtures are in the hallway and bathrooms.
- Tan painted radiators, similar to the first floor.

**Guest Bedroom**

The guest bedroom is located at the west end of the house and is closest to the stairwell. This rectangular room features off-white painted plaster walls and ceiling, which slopes at the north and south walls as it follows the roof line (Figure 313 and Figure 314). The walls have typical baseboards, as well as tan painted horizontal wood boards extending up approximately 34 inches and topped with a simple chair rail (Figure 314 and Figure 316). The east wall is the same 11 inch wide wood boards full height oriented vertically (Figure 317). This wall also has three wood board and batten doors constructed of the same sized wood paneling at the walls that lead (described north to south) to the hallway, closet 1, and bathroom 1 (Figure 318). These doors have typical interior door hardware of HL-hinges and brass knobs that activate iron strap levers (Figure 319 and Figure 320), and the door to the hallway has a slide bolt to lock the door Figure 321).

Two dormer windows are inset in the sloped ceiling: one at the north and one at the south. Due to the closely located ceiling materials at the dormer windows, the north window only has window casing below the stool. The south window also has casing above the window Figure 322). This room has another window, which is a typical 9/6 double hung wood window at the west wall. This window is currently open to accommodate a window air conditioner unit (Figure 323) and features typical second floor window casing found throughout the house. There is a radiator located below this window at the west and below the south window (Figure 324). All windows can be held in the open position with the use to rotating wood pieces that are inserted into a slot along the jambs (Figure 325).

The middle door on the west wall opens to a small closet with a hanger rod, shelf, and several hooks (Figure 326). The closet is finished with 3 inch wide tongue and groove horizontal wood panels (Figure 327). Wood flooring measuring between 6-1/2 to 7-1/2 inches wide runs east-to-west and continues into the closet (Figure 327). The flooring is mostly covered by a large rug in the bedroom and another rug in the closet.

Figure 313. View into the guest bedroom, looking north.

Figure 314. View into the guest bedroom, looking south.

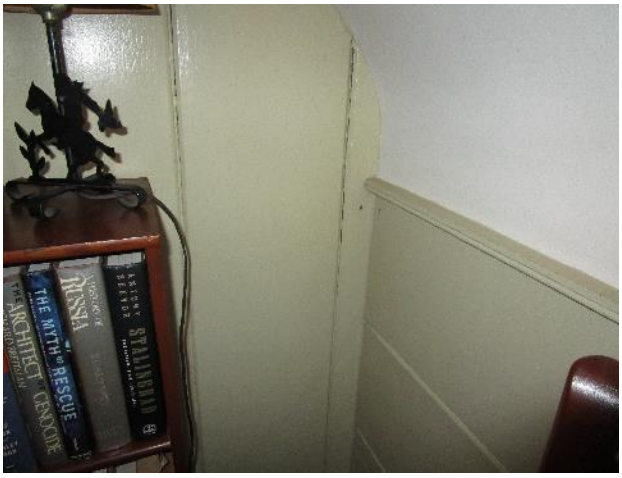



Figure 315. Typical wall paneling and plaster finishes for the second floor.

Figure 316. Typical baseboards at the second floor.

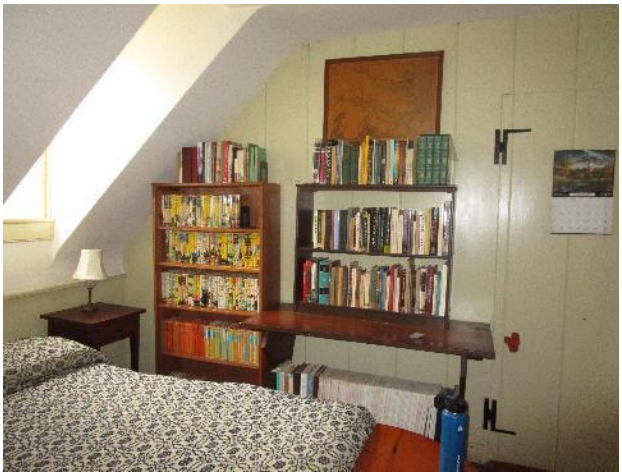


Figure 317. Typical vertical wall paneling is located along the east wall.

Figure 318. Three doors in this room lead to the hallway, closet, and bathroom (from left to right).

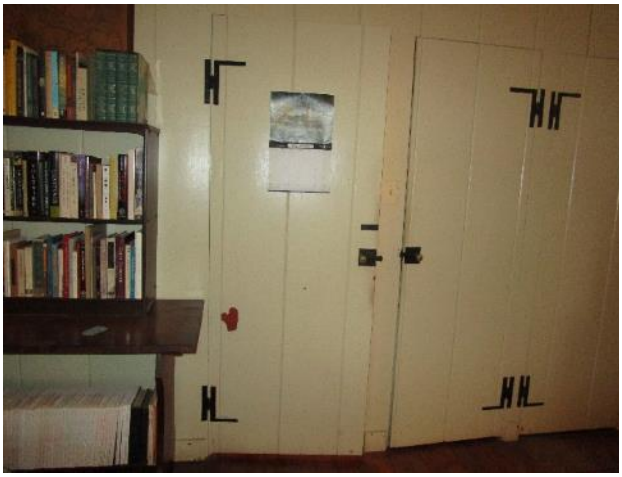


Figure 319. Typical board and batten door with hardware similar to doors at the second floor.

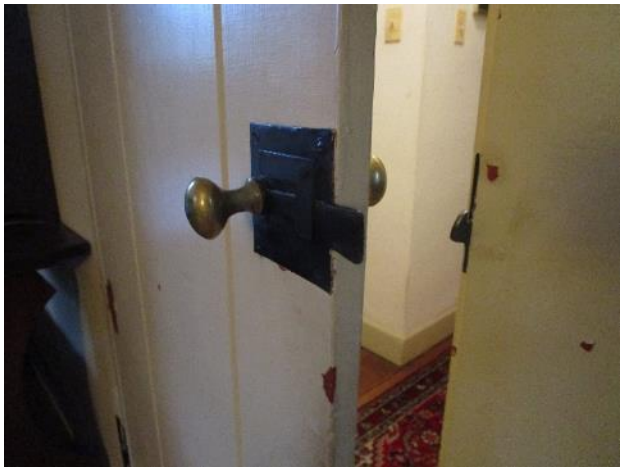


Figure 320. View of typical knob activated bar latch hardware on the doors.

Figure 321. The guest room door from the hallway has a slide lock, which is unique to this space.

Figure 322. Sloped ceilings follow the roof line at the north and south walls.

Figure 323. View towards the west wall where the exterior window was open to accommodate the air conditioner unit.

Figure 324. Typical radiator located below the window.

Figure 325. A rotating piece of wood on the sash sits into a slot along the jamb side of the sash channel to hold the window in the open position.

Figure 326. View into the closet.

Figure 327. Typical wood paneling finish within the closet space.

Figure 328. Typical wood flooring in this room extends throughout the second floor.

**Guest Bathroom**

The guest bathroom is accessed only through the guest bedroom and is the southernmost door in that room (Figure 329). The half-height wood wall paneling continues into the bathroom along with a sloped ceiling along the south wall (Figure 330). Plumbing fixtures in this bathroom include the toilet, wall mounted sink with metal legs, and bath tub/shower. A mirror and wall sconces are located above the sink. The wall sconces are operated by a pull chain and have rectangular frosted glass shades (Figure 331). A glass shelf has been installed spanning across the mirror, and an inset shelf storage area with glass shelves is located to the south (Figure 332). A wood cabinet painted the same color as the wood paneling is located to the south of the sink and has a glass top (Figure 333). The sink appears to date from the 1930s, as the style is typical of that era with chamfered corners and towel racks integrated to the pedestal legs (Figure 334). The faucet is contemporary, but a metal soap dish and hook below are similar to those

from the 1930s and are mounted to the wall north of the sink (Figure 335). The toilet located along the south wall is a contemporary American Standard toilet (Figure 336). A towel rod of similar metal and show at the soap dispenser is located at the north wall adjacent to the tub.

The shower is along the north wall of this room and has a ceiling mounted light fixture with glass bowl above that provides light into the space (Figure 337). This light fixture looks like a typical interior fixture and may not be rated for high moisture areas. Large 48 inch tall by 28 inch wide white tiles surround the shower enclosure above the tub and extending approximately 4 feet high (Figure 338).

The south dormer window is operable, but it is difficult to open the lower sash (Figure 339). Condensation staining and marks were observable at the sloped ceiling areas. An isolated section of plaster repair was noted at the corner of the sloped ceiling to the west of the dormer window (Figure 340). A radiator is located along the west wall. Black staining on the wall behind (Figure 341 and Figure 342) is likely indicative of high moisture in the air. Tan terrazzo-like linoleum is located throughout this room, with a large portion covered with a bathroom rug (Figure 343).

Figure 329. View towards the bathroom from the guest bedroom, looking east.

Figure 330. View into the bathroom, looking east. This room has typical wall finishes and a sloped south wall.

Figure 331. Frosted glass wall sconces flank the mirror above the wink.

Figure 332. A recessed shelf is located to the south of the mirror.

Figure 333. Wood cabinet with glass top to the south of the sink.

Figure 334. Typical 1930s era sink. This sink features integrated towel racks, which is unique to this space.

Figure 335. Matching soap holder to other fixtures in the room

Figure 336. Contemporary replacement toilet.

Figure 337. Typical ceiling mounted light fixture directly above the shower.

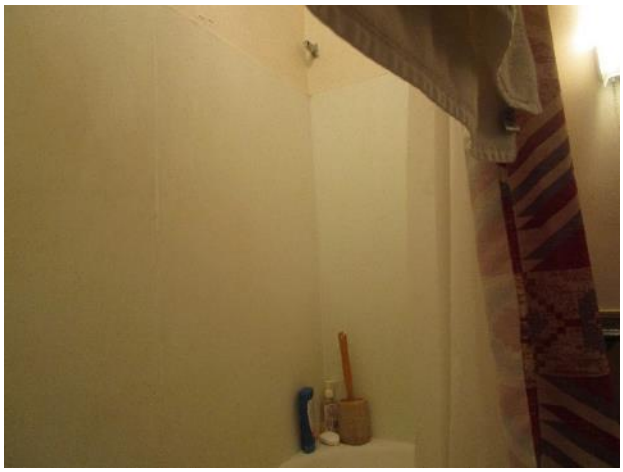


Figure 338. View into the shower that is lined with large format tiles.

Figure 339. A window is located at the south wall but is difficult to open.

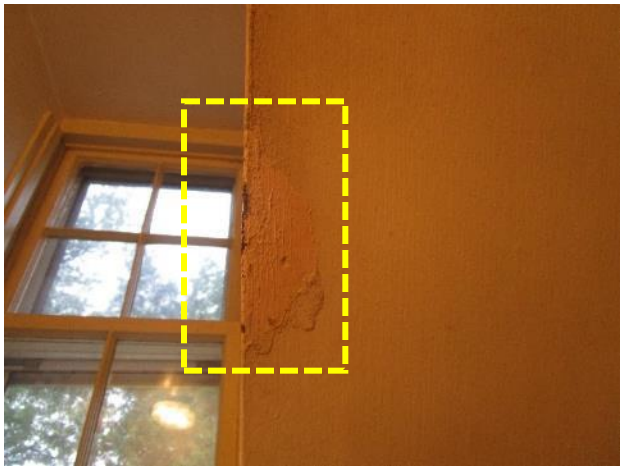


Figure 340. Area of plaster repair at the sloped ceiling.

Figure 341. Typical radiator is located at the west wall.

Figure 342. Black staining behind the radiator.

Figure 343. Tan terrazzo-like linoleum flooring located in the guest bathroom.

**Hallway**

The hallway spans between the guest bedroom and main bedroom. A floral frosted glove ceiling mounted light fixture is located at the stairwell landing (Figure 344 and Figure 345). The wood flooring observed in the guest bedrooms continues in the hallway, with a large section of the flooring covered by a carpet runner. The hallway has the off-white painted plaster with typical baseboard. Several historic photographs are displayed on the walls. Access to the attic is located approximately midway of the hallway, with a pull down hatch to allow the folding stairs to extend down to the floor (Figure 346). The light switch to turn on the attic light is located at the north wall of the hallway. A louver directly west of the attic access is connected to the vent fan in the attic.

A closet is located at the south wall, close to the main bedroom door. The closet door is typical tan painted wood board and batten with HL-hinges and lift lever handle (Figure 347 and Figure 348). The closet is larger than those in the bedrooms with a small walk-in area. (Figure 349). The closet has typical 3 inch tall horizontal wood paneling, a closet rod at the south wall, and a set of wood shelves along the east wall (Figure 350 and Figure 351). Hooks adorn a mounting board at the west wall. An access hatch is located in this closet to the attic; however, this access has been covered with plywood boards in the attic level (Figure 352). A candlestick light fixture is near the door on the west wall (Figure 353). The wood flooring is 2-1/2 inches wide floorboards that run east-to-west (Figure 354).

Figure 344. View into hallway from the guest bedroom, looking east.

Figure 345. Ceiling mounted light fixture located above the stair landing in the hallway.

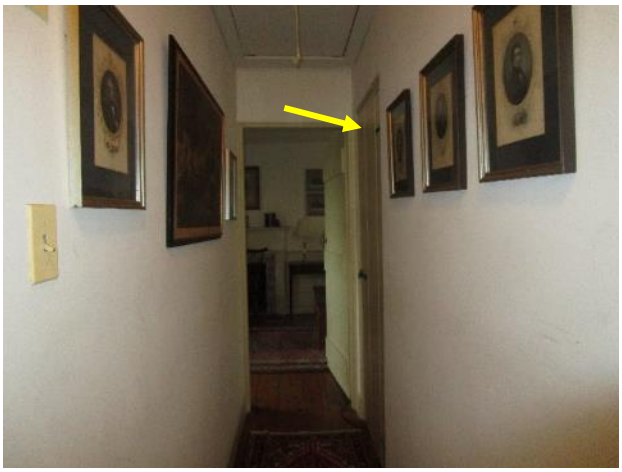


Figure 346. A closet is located along the south wall and has the typical board and batten door.

Figure 347. Closet door has a bar latch (yellow arrow) and typical HL-hinges (orange arrow).

Figure 348. View into the hallway closet, looking south.

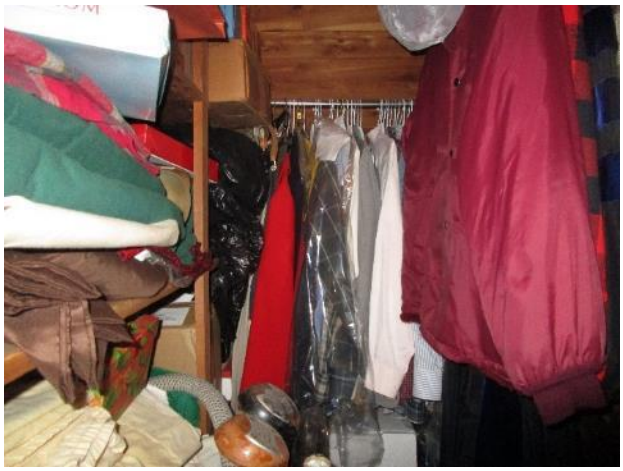


Figure 349. The closet has typical wood panel wall finishes. A closet rod is at the south.

Figure 350. Wood shelves are located at the east wall.

Figure 351. A hatch in the ceiling previously led to the attic space.

Figure 352. Candlestick light fixture at the interior of the door is unique to this room.

Figure 353. 2-1/2-inch wide wood floor boards inside the closet.

**Master Bedroom**

The master bedroom is accessed from the east end of the hallway and is a mirror image of the guest bedroom, with a closet and bathroom located at the north end of the west wall (Figure 354 and Figure 355). Dormers are located at the north and south walls, with a 6/6 wood window at the east. The east bedroom window is open, and the lower sash has been replaced to accommodate a window air conditioner unit (Figure 356). The windows at the south and east are covered with plastic (Figure 357 and Figure 358). Radiators are located directly below the north and east windows. This bedroom also features the horizontal wood paneling at most walls and vertical wood paneling at the west wall. The west wall also has three board and batten doors that access the hallway, closet, and bathroom. The entry door to the bedroom does differ slightly, as the door knob is installed above the middle board and is a 1-3/8 inch round knob rather than oval (Figure 359). The escutcheon plate is also round; however, the operation with the lift lever is the same as the guest bedroom. This door does not have a slide lock like that observed in the guest bedroom.

This bedroom does have a unique feature—a fireplace located at the center of the east wall (Figure 360). The fireplace has a 52 inch long wood mantel with a simple 11 inch tall wood apron and pilaster legs (Figure 361). The 25-1/2 inch wide by 28-1/2 inch tall stone partially parged firebox has puce colored tiles with biblical depictions at the surround (Figure 362 and Figure 363). These may be the tiles described by Detwiler in his restoration description. Two brass andirons are in place inside the firebox. The hearth is a large stone unit with mortar in place between the stone and surrounding wood floorboards (Figure 364).

The closet in the room is the center door on the west wall. The closet is the same as the guest bedroom with wood paneled interior, clothing rod, and hooks (Figure 365).

Figure 354. View into the master bedroom, looking south.

Figure 355. View into the master bedroom, looking north.

Figure 356. View into the master bedroom, looking west.

Figure 357. Dormer at the south wall is covered with plastic.

Figure 358. Window at the west wall is covered with plastic and open to accommodate the window air conditioner unit.

Figure 359. Three doors along the west wall. The entry door has a round, rather than typical oval knob.

Figure 360. Fireplace centered at the east wall.

Figure 361. Simple wood mantle with scotia profile above the fireplace.

Figure 362. Stone firebox with parged sides. Two large brass andirons are located within the firebox.

Figure 363. Tile surrounds at the firebox.

Figure 364. Large stone hearth in front of the fireplace.

Figure 365. Closet similar in finishes, features, and size to the one located in the guest bedroom.

**Master Bathroom**

The master bathroom is accessed only through the master bedroom and is the northernmost door in that room (Figure 366). The bathroom is also a mirror image of the guest bathroom, with the same wall finishes and similar fixtures such as the sink, inset shelves, and tub (Figure 367). The sink does not have the integrated towel bars at the pedestal legs. Small tiles have also been installed above the large tile units in the shower. The light fixture is the same as that in the guest bathroom (Figure 368). A mirror is located above the wall mounted sink with pedestal legs, and the light above the mirror is of similar style as the wall sconces in the guest bathroom (Figure 369). The toilet located below the window on the north wall is a contemporary American Standard toilet (Figure 370). The same type of towel rod adjacent to the tub is also in place in this bathroom (Figure 371).

A radiator and two wood cabinets are located along the north wall (Figure 372). The flooring is comprised of 12 inch square teal and white linoleum tiles in a hexagonal pattern, with a large portion covered with a bathroom rug (Figure 373).

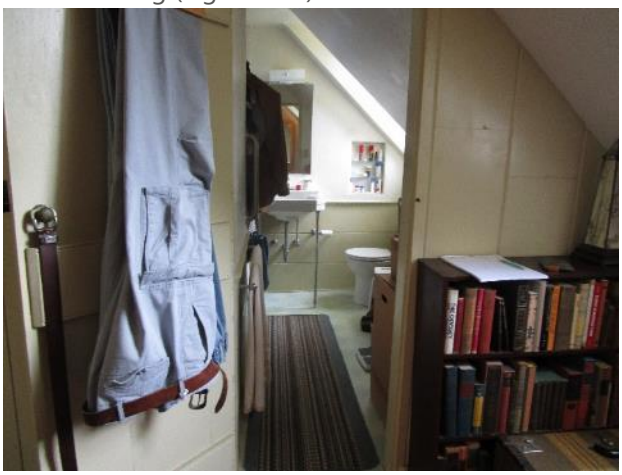


Figure 366. View into the master bathroom from the bedroom, looking west.

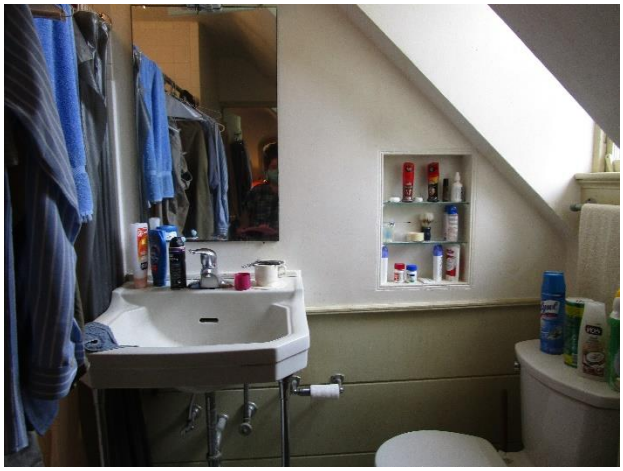


Figure 367. Typical bathroom features and fixtures, similar to the guest bathroom including the 1930s era sink and accessories.

Figure 368. The shower in this bathroom has small tiles installed above the large tile units up to the ceiling. The light feature is the typical ceiling mounted fixture.

Figure 369. Rectangular light fixture above the mirror, same as the powder room, and similar still as the guest bathroom.

Figure 370. Contemporary replacement toilet at the north wall.

Figure 371. Matching fixtures, such as the towel bar and hand towel holder, to the sink.

Figure 372. Typical radiator and cabinet along the north wall.

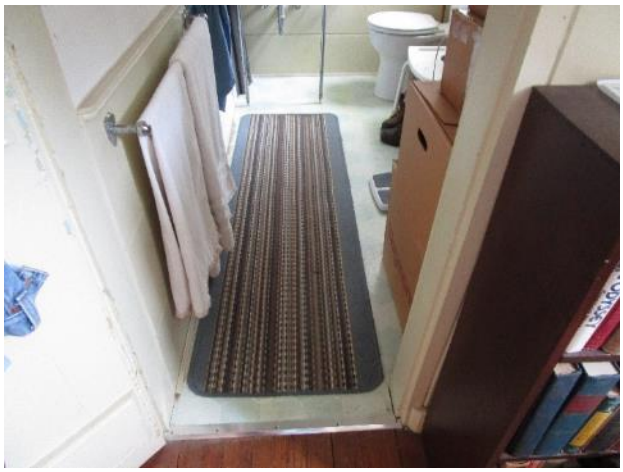


Figure 373. Teal and white hexagonal linoleum tile flooring in the bathroom.

### *Attic*

Access to the attic is gained through a dropdown stair ladder in the hallway—Model 18, "EZWay Starway," manufactured by the Minnesota Wood Specialties, Inc. (Figure 374). The attic space is small and open. An attic fan is located adjacent to the stair ladder (Figure 375 and Figure 376). Machine hewn 2-3/4 inch wide wood rafters supporting the roof are spaced approximately 2 feet on center. Loose fill insulation has been placed between the rafters and is held in place with metal mesh secured to nailer boards (Figure 377). The north rafters have machine sawn vertical supports that connect to the upper part of the rafter and the floor decking. One of the vertical supports appears to be installed at an angle (Figure 378). With the insulation in place, the ridge beam or board could not be observed.

The attic vents have hinged wood doors at the interior. At the time of our visit, the west vent was open but the east vent was covered with the door (Figure 379 and Figure 380). Several nailer boards and insulation have also been installed around the stone chimney. Sheets of plywood cover the ceiling joists

to allow for access or storage at this level (Figure 381). A single bare bulb light connected to a switch in the hallway illuminates this space.

Figure 374. Access to the attic from the drop down stairs in the second floor hallway.

Figure 375. View into the attic, looking east.

Figure 376. View into the attic, looking west. Note attic fan.

Figure 377. Loose fill insulation between the rafters is being held in place by chicken wire fastened to nailer boards.

Figure 378. One of the north vertical rafter supports was observed to be out of plumb.

Figure 379. Gable vent fan at the west is open. Note hinged plywood door.

Figure 380. Gable vent on the east was closed with a similar hinged plywood door.

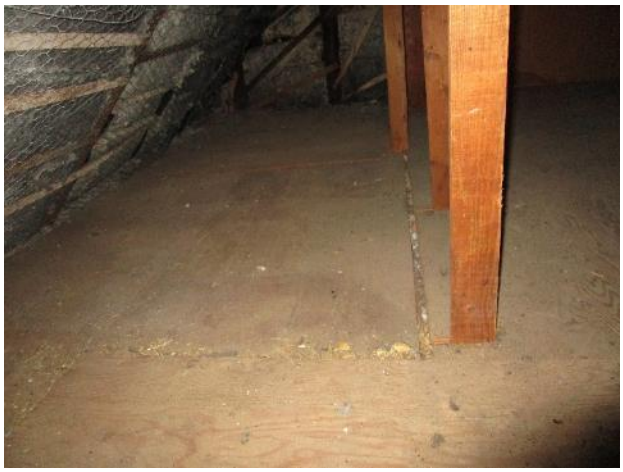


Figure 381. Plywood sheathing covering joists to provide walking surface.

## Exterior Condition Assessment

### *Site*

- Vegetation growth was noted close to and in contact with the house (Figure 382 and Figure 383). Trees obscured the second floor window on the east facade (Figure 384) and along the west facade of the enclosed porch (Figure 385). The access and operation of the study door (west addition) and exterior landing were blocked by vegetation growth (Figure 386).

Figure 382. Vegetation on and around the home, north facade of the west addition shown.

Figure 383. View of the south facade with vegetation around and in contact with the facade materials.

Figure 384. Tree blocking view of the second floor window at the east facade.

Figure 385. Trees in front of west facade of the south enclosed porch.

Figure 386. Vegetative growth onto the west addition door and house facade materials.

### *Wood*

- The wood clapboards were in relatively good condition, with evidence that the most recent tan paint overcoats at least one layer of an older coating.
- End splits were observed on multiple wood clapboards on the east, south, and west facades (Figure 387 and Figure 388). An end split clapboard at the base of the west facade addition was previously repaired with sealant that was weathered and contained voids (Figure 389 and Figure 390). Other end split clapboards were also present above the interface between the porch cladding and the study addition. The south end of these boards was also displaced, leaving the end grain vulnerable to moisture as well as providing a path for moisture to travel behind the clapboard (Figure 391).
- Wood section loss was observed in several locations, such as cellar access vertical wood members on the east facade, on the door hinge side (Figure 392). This section of wood is also in direct contact with the masonry retaining wall. Wood loss was also observed on the wood clapboard at the original section's south corner of the east facade, at both sides of the cellar access. Moisture content readings utilizing the scan method were relatively high in these locations (Figure 393, Figure 394). Additional wood loss was observed at several clapboards at the west facade (Figure 395 and Figure 396) at the base of vertical wo od corner trim at the southwest corner of the enclosed porch (Figure 397) at the bottom of the south enclosed porch door jamb casing (Figure 398), at isolated second floor wood joists pocketed into the north exterior wall (Figure 399 and Figure 400) and along the western-most dormer at the north facade (Figure 401).
- The top-most wooden slat of the kitchen addition louver was displaced downward (Figure 402).

Figure 387. Clapboards with end splits extending longitudinally in the boards that have been painted over.

Figure 388. Typical end split in clapboards.

Figure 389. Previously repaired end split at the lowest clapboard at the west addition.


Figure 390. The repair was done with sealant, which contains voids.

Figure 391. Section of clapboards at the west facade above the porch that is displaced.

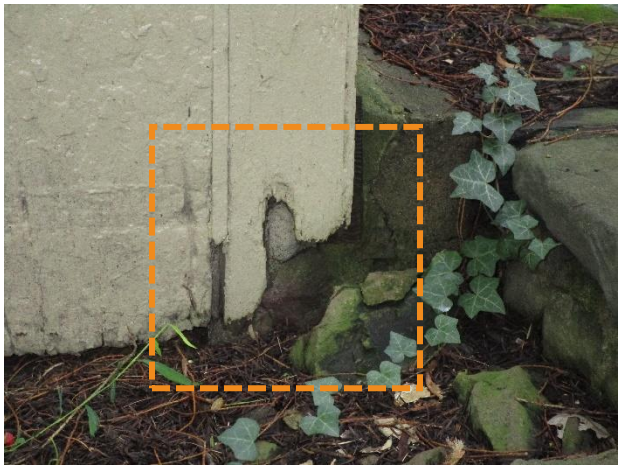


Figure 392. Wood loss at the bottom of the cellar access door trim.

Figure 393. Isolated wood section loss at the east facade, to the north of the cellar access.

Figure 394. Isolated wood section loss at the east facade, to the south of the cellar access.

Figure 395. Isolated wood section loss at the west facade.

Figure 396. Isolated wood section loss at the west facade.

Figure 397. Wood section loss at the west corner of the south enclosed porch.

Figure 398. Wood section loss at the bottom of the south enclosed door trim.

Figure 399. Wood section loss at an exposed wood joist, north facade.

Figure 400. Wood section loss at an exposed wood joist, north facade.

Figure 401. Section of wood section loss at a dormer pediment, north facade.

Figure 402. Displaced slat at the east addition louver.

### *Stone and Mortar*

- Cracked and missing mortar was observed at the kitchen addition steps, stone foundation, and entry steps of the north porch. Some of these voids are filled with biological growth (Figure 403, Figure 404, and Figure 405). One area of cracked mortar was located in line with a daylighting pipe embedded in the foundation below the kitchen addition (Figure 406). Bond line failure was also observed at the interface between the flagstone kitchen stoop at the east facade and east chimney (Figure 407).
- A crack through the mortar at the vertical face of the north porch masonry foundation was observed that continued across the full depth of flagstone deck (Figure 408, Figure 409, and Figure 410). Mortar between the flagstone pavers and house wood clapboard at the north porch entry was separated from the clapboards along the entire length of the porch (Figure 411).

- Biological growth and staining were observed at all facade stone foundations, stone steps, and at downspouts (Figure 412, Figure 413, and Figure 414, and Figure 415). All downspouts deposited water directly onto or close to the house.
- Scaling and weathering of isolated stone masonry surfaces were observed, such as on the top surface of the stone steps to the north porch and at the abandoned steps at the east facade to the south porch (Figure 416 and Figure 417). Severe stone weathering with cracks in the mortar below, resulting in erosion of the stone unit, was observed at the east facade masonry foundation of the south enclosed porch (Figure 418).

Figure 403. Missing mortar at the stone foundation with vegetative growth.

Figure 404. Missing sections of mortar at the north porch.

Figure 405. Missing mortar below the south enclosed porch door.

Figure 406. Crack in foundation mortar at the east addition. Note exposed pipe from where the crack originates.

Figure 407. Mortar bondline failure at the interface between the east chimney and kitchen landing.

Figure 408. Full depth crack in mortar at the north porch.

Figure 409. Full depth crack in mortar at the north porch.

Figure 410. Full depth crack in mortar at the north porch.

Figure 411. Separation of mortar along the wood clapboard and flagstone paver joint.

Figure 412. Biological staining on foundation stones adjacent to a downspout.

Figure 413. Biological staining on the kitchen steps and landing. Note adjacent tree, which overhangs this area.

Figure 414. Biological staining at abandoned steps at the south enclosed porch.

Figure 415. Biological staining on foundation stones adjacent to a downspout.

Figure 416. Scaling of stone unit at steps to the north porch.

Figure 417. Weathering of stone units at abandoned steps to the south enclosed porch.

Figure 418. Erosion of a sandstone foundation unit, east facade.

### *Roof*

- Several sags were observed along the ridge line, throughout the field, and between the dormers of the roof (Figure 419 through Figure 423).
- Several asphalt shingles edges were displaced on both the south (Figure 424) and north sides of the roof (Figure 425). A missing shingle was observed at the easternmost dormer on the south side (Figure 426). A broken asphalt shingle was observed at the south side of the garden window roof of the study addition (Figure 427).
- Biological growth and dark staining were observed across the entire north roof area (Figure 428 through Figure 431).
- At the interface between the kitchen addition and the east wall of the main house, bent pieces of metal flashing were surface mounted onto the wood shingles and extended below the asphalt

shingles. There were unsealed voids at laps between the metal, and sealant was applied along the top edge to seal to the wood clapboards (Figure 432). Dark soiling was observed at the north area of flashing and above the clapboard. Sheet metal flashing was observed at the interface between the west chimney, and the adjacent study addition roof contained unsealed voids (Figure 433). The west chimney is offset from the upper area of the house and roof, with no flashings observed (Figure 434).

Figure 419. High point of roof at east chimney, view from south.

Figure 420. Sag at roof ridge, view from south.

Figure 421. High point of roof at west chimney, view from south.

Figure 422. High point and sags between dormers, view from south.

Figure 423. High point and sags between dormers, view from south.

Figure 424. Displaced asphalt shingles, view from south.

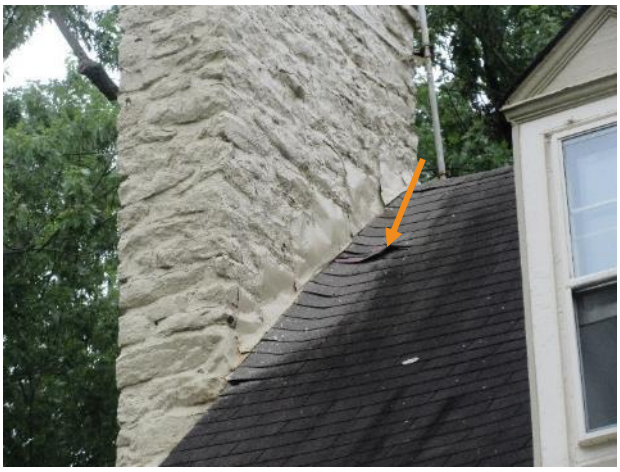


Figure 425. Displaced asphalt shingles at chimney flashing, view from north.

Figure 426. Missing shingle at dormer, view from south.

Figure 427. Broken shingle above garden window.

Figure 428. Typical dark staining on the north roof, east addition.

Figure 429. Typical dark staining on the north roof.

Figure 430. Typical dark staining on the north roof, west addition.

Figure 431. Typical biogrowth on the north roof, cellar access.

Figure 432. Unsealed laps of metal flashing between house and east addition.

Figure 433. Unsealed laps of metal flashing between house and east addition.

Figure 434. No visible flashings between the west chimney and house.

### *Windows*

- Paint was applied over old coating(s) at the clapboard and window trim at all facades (Figure 435 and Figure 436).
- At the west addition garden window, the lower rail of the study garden window was cracking, glazing putty at the muntins was cracked and separated from the glass lites (Figure 437), and the bottom eastern-most lite was cracked (Figure 438). The exterior wood stop of the picture window at the study addition had chipped paint, exposing cracked wood (Figure 439 and Figure 440)
- Soft wood was found by probing with an awl at the underside of the easternmost kitchen window sill at the north facade (Figure 441 and Figure 442). Dutchman repairs were noted at the corners of this window casing (Figure 443 and Figure 444).

- Delaminated, cracked, and missing sections of glazing putty were observed at several windows along the north facade (Figure 445, Figure 446, and Figure 447).
- Wood section loss, missing paint, and staining were noted at the interior sills, frames, muntins, and surrounding trim of the windows at the first and second floors (Figure 448 through Figure 451). Water staining was also observed below the southwest window within the living room (Figure 452).
- An upper lite of glass at the library window was broken (Figure 453).

Figure 435. Paint has been applied over previous coating(s).

Figure 436. Paint has been applied over previous coating(s).

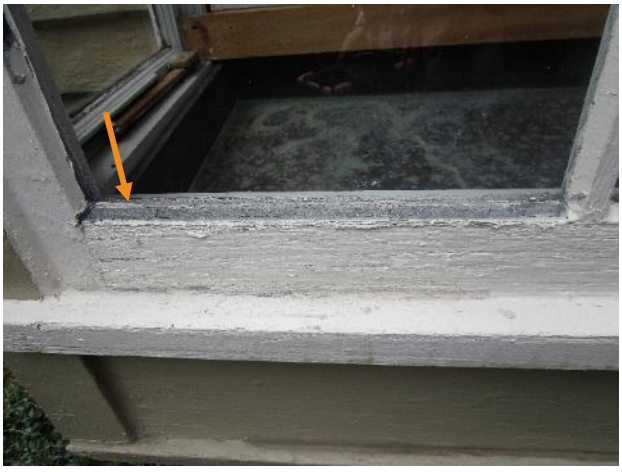


Figure 437. Cracked and separating glazing putty at the garden window.

Figure 438. Cracked lite in the garden window.

Figure 439. Wood glazing stop at the picture window, west addition.

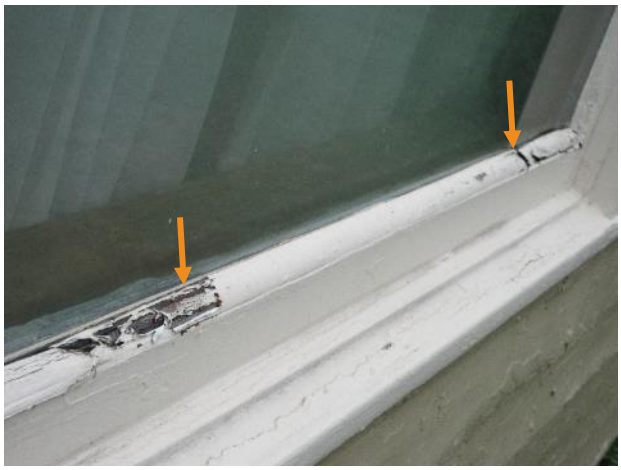


Figure 440. Paint is missing in sections and wood stop has deteriorated wood where exposed.

Figure 441. Soft section of wood below sill of east addition, north facade.

Figure 442. Soft section of wood below sill of east addition, north facade.

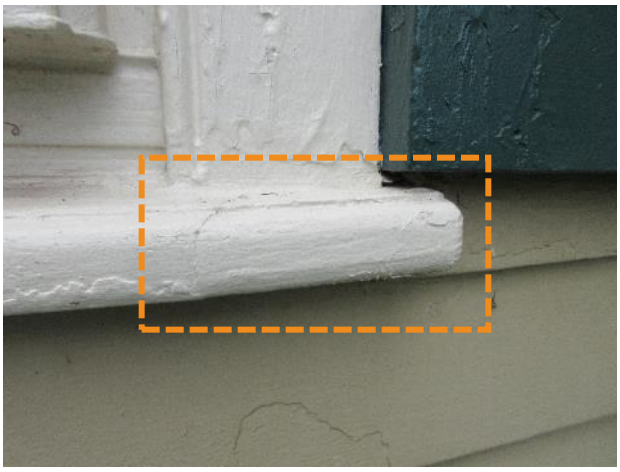


Figure 443. Previous dutchman repair at east addition window sill, north facade.

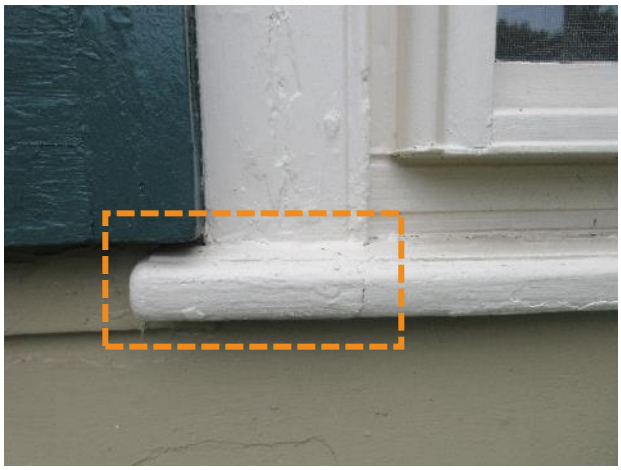


Figure 444. Previous dutchman repair at east addition window sill, north facade.

Figure 445. Cracked section of glazing putty at a north facade window. Storm windows are in place at this window.

Figure 446. Missing section of glazing putty at a north facade window. Storm windows are in place at this window.

Figure 447. Cracked section of glazing putty at a north facade window. Storm windows are in place at this window.

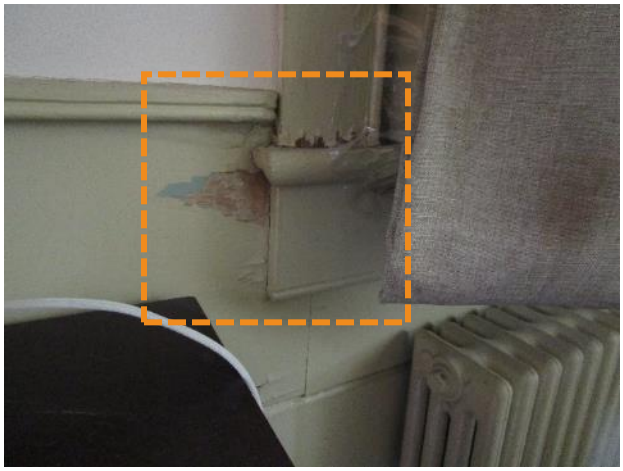


Figure 448. Wood section loss at jamb trim with associated missing paint next to interior stool, master bedroom east window.

Figure 449. Missing paint with deteriorated wood where exposed at an interior stool, north dormer in guest bedroom.

Figure 450. Dining room east window with missing and flaked paint and soft wood.

Figure 451. Missing paint at jamb trim with soft wood, living room west window.

Figure 452. Water staining below the living room south window on the west facade.

Figure 453. Broken glazing lite in the library.

### *Doors*

- The lower east inset panel of the south enclosed porch wood entry door was separating from the door stile, and daylight could be seen through the resulting void (Figure 454 and Figure 455). The metal inset panel of the storm door covering the south enclosed porch entry door had an uneven surface (Figure 456). The dents ere shallow and did not affect the performance of the storm door.
- There was wood section loss at the base of the kitchen screen door (Figure 457). The screen door as slightly racked in the frame and had resultant minor wood damage at the door jamb corner (Figure 458). The base of the cellar door boards had end splits and section loss (Figure 459).
- The screen door and wood entry door at the study were coated in several layers of paint, which prevented the screen door from operating (Figure 460).

- The base of the built-in wood bookshelf to the east and west of the exterior entry door to the study was stained (Figure 461). The mortar at the base of the door was also damp to touch, indicating potential active moisture infiltration at the door.

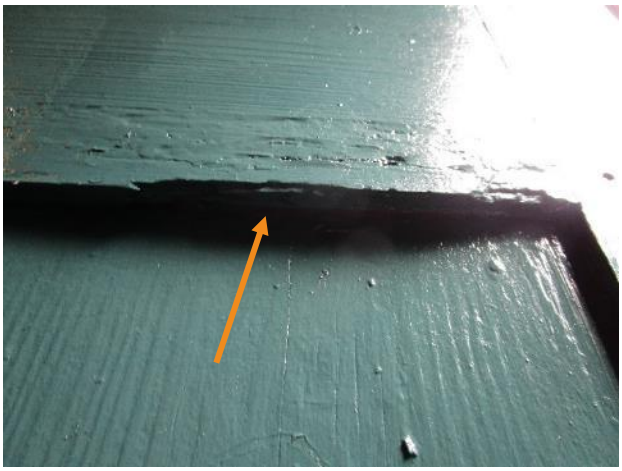


Figure 454. Separation between a lower panel and middle rail of the south enclosed porch door.

Figure 455. Separation between a lower panel and middle rail of the south enclosed porch door, view from interior to show daylight.

Figure 456. Denting in south enclosed porch storm door.

Figure 457. Wood section loss at the base of the east addition screen door.

Figure 458. The east addition screen door is racked within the opening causing this impact damage to the trim.

Figure 459. Wood section loss at the base of the cellar access door.

Figure 460. Screen door at the west addition could not be opened, possibly due to overpainting.

Figure 461. View of the west addition exterior door from the interior, which shows active water infiltration at the base of the door with related staining of the wood.

### *Chimneys*

- Several layers of paint had been applied to the east and west chimneys. The outer layer of paint at each chimney was peeling and cracking across its entire surface (Figure 462). Mortar bond line failure was observed across both chimneys, with isolated areas of missing and recessed mortar joints at the east chimney (Figure 463,through Figure 466). Plants were observed to be growing from the chimney caps at both chimneys (Figure 467 and Figure 468).
- The west chimney appeared to be not plumb and angled to the east (towards the ridge of the roof), where the chimney is freestanding (Figure 469).

Figure 462. Typical peeling and cracking paint at the chimneys, east chimney shown.

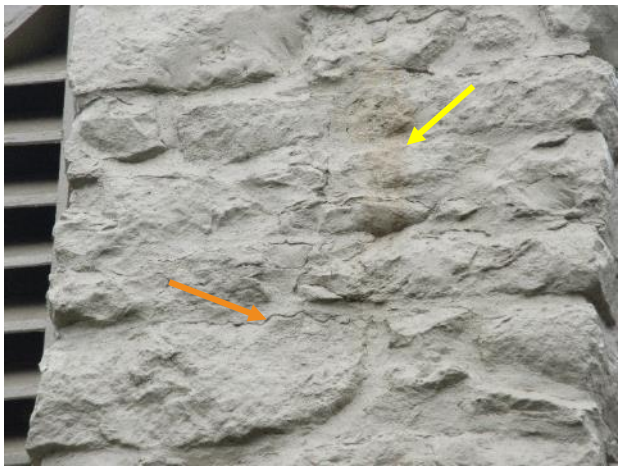


Figure 463. Typical bondline failure of mortar joints at chimneys (orange arrow), east chimney shown. Note adjacent staining (yellow arrow).

Figure 464. Typical bondline failure of mortar joints at chimneys, west chimney shown.

Figure 465. Missing section of mortar at the east chimney.

Figure 466. Section of recessed or missing mortar at the west chimney.

Figure 467. Plants growing at the top of the east chimney.

Figure 468. Plants growing at the top of the west chimney.

Figure 469. West chimney appears to be unplumb.

### *Fixtures*

- All light fixtures at the exterior were observed to be in good condition.

### *Porch*

- Sections of soft and rotten wood were noted at the base of the easternmost north facade porch post when probed (Figure 470). A downspout was strapped to this post, possibly promoting additional moisture absorption into the wood. This wood had high moisture readings utilizing a scan mode during WJE's site survey.
- Soft and rotted wood were also observed at a wood post capital (top) of the third westernmost post. Two pieces of wood were separated and displaced (Figure 471 and Figure 472).
- Three out of six north facade porch posts had a mortar wash installed around their base (Figure 473). The other posts had small fillet seals with voids (Figure 474).

Figure 470. Soft and rotted wood found using a probe at the base of the north porch posts. Note downspout attached to this post.

Figure 471. Soft and rotted wood found using a probe at the top of a north porch post.

Figure 472. Soft and rotted wood found using a probe at the top of a north porch post.

Figure 473. A sloped mortar wash exists on several north porch posts.

Figure 474. A small sealant fillet seal is in place at other north porch posts. The sealant joints typically had voids.

## Interior Condition Assessment

### *Finishes*

- Cracks in plaster/drywall and peeling paint at interior finishes were observed at several locations, including plaster walls at dormers, wall-to-ceiling interfaces, throughout the ceiling, and along trim (Figure 475 through Figure 481). Cracked and blistered paint and plaster were also observed in the master and guest bedrooms and bathrooms (Figure 482, Figure 483, and Figure 484). Other isolated observations included plaster spalls above the chair rail in the dining room and at the sloped ceiling in the master bedroom (Figure 485 and Figure 486). cracked shower tiles at both showers (Figure 487) and cracking through the cementitious coating at the fireplace hearth opening at the living room fireplace at the first floor (Figure 488). One crack at the ceiling near an exterior wall of the study also had resultant water staining, indicating previous or active water infiltration (Figure 489).
- Areas of flaked and stained painted plaster and wood trim surfaces were observed throughout the house. Areas of peeling or flaking paint were primarily observed at the painted wood wainscoting and trim at the first and second floors (Figure 490 and Figure 491) the walls of the stairwell (Figure 492) and second floor doors and jambs (Figure 493 and Figure 494). Plaster walls were stained in the bathrooms (Figure 495 and Figure 496). These bathrooms are not ventilated by fans or operable windows with the storm windows in place.
- Plaster finishes were blistered at multiple locations at the first floor ceiling (Figure 497). The largest area of this condition was observed in the living room—the condition was described by the tenant as arising from a failed seal at the plumbing in the second floor bathroom above, which no longer leaks (Figure 498, Figure 499, and Figure 500).
- A section of crown molding was observed to be missing at the underside of the wood beam at the entrance hallway (Figure 501).

Figure 475. Typical blistered and cracked plaster at dormer wall, guest bedroom shown.

Figure 476. Typical cracking in the plaster ceiling-to-wall interface, guest bedroom shown.

Figure 477. Typical peeling paint at second floor ceiling, guest bedroom shown.

Figure 478. Typical cracking in the plaster ceiling-to-wall interface, guest bedroom shown.

Figure 479. Typical cracking above wood trim, sitting room shown.

Figure 480. Typical cracking in plaster around and above door and trim, living room shown.

Figure 481. Typical cracking below wood window trim, living room shown.

Figure 482. Blistered plaster at a dormer window, master bedroom shown.

Figure 483. Blistered paint above the master bathroom shower

Figure 484. Blistered plaster at the west wall inside the guest bedroom.

Figure 485. Section of plaster spalls above the chair rail in the dining room.

Figure 486. Plaster cracking and small spalls in the sloped ceiling of the master bathroom.

Figure 487. Several of the large shower tiles were cracked.

Figure 488. Crack, possible at a cold joint, of the cementitious crack at the living room fireplace.

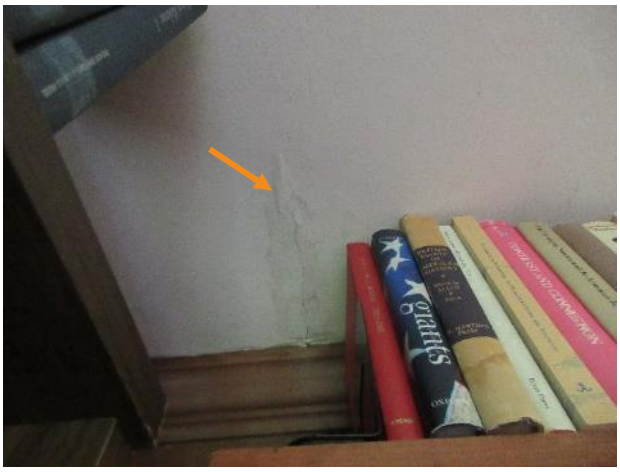


Figure 489. Crack in plaster with water staining at the east wall of the sitting room, possibly indicating an active source of water infiltration.

Figure 490. Typical peeling or missing tan paint at wood elements, revealing a red undercoat.

Figure 491. Typical peeling or missing tan paint at wood elements, dining room west wall shown.

Figure 492. Typical peeling or missing tan paint at wood paneling in the stairwell, revealing a yellow undercoat.

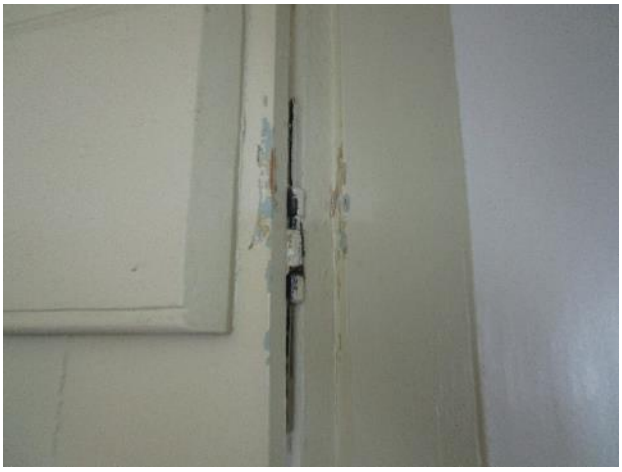


Figure 493. Chipped paint at the master bathroom door.

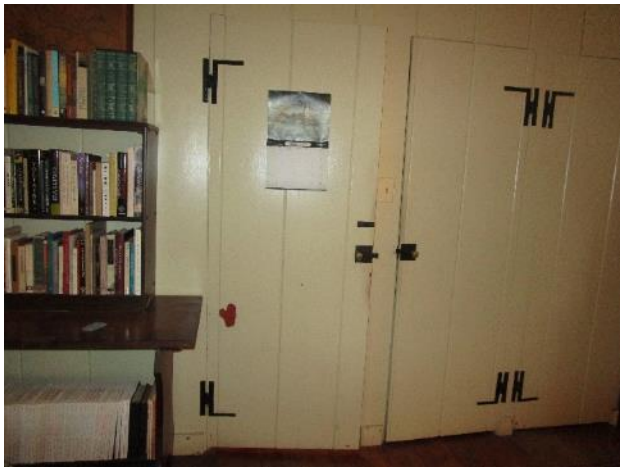


Figure 494. Example of missing paint at the guest bedroom wood door.

Figure 495. Black staining observed in bathrooms, indicating an issue with ventilation.

Figure 496. Water staining on the sloped ceilings from condensation, guest bathroom shown.

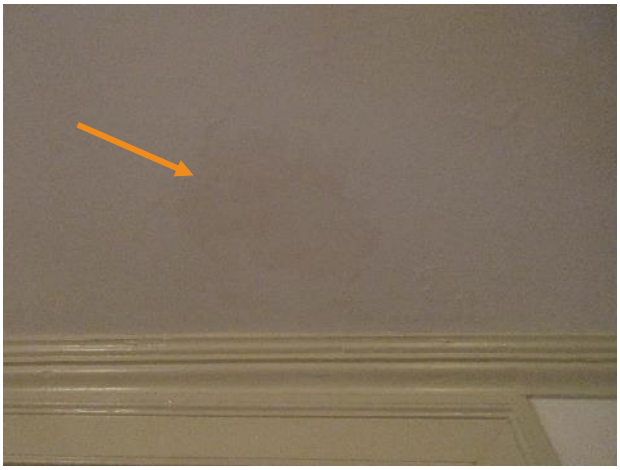


Figure 497. Area of plaster staining, dining room shown.

Figure 498. Area of blistered and stained plaster ceiling, living room shown.

Figure 499. Area of blistered and stained plaster ceiling, living room shown.

Figure 500. Area of blistered and stained plaster ceiling, living room shown.

Figure 501. Missing section of wood molding along the stairwell.

### *Masonry*

- Staining and biological growth were noted at stone masonry walls and steps within the cellar (Figure 502 through Figure 505).
- Crumbling, recessed, and otherwise deteriorated mortar joints were observed at the stone masonry walls in the cellar (Figure 506). A small section of mortar to the south of the crawl space entry was previously repointed (Figure 507). The mortar in this area differed in color from the surrounding, as did the sand within the mortar matrix. The center of the west cellar wall was observed to be out of plumb (Figure 508).
- Cracked mortar was observed at the flagstones and interior of the firebox of the living room fireplace (Figure 509 and Figure 510), at an opening on the side of the kitchen fireplace (Figure 511); at the surround of the dining room fireplace, where it appears that the tile surround was previously removed (Figure 512) and at either side of the hearth stone at the master bedroom fireplace (Figure 513).

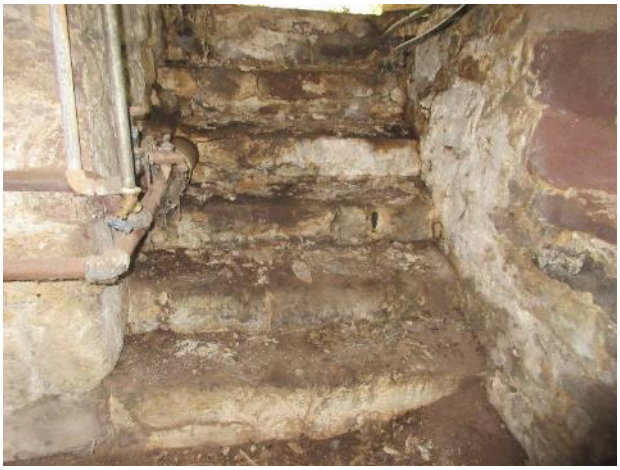


Figure 502. Staining at the masonry steps to the cellar.

Figure 503. Staining at the foundation wall, viewed from the cellar.

Figure 504. Staining at the foundation wall, viewed from the cellar.

Figure 505. Vegetation growing into the cellar space from the west wall window. This window was not visible from the exterior.

Figure 506. Crumbling and missing sections of mortar in the stone foundation wall.

Figure 507. Area of repointing with a white coating at the foundation wall.

Figure 508. The west wall appeared to be out of plumb.

Figure 509. Cracked mortar at the stone hearth of the living room fireplace.

Figure 510. Crack within the cementitious parge coat of the living room firebox.

Figure 511. Crack in the mortar originating from an opening on the side of the masonry wall in the kitchen.

Figure 512. Remove tile at the dining room fireplace surround.

Figure 513. Crack in mortar at the bedroom fireplace hearth.

### *Windows*

- Isolated cracked window lites were observed at the lower eastern lite at the interior window between the living room and the south enclosed porch (Figure 514) and at an upper lite at the interior window inboard of the planter window within the study (Figure 515).

Figure 514. Cracked glazing lite at window between living room and south enclosed porch.

Figure 515. Cracked glazing lite at interior side of the garden window.

### *Doors*

- Multiple doors at the interior were observed to be racked within their frames: at the door between the kitchen and the dining room (Figure 516) the door to the guest bedroom at the second floor (Figure 517), and at the closet doors within enclosed porch (Figure 518).
- The paint at multiple doors and door frames had flaked or peeled from the surface (Figure 519 and Figure 520).
- Surface corrosion at the kitchen door hinges was observed (Figure 521).
- Cracking was observed at the lower west panel of the door between the living room and the south entry porch, with adjacent separation of the paint between the middle stile and rail (Figure 522).

Figure 516. Door between the kitchen and dining room doesn't fully close.

Figure 517. Door between the second floor hallway and guest bedroom doesn't fully close.

Figure 518. Closet doors in the south enclosed porch doesn't fully close.

Figure 519. Peeling paint at the base of the kitchen door.

Figure 520. Missing paint at the casing from door abrasion, dining room shown.

Figure 521. Surface corrosion observed at a kitchen door hinge.

Figure 522. Crack full height of a door panel at the living room to south enclosed porch door.

### *Wood*

- Insect damage with resultant wood section loss was observed at the cellar exposed joists (Figure 523 and Figure 524) and at exposed joist ends at the south enclosed porch (Figure 525 and Figure 526). The current tenant reported there had been termite activity within the north wall of the south enclosed porch, extending to the exposed ceiling joists. The clapboards at this location were observed to bulge outward from the wall, and several boards were cracked and displaced from the surrounding clapboard (Figure 527, Figure 528, and Figure 529). An isolated portion of the ceiling paneling above the north wall was also observed to be displaced (Figure 530). Evidence of the termite treatment was observed in the filled holes in the mortar of the flagstone flooring (Figure 531). The exposed wood joist ends at the enclosed porch also appeared to suffer from white rot (Figure 532). Wood section loss was observed at the bases of the wood posts that make up the cellar shed and may likely be due to insect activity and increased exposure to water (Figure 533 and Figure 534).
- Cracks and end splits to wood members were observed at multiple locations such as the wood panels at the south enclosed porch (Figure 535 and Figure 536), within the second floor hall closet (Figure 537), at the paneling of the stair surround (Figure 538) at the ceiling and wall planks of the cellar shed entry (Figure 539) and at the wood base of the decorative newel post at the top of the stair (Figure 540). Season checks were observed at both ends of the exposed wood floor joist adjacent to the stairway (Figure 541 and Figure 542).
- Several wooden floor joists in the cellar had been previously sistered with retrofit wood material or steel tube columns added below (Figure 543 and Figure 544). Significant water staining at joist ends was also observed (Figure 545).
- Cupped wood panels were observed within the first floor entry hall (Figure 546).
- None of the south enclosed porch closet doors closed, and one was missing hardware.

Figure 523. Typical insect damage along the bottoms of the exposed joists in the cellar.

Figure 524. Typical insect damage along the bottoms of the exposed joists in the cellar.

Figure 525. Wood section loss at exposed joists in the south enclosed porch.

Figure 526. Wood section loss at exposed joists in the south enclosed porch.

Figure 527. Uneven clapboards below the exposed joists.

Figure 528. Crack in a clapboard below the exposed joists.

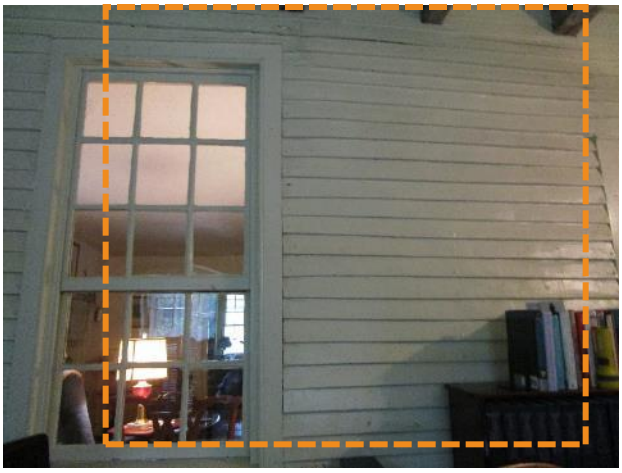


Figure 529. Section of uneven clapboards below the exposed joists.

Figure 530. Displaced wood panel at the ceiling above the exposed joists.

Figure 531. Filled mortar holes at the south enclosed porch from previous termite treatment.

Figure 532. White appearance of the exposed joists.

Figure 533. Wood section loss at the wood studs of the cellar access.

Figure 534. Wood section loss at the wood studs of the cellar access.

Figure 535. Separation between ceiling panels with one crack in the south enclosed porch.

Figure 536. Crack in wood panels at the south enclosed porch.

Figure 537. Crack in wood paneling within the hall closet.

Figure 538. Crack in wood paneling within the stairwell.

Figure 539. Longitudinal crack along wood paneling in the cellar access.

Figure 540. Crack in wood or shim at the base of the newel post.

Figure 541. Season check along the exposed timber in the stairwell.

Figure 542. Season check along the exposed timber in the stairwell.

Figure 543. Partial sistering at a floor joist in the cellar.

Figure 544. Sistered joist in the cellar.

Figure 545. Significant water staining at exposed joists in the cellar.

Figure 546. Cupped wood paneling in the hallway.

## *Floors*

- Isolated cracks and end splits in floor boards were noted at multiple locations throughout the first and second floors (Figure 547, Figure 548, and Figure 549). Several floor boards at the second floor had separated, causing the joints between the boards to widen (Figure 550).
- A crack was observed through the brick pavers within the kitchen (Figure 551). A crack through the mortar and stone masonry floor extended the width of the south enclosed porch, in a pattern similar to the crack at the north porch (Figure 552).

Figure 547. Crack in a floorboard at the guest room.

Figure 548. Cracking and checking in the floor boards.

Figure 549. Crack in floorboard from fastener, closet shown.

Figure 550. Displaced floorboard at the second floor landing.

Figure 551. Crack in brick flooring of the kitchen.

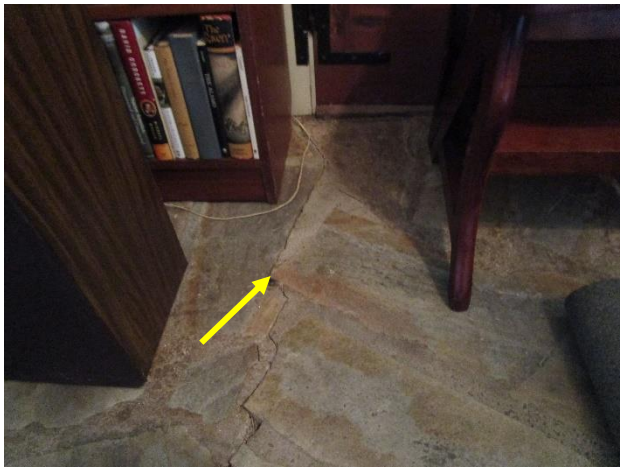


Figure 552. Crack full depth of the south enclosed porch.

### *Fixtures*

- Staining and biological growth were noted in the upstairs bathroom fixtures (Figure 553).
- A green patina was observed on the door hardware within the bedrooms and bathrooms (Figure 554 and Figure 555).
- All light fixtures at the exterior were observed to be in good condition.

Figure 553. Staining within the master bathroom shower.

Figure 554. Green patina on the guest bathroom doorknob.

Figure 555. Green patina on the master bathroom doorknob.

### *Mechanical, Electrical, and Plumbing Systems*

Below is a summary of observations related to the mechanical, electrical, and plumbing systems made by WJE sub-consultant MBP. Please refer to Appendix A for a detailed condition assessment for mechanical, electrical, and plumbing systems observed within the house.

- Low pressure was reported at the master bathroom shower. According to the current tenant, a previous plumber inspection indicating iron supply pipes were in place and corroded (rusted) at the interior restricting flow.
- The hot water heater located in the cellar is over twenty years old. When the water temperature was checked, the water only reached 100 degrees Fahrenheit.
- There is a water spigot at the south side of the house that has been abandoned once the house switched from well water to county supply.
- The GFI at the north entry door did not have power.
- The doorbell at the north entry door was taped over and not operable.
- The electrical receptacles at the top of the stairs and behind an upstairs bathroom radiator are not properly grounded.

## SIGNIFICANCE AND INTEGRITY

### National Register Significance Evaluation

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, the National Park Service's National Register of Historic Places 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.[56]

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 of Historic Places. 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 of Historic Places, it must possess significance under one of four criteria. The Criteria for Evaluation for listing in the National Register of Historic Places 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

[56] National Park Service, "National Register of Historic Places" available at https://www.nps.gov/subjects/nationalregister/index.htm (accessed August 5, 2020.)

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

g. A property achieving significance within the past 50 years if it is of exceptional importance.[57]

## Significance Evaluation

Evaluation of the Mount Gilead's significance has been reviewed in coordination with previous reports and documentation available from the Virginia Department of Historic Resources. Mount Gilead is the only dwelling to survive from the village of Newgate and is one of the oldest standing residences within western Fairfax County. Although it was altered in several ways during the 1930s, and additions were added circa 1955 and 1960, architecturally, Mount Gilead remains an unusual local example of what has been called Potomac River Valley architecture with Dutch Colonial influence, with porches on the front

[57] *Code of Federal Regulations, Title 36, Part 60,* "The National Register Criteria for Evaluation."

and rear elevations, two exterior gable-end chimneys, a steeply sloping roof with projected eaves, and second-story dormers. The house was constructed of local materials during the eighteenth century, using native sandstone for the foundation and chimneys and wood from locally harvested trees for framing members and flooring. Still evident is the original plan that featured two symmetrically-placed doors that appear to have served the building's use as a tavern.[58]

Eugenia Smith, in her book on Centreville, praised Mount Gilead:

> The beauty of Mount Gilead is in its formal architectural relationship to the gently sloping hilltop site. This relationship is established by the broad roof above the low structure of the home, and anchored by the verticality of the stone chimneys. As architecture, it is stylistically rooted in the medieval building tradition brought to the New World by English yeomen (small farmers who cultivated their own land) in the seventeenth century.
>
> Mount Gilead is an exemplary part of the development of the American middle-class architectural [sic} that continued through the late nineteenth century in the Colonial Revival, Shingle Style and Prairie Houses of Frank Lloyd Wright, into the contemporary suburban home. Wright used the term "organic" to express the relationship of house to site and to family life. His Prairie Houses were developed out of nineteenth century American architects' renewed interest in colonial houses. Mount Gilead illustrates the sources of this architectural style and has been proven to be as adaptable to twentieth century American family life as it was to the life of an eighteenth century family.[59]

Mount Gilead has been determined not individually eligible for listing due to the fact that it was determined to have "no outstanding architectural elements and is not the work of a master. For these reasons, it is recommended not individually eligible for the NRHP under Criterion C. It has no known association with a significant event or person and as such is recommended not eligible for the NRHP under Criteria A or B. As an architectural resource, this property is not eligible under Criterion D, but it was not evaluated under that criterion as an archaeological resource."[60]

Mount Gilead is, however, a contributing resource of the Centreville Historic District that supports an understanding of Centreville from its earliest period in the mid-eighteenth century to the mid-twentieth century, with a period of significance that extends between circa 1750 and 1945. The district is eligible for listing under Criteria A and C in the areas of Architecture, Commerce, Military, and Religion.

## Assessment of Integrity

Assessment of integrity is 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 individual qualities of integrity are present. The seven aspects of integrity as defined in the National

[58] Adapted from the significance evaluation in JMA, "Mount Gilead Cultural Landscape Report," 4-2–4-3.

[59] Smith, *Centreville*, 78.

[60] October 2014 survey as documented in the Virginia Department of Historic Resources Architectural Survey Form, DHR ID: 029-0026,

Register Criteria for Evaluation are location, design, setting, materials, workmanship, feeling, and association. As noted in the National Register Bulletin, *How to Apply the National Register Criteria for Evaluation*:

> 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.[61]

To have integrity, the property must retain the essential physical features that enable the property to convey its historical significance. In essence, the essential physical features are those components or characteristics that define both why a property is significant (National Register criteria) and when it was significant (period of significance). The National Register Bulletin, *How to Apply the National Register Criteria for Evaluation* defines integrity as "the ability of a property to convey its significance."[62]

### *Integrity of Location*

Yes, Mount Gilead possesses integrity of location as it remains on the site of its original construction.

### *Integrity of Design*

Yes, Mount Gilead retains a moderate degree of integrity to the original construction period of circa 1785, with several changes made to the building over time, many completed during the period of significance identified for the Centreville Historic District. The primary changes that occurred to the building after the 1945 period of significance were additions made to the east and west of the main block circa 1955 and 1960. These additions diminish integrity of design and feeling. Significant changes to design that diminished integrity were made between 1935 and 1937 by Alvin Detwiler through the reorientation of the house from south to north facing and the removal of one of the paired central entrance doors.

### *Integrity of Setting*

Yes; however, Mount Gilead's integrity of setting has been significantly diminished by the transformation as an internally-focused property, Colonial Revival in nature, with various gardens and a formal entrance drive that occurred in the 1930s and later. These changes have also served to diminish integrity of feeling

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[61] *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: Government Printing Office, 1997), 44–45.

[62] Ibid.

and association for the eighteenth-century period. The main entrance to the house is no longer on the south and the access road that historically passed along that frontage has long been abandoned.

### *Integrity of Materials and Workmanship*

Yes, Mount Gilead retains a moderate degree of materials and workmanship. However, this has been diminished by the replacement of original riven weatherboard siding with contemporary nominal materials, porch posts, and other members in the 1930s and later to address repair needs. The original wood shingles on the roof were replaced with composition shingles after 1967. Original timber members at the north porch are still in place and visible.

### *Integrity of Feeling*

Yes, Mount Gilead retains integrity of feeling although diminished by nearby urban development. Mount Gilead was originally constructed as a tavern and intended to be near the center of a busy city.

### *Integrity of Association*

Yes, Mount Gilead was originally constructed to operate as a tavern but turned into a residential home just five years after construction.

# TREATMENT AND USE

## Requirements for Treatment and Use

Treatment and use of Mount Gilead should be considered within the context of relevant legal mandates, policy directives, and treatment guidelines for historic structures. Mount Gilead should be understood for its historic significance and preserved for the enjoyment of present and future generations.

### *Laws, Regulations, Codes, Functional Requirements, and Treatment Guidelines*

Treatment of the building and site are to be guided by the following:

- Virginia Department of Historic Resources
- Secretary of Interior's Standards for the Treatment of Historic Properties
- Americans with Disabilities Act (ADA)
- International Building Code (IBC), 2016
- International Existing Building Code (IEBC), 2012
- National Park Service Treatment Preservation Briefs
  - Preservation Brief #2 "Repointing Mortar Joints in Historic Masonry Buildings"
  - Preservation Brief #3 "Improving Energy Efficiency in Historic Buildings"
  - Preservation Brief #4 "Roofing for Historic Buildings"
  - Preservation Brief #9 "The Repair of Historic Wooden Windows"
  - Preservation Brief #10 "Exterior Paint Problems on Historic Woodwork"
  - Preservation Brief #21 "Repairing Historic Flat Plaster - Walls and Ceilings"
  - Preservation Brief #24 "Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches"
  - Preservation Brief #28 "Painting Historic Interiors"
  - Preservation Brief #32 "Making Historic Properties Accessible"
  - Preservation Brief #37 "Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing"
  - Preservation Brief #39 "Holding the Line: Controlling Unwanted Moisture in Historic Buildings"
  - Preservation Brief #45 "Preserving Historic Wooden Porches"
  - Preservation Brief #50 "Lightning Protection for Historic Buildings"

In response to these laws and regulations, threats to life safety, if present, should be addressed in the repair of the buildings. No conditions representing an imminent hazard to life safety were identified during this study. In the 2012 edition of the Virginia Uniform Statewide Building Code (USBC) Part II, based on the International Existing Building Code (IEBC), Section 408.1–Historic Buildings, states:

> Historic Buildings. The provisions of this code relating to the construction, repair, alteration, addition, restoration and movement of structures, and change of occupancy shall not be mandatory for historic buildings where such buildings are judged by the building official to not constitute a distinct life safety hazard.

Since Mount Gilead is a historic structure, alternatives to full prescriptive legislative and code compliance should be considered where such compliance would compromise the integrity of the character-defining features of the buildings.

Installation of new systems to provide universal accessibility for the public, improvement to and/or provision of more sustainable mechanical, electrical, and plumbing systems, and modifications to meet code requirements (such as fire safety) should be designed, taking into consideration the goal of retaining original historic materials and features wherever possible. Incorporation of new amenities that would require significant alterations to the building and could diminish its integrity as a historic resource should be avoided. Significant changes to the exterior of the building, such as the addition of new window and door openings or new porches or canopies, should also be avoided.

## Alternatives for Treatment and Use

The U.S. National Park Service has developed definitions for the four major treatments that may be applied to historic structures: preservation, rehabilitation, restoration, and reconstruction. The four definitions are 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. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project. However, new exterior additions are not within the scope of this treatment.* The Standards for Preservation require retention of the greatest amount of historic fabric along with the building's historic form.
>
> ***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.* The Rehabilitation Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character.
>
> ***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.* The Restoration Standards allow for the depiction of a building at a particular time in its history by preserving materials, features, finishes, and spaces from its period of significance and removing those from other periods.
>
> ***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*. The Reconstruction Standards establish a limited framework for recreating a vanished or non-surviving building with new materials, primarily for interpretive purposes.[63]

Of the four treatment approaches, ***rehabilitation***, which involves making possible a compatible use through repair, alterations, or additions, is most appropriate for Mount Gilead. This treatment would allow for the repairs necessary to stabilize and preserve the house, while also permitting modifications to be made to accommodate the proposed change in use.

Alterations and additions have been made to the building to meet code and updated mechanical and plumbing needs. With any change in building use, it is anticipated that additional alterations will be required to meet functional requirements and improve energy efficiency.

Many of the distinctive materials and features of the building are essentially intact, and in spite of some non-historic alterations, the house retains integrity. Retention of original materials and character-defining features during rehabilitation work is practical and appropriate and will assist in the interpretation of the site's history.

## Ultimate Treatment and Use

### *Guidelines for Treatment*

Guidelines and requirements for treatment have been defined based on the preservation objectives and requirements for treatment and use outlined above. All treatment guidelines and recommendations were developed in accordance with the Secretary of Interior's Standards for Rehabilitation.

The Secretary of the Interior's Standards for Rehabilitation are as follows:

1. A property will be used as it was historically, or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive 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. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
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. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature

[63] Secretary of the Interior's Standards for the Treatment of Historic Properties, revised 2017.

will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

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.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and special relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. [64]

The basic guidelines for work on the subject building and its immediate setting are as follows:

- Undertake all work in compliance with the Secretary of the Interior's Standards for Rehabilitation.
- Retain the character of the historic site by protecting the individual building and significant site features.
- Ensure that proposed new elements or construction are compatible with the historic character of the building and site.
- Protect adjacent natural resources during construction activities.
- Document through detailed as-built drawings, photographs, and written narrative all changes and treatments to the historic site and buildings. Maintain records of treatments and preserve documentation according to professional archival standards.
- Retain features and materials at both the exterior and interior of the buildings that date from the period of significance to the greatest extent possible.
- Incorporate sustainable design principles in all future projects that respect the preservation principles listed above.

## Recommendations

All work performed on the structures and site features should be documented through notes, photographs, and measured drawings and/or sketches, or with as-built annotations to construction documents at project completion. These records should be permanently archived with Fairfax County Park Authority as a part of the record of the property and to provide information for future repairs and

[64] Secretary of the Interior's Standards for the Treatment of Historic Properties, revised 2017.

ongoing maintenance. In addition, these records will allow future observers to identify which materials are original or replacement, and their date of installation.

### *Prioritization of Treatment*

Based on the condition assessment performed as part of the Historic Structure Report, the following prioritization is recommended for work on Mount Gilead. Repairs related to the safety issues should be completed first. Work related to exterior envelope should follow to prevent water infiltration and deterioration of building envelope materials (and subsequently to interior finishes), and to address conditions that may lead to continued deterioration and loss of historic fabric. These types of repairs include repairs to open mortar and sealant joints, masonry repairs, and window and door repairs. Priority recommendations include:

1. Remove vegetation growing around and onto the home.
2. Consider further in-depth review by a structural engineer to observe, document, and study split, cracked, and loss of wood at the exposed wood floor joists in the cellar, possible bulge in west cellar foundation wall, and joists that pocket into the north exterior wall and south enclosed porch.
3. Consider a further in-depth review and structural analysis of the roof joists, ridge beam, and dormer windows.
4. Engage a roofing consultant to assess condition and performance of roof assembly including asphalt shingles, flashings, and other interfaces.
5. Consider a further in-depth review of the freestanding chimney at the west façade which appears to be not plumb.
6. Perform water infiltration investigation to determine if locations where staining was observed are active:
    - Exposed cellar walls,
    - Windows with plaster damage,
    - Dormer window to roof interface,
    - Study addition exterior door,
7. Ensure continuous pest management and cyclical applications of deterrents to limit any further insect damage to the wood elements (as noted on the south enclosed porch and at the cellar floor joists.)
8. Secure the building envelope such that moisture infiltration cannot further degrade remaining historic elements. The types of repairs to be determined with water infiltration investigation are likely to include but are not limited to:
    - Window and door repairs;
    - Continual vegetation management away from the home;
    - Clearing gutters and roofs of dirt and debris;
    - Installing splash pads and/or extension pipes for downspouts;
    - Repair of roof flashing interfaces; and
    - Application of foundation waterproofing or water management system.

Finally, in addition to the specific repairs recommended, cyclical maintenance tasks such as inspection, pointing of mortar at stone, painting of wood siding, and other ongoing maintenance tasks must be regularly implemented to avoid damage to the historic site and building fabric and to reduce the need for large-scale repair projects in the future.

**Exterior**

*Site*

- Remove and maintain vegetation in close proximity to the structure. Vegetation management is listed in the priority items above.

*Wood*

- Remove all soft and rotted wood at wood clapboards with end splits and other various wood elements noted to have minor section loss (doors, trim, etc.). Remove any existing sealant or other previous repair material that is no longer adhered. Wood putty or a consolidation treatment could be utilized for dry intact wood with grain separation, minor splits, and minor section loss. Perform wood dutchman or full member replacement where required following adjacent profiling. Replaced members are to utilize in-kind materials and fasteners. Clean, prime, and paint wood elements after repairs are complete.
  - Re-grade soil to the north of the cellar access to reduce the direct contact between clapboards and soil. Water staining and wood rot extended from the clapboards to the stud framing at this location.
- Inspect and re-secure the displaced clapboards above the west addition. Add additional flashing behind the siding tying into the west addition roof if not already in place. Treat any soft or rotted wood as previously noted prior to re-securing clapboards to the wall.
- Ensure all wood slats within louvers (gable vents) are in place. Where slats are displaced, secure in place with non-ferrous fasteners.
- Remove all cracked and peeling coatings to inspect below wood. Remove all soft and rotted wood. Repair wood as previously stated above. Clean, prime, and paint wood elements as necessary and after repairs are complete. Based on the extent of flaking coatings and wood repairs, it may be more efficient to perform full scale recoating of the wood cladding once all repairs have been completed. This will also ensure attempts to match colors aren't visible.

*Stone and Mortar*

- Remove cracked, spalling, and failed mortar throughout the stone masonry. Install new mortar similar in composition and tooling profile as adjacent mortar. Once repairs are complete, a general mild cleaning can be performed on the foundation. This may help remove some isolated atmospheric soiling at the exterior. Cleaning at interior masonry surfaces at the cellar interior may not be possible with water if interior drainage, such as a sump pump, is not in place. Otherwise, isolated or spot cleaning can be performed at these areas of concentrated soiling. Do not use harsh acidic cleaners.
- At the joint between the wood clapboards and flagstone pavers at the north facade, remove the existing mortar and replace with backer rod and silicone sealant. The sealant can be a color that is

similar to the stone or painted wood. Some movement is anticipated at this interface, which should be accommodated with the sealant. If mortar is re-installed, cracking will occur again.

*Roof*

- Inspection of the roof assembly is considered a priority recommendation due to the amount of sags and high points observed onsite.
- After roofing structure inspection and any repairs are complete, re-secure loose asphalt shingles and replace broken or damaged shingles in the roofing field. This approach is considered a temporary repair until all shingles are removed and replaced as it is difficult to fully lap and integrate isolated shingles within the field of the roof. The typical life span of asphaltic shingles is 15 to 25 years, depending on the grade of asphaltic shingles.
  - If all roofing shingles are removed and replaced, consider replacing with wood shingles similar to what was historically in place. Whatever shingle material is selected, ensure non-ferrous metal flashing is design and fully integrated at critical locations such as at roof ridge, dormers, all intersecting roofs (inclusive of dormer roofs), and chimneys. Re-install the gutter and downspouts in coordination with this work.

*Windows*

- Perform the following work to restore the wood window assemblies to operable condition. Note that exterior storm windows and screens will need to be temporarily removed to perform this work and can be cleaned and repaired as necessary.
  - Clean all surfaces (interior and exterior) to remove general soiling, spider webs, minor biological growth, etc.
  - Remove the existing paint from all exterior surfaces of the window frames, sash channels, and sashes using a nonabrasive method, such as chemical strippers that do not contain methylene chloride and reduce the risk of creating airborne paint dust. Perform materials testing for the existing paint as lead based paint may be present on the windows.
  - After paint removal, inspect all wood surfaces, including sashes, frames, casing, and trim, to determine if repairs are necessary. Wood may require consolidation if found to be soft or separating. Areas of rotten wood may be repaired through a wood epoxy patch or partial dutchman approach rather than full replacement depending on extents of material loss. Patch holes from removed and non-historic hardware as necessary with use of wood epoxy or wood dutchman, size dependent.
  - Inspect all mechanisms to permit for full and unhindered operation, cleaning and replacing components where needed. Sash channels (jambs, heads and sills) may also need to be cleaned to ensure the sashes are fully sitting, which may necessitate removal of the sashes to allow full access.
  - Replace cracked glass lites and replace glazing putty in-kind.
  - After completion of all repairs, apply new exterior grade paint to all exterior surfaces of the window frames and sashes. Apply new interior paint at interior surfaces. Paint should be a color appropriate for the era for each section of the home.

- Remove the existing exterior perimeter sealant. Install new backer rod and non-staining silicone joint sealant at the interface between the wood window assembly and the surrounding wood siding.

*Doors*

- At the south enclosed porch entry door, remove existing paint and inspect door joinery to ensure snug and intact. Existing paint is to be removed with a chemical paint stripper that does not contain methylene chloride to encapsulate and minimize air borne debris as existing paint may contain lead. Remove soft and rotted wood. Install wood putty/epoxy repair at the top of the panel to center rail finished to follow the profiling of adjacent wood. Once repair is complete, repaint the door with an exterior grade paint.
- At the kitchen screen door, the hinges may need to be adjusted to ensure proper closure without hitting the house trim. In addition, at the kitchen screen door and cellar access door remove existing paint with a chemical paint stripper that does not contain methylene chloride to encapsulate and minimize air borne debris as existing paint may contain lead. Remove soft and rotted wood. Install wood putty/epoxy repair at the base of the door finished to follow the profiling of the adjacent wood. Dependent on the amount of soft and rotted wood removed, a partial wood dutchman may be warranted. Once the repair is complete, repaint the door with an exterior grade paint. Both of these doors have restricted drying potential due to closely located vegetation. Ensure cyclical vegetation management at these areas to maximize drying potential of the wood.
- Active water infiltration was observed at the study entry door with stained wood and damp mortar below the door. Clear vegetation on the other side of the door and install a door sweep or some type of weatherstripping along the base of the door to restrict water migrating towards the interior.

*Chimneys*

- Remove the existing paint at the chimneys and perform any needed repairs to the mortar joints. Remove existing paint with a chemical paint stripper that does not contain methylene chloride to encapsulate and minimize air borne debris as existing paint may contain lead. New mortar is to be similar in composition and tooling profile as adjacent mortar. Ensure star plate tie rod remains in place and intact during work. Touch up coating at tie rod plate, if desired. If chimney After mortar has been replaced throughout the east and west chimneys and given sufficient time to cure, apply new exterior paint to match existing in color. Historic photographs show that the chimneys had a light colored coating, typically a lime based washed appropriate for that era. This type of coating was breathable. The peeling and delaminating of the existing paint is indicative of moisture being held in the masonry. If a light colored coating is desired to be similar to what was historically in place, recoat with a breathable coating system such as a mineral silicate.
- During chimney recoating work, remove vegetation growing at the caps. Inspect to ensure chimney liner and caps are intact. Repair where required. This is a priority recommendation.
- Inspect any possible angle of the west chimney. This is a priority recommendation.

*Porches*

- Remove all coatings, sealants, and mortar to inspect wood at the posts. Remove all soft and rotted wood. Perform wood dutchman or full member replacement where required, following adjacent

profiling. Replaced members are to utilize in-kind materials. Clean, prime, and paint wood elements as necessary and after repairs are complete. Coordinate with any roof repair work to ensure fully integrated rain management system to shed water away from these elements.

**Interior**

*Finishes*

- Minor cracks, damage, and deterioration in plaster finishes should be repaired in place by filling cracks or damaged areas with compatible new plaster. Install small section of missing crown molding in-kind at the entrance hallway. The plaster damage observed in the living room is located directly below a bathroom on the second floor and is associated with a previous plumbing leak that is not active. The plaster damage observed in the ceiling of the study is below the roof-to-wall interface of the addition and may be related to the roofing and flashing materials. Coordinate repairs with water infiltration and roofing investigation to be performed to ensure proper sequencing of repairs.
- Remove all flaked and peeling coatings at plaster and wood finishes, repaint with color appropriate for a targeted time period. Dependent on plaster and paint repairs, full scale repainting may be more efficient.
- Replace cracked shower tiles in both bathrooms. Cracking appears to have occurred during installation around fixtures.
- Consult a professional Industrial Hygienist to confirm the extent of potential microbial growth and best practices for treatment and removal at the plaster wall and bathroom fixtures within the second floor bathrooms. Ensure dormer and storm window are operable so that there is ventilation within the bathrooms.
- Remove all coatings at cracked or end split members to inspect below wood. Remove all soft and rotted wood. Perform wood dutchman or full member replacement where required following adjacent profiling. Replaced members are to utilize in-kind materials. Clean, prime, and paint wood paneling as necessary and after repairs are complete.

*Masonry*

- Engage a structural engineer to inspect and monitor observed bulge at the west cellar wall to ensure no structural issues require repair. This is a priority recommendation.
- Remove cracked, spalling, and failed mortar throughout the stone masonry at cellar foundation walls, flagstone paver system in the south porch, kitchen floor, chimney fireboxes, and at chimney hearths. New mortar is to be similar in composition and tooling profile as adjacent mortar. Once repairs are complete, a general mild cleaning is typically recommended; however, without some water management system such as a sump pump this is not ideal. As such, minor isolated cleaning and careful masonry repointing technique will be critical.
- It is unclear why the tile surround was removed from the dining room fireplace. The tiles were one of the sets described in Detwiler's letter. Consider re-installing a simple tile surround as proper replacements of that time period cannot be determined through archival documentation.

*Windows*

- Replace all cracked lites observed at interior windows and coordinate with exterior window repair for efficiency of work. Repair to all exterior windows and roofing assembly should be sequenced prior to any interior finishes repairs at windows to ensure any sources of water infiltration has been minimized.

*Doors*

- At doors difficult to close at the kitchen, guest bedroom, and porch closet doors; inspect and tighten any hinges. Confirm operation to assess further intervention required. Further intervention can include removal of any door casing and adjust shims along the jambs to ensure door opening is straight and plumb. Replace missing hardware in-kind as closet doors.
- Clean surface corrosion on the hinges at the door between the kitchen and dining room. This can likely be done with a light spray lubricant.
- Remove coatings at doors and associated casing that have any peeled or flaked coatings. Inspect any observed wood issues, such as the cracked panel at the living room door. Ensure wood is sound and repaint.

*Wood*

- Engage a structural engineer to inspect, document, and study existing conditions of the joists in the cellar. This is a priority recommendation.
- Investigation into possible water infiltration sources as well as insect activity within the cellar area is considered a high priority as it has affected the timber joists. The timber joists have already been selectively retrofit previously with sistered joists, cross bracing, and steel posts. Coordinate pest control investigation with exposed joist ends at each porch. Joist ends should be sounded with an awl to assess any soft or rotted wood.
- Further investigation into the bulged clapboards at the enclosed south porch is warranted to determine cause. This may include selective removal of some boards to observe the concealed conditions.
- Re-secure displaced wood panel board at the ceiling of the south porch.
- Remove all soft and rotted wood at wood members with end splits and section loss. Perform wood dutchman, sister the member, or full member replacement where required. Replaced members are to utilize in-kind materials and fasteners. Wood putty or a consolidation treatment could be utilized for dry intact wood with grain separation, minor splits, and minor section loss. Clean, prime, and paint/stain wood elements as necessary and after repairs are complete. Cracking related to checking of timber do not require repair as this is typical aging of timber as it dries.

*Floors*

- Wood putty or a consolidation treatment can be utilized for dry intact wood with grain separation, minor splits, and minor section loss. Clean and refinish wood floor boards as necessary and after repairs are complete. At floorboards with section loss and displacement, such as at the second floor landing, partial replacement of the floor board may be warranted to ensure the longevity of repair.

*Fixtures*

- Clean to remove green corrosion and surface staining from the bedroom and bathroom hardware.

*Mechanical, Electrical, and Plumbing*

Below is a summary of recommendations related to the mechanical, electrical, and plumbing systems made by WJE sub-consultant MBP. Please refer to Appendix A for a detailed condition assessment and recommendations for mechanical, electrical, and plumbing systems observed within the house.

- Replace existing iron plumbing pipe with copper at the master bathroom shower. This will include removal of the tile and shower sheathing board to allow access to the pipe. Coordinate previously recommended tile replacement as tiles along this side of the shower were observed to be cracked originating from fixture installation.
- Replace the domestic hot water heater in the cellar. It is beyond its life span.
- Remove the abandoned spigot from previous well water supply to reduce tripping hazard.
- Replace the GFCI at the north door. Replace the not properly ground electrical receptacles at the top of the stairs and behind the radiator of an upstairs bathroom.
- Replace the doorbell transformer and button at the north door.

**Future Research**

- Perform materials studies of the mortar composition to guide future repair and maintenance work.
- Perform cleaning studies on the masonry to identify appropriate means and methods for removing the observed organic and vegetative growth and general soiling. Cleaning products containing strong acids (e.g., hydrofluoric, hydrochloric, muriatic acids, or ammonium bifluoride) should not be used as they can damage historic masonry.
- Perform finishes analysis on original or historic materials such as fireplaces, wood windows, doors, and interior finishes to document historic paint color. While the original paint color may no longer be intact, the earliest paint color scheme can be documented. Paint may date back to Detwiler's design intent.

## Cost Estimates

The cost estimates included in Appendix B have been grouped into exterior and interior scopes. They are a direct correlation to the items noted in the Interior and Exterior Assessments and Recommendations sections of this report. These items address deterioration and deficiencies noted as part of our on-site survey of the existing building components and finishes. The survey sheets from the site work performed August 31 through September 2, 2020 have been provided as Appendix C to annotate locations of observations. The overall project costs are heavily dependent upon the selected use and how any interior and exterior changes are designed.

The projections are based upon the assumption that the work will be undertaken in cost effective parcels where a contractor/laborer will be able to absorb overhead, access, and equipment/tool costs across several similar items. The restoration of a historic building should be undertaken with pre-qualified

contractors who have experience in the implementation of the recommended scope of work. This includes a mason and specialized carpenter for most work. The extent of renovations to accommodate the new function will dictate the magnitude and type of interior finishes that are impacted.

This cost estimate includes restoration of existing elements only and does not include structural repairs or comfort upgrades (such as bathroom renovations). The cost estimates for the mechanical, electrical, and plumbing system recommendations are provided in Appendix A and in the Cost Estimate in Appendix B.

## GLOSSARY

**Baseboards -** Decorative trim material, such as wood, that is carved into profiles. Baseboards provide protection to walls from kicks or scuffs, ornamentation around the base of a room, and conceal the joint between the floor and vertical wall surfaces. Baseboard was historically constructed of multiple pieces, by each design, and assembled on site.

**Beam** - A horizontal wood framing member greater whose width and depth are greater than four inches nominal and supports the flooring assembly.

**Board and batten** - Traditionally used as exterior cladding or doors for wood framed houses. Boards were applied with molding, the battens, applied over the joints in between the boards. The boards and battens may be applied vertically or horizontally.

**Casement Window -** Window that operates using hinges located along a vertical stile and allows the window to be open the full height of the opening. The closure and locking mechanism can vary between windows. An example of this mechanism is a casement bar stay in which a cylindrical bar is connected to the window top rail by a hinge. To open the window, the user unscrews the lock knob to loosen the fitting and pushes open the window. To lock the casement in place, the user tightens the lock knob (and uses friction to lock the position of the bar). To close the window, the user loosens the lock knob and pushes the bar towards the window hinges until the sash sits in the window pocket. The user tightens the lock knob to lock the casement in the closed position.

**Chair Rail** - Decorative trim material, such as wood, that is carved into profiles to provide protection to the walls from chairs as well as ornamentation around the perimeter of a room. Chair rail was historically constructed of multiple pieces, by each design, and assembled on site.

**Corrosion** - Corrosion is a significant factor in building deterioration. Corrosion is an electrochemical process in which the base material oxidizes when exposed to both oxygen and water. In the case of steel, the by-product of the oxidation process is iron oxide, commonly referred to as rust. The iron oxide occupies a significantly larger volume (approximately 6 times or more) than the original base material itself. Older buildings utilized iron or mild steel which are susceptible to corrosion if a conductor (often water/moisture) precipitates ironic flow between metal pieces or sections of metal. A corrosion cell consists of the cathode, the anode and the conductor between the two. Galvanic corrosion is a result of ferrous metals in contact with or near other metals and in the presence of an electrolyte and moisture.

**Dormer** - A small, roofed portion of a window that projects outward from the pitched slope of a roof. The shape of the window roof can vary. At Mount Gilead, the roof is a gable roof.

**Double Hung Window** - A window assembly that consists of two window sashes that both operate. The lower sash can be raised to an open position, and the upper sash can be lowered to an open position. The sashes can be opened as needed to become part of the passive ventilation design of a home, letting cool air in at the bottom sash and letting hot air (which rises) out at the upper sash. The sashes are operated by a system of weights/ropes/pulleys or by spring or spiral sash balances. These systems allow the user to easily lift or lower each sash as needed. Sashes typically have locks located at the meeting rails. Other features of a double hung window include sash lifts (located at the lower rail of the lower sash to assist with the lifting of the sash) and sash pulls (located at the upper rail of the upper

sash to assist with the pulling down of the sash). Single hung windows are similar in operation; however, only one sash (typically the lower) is operable.

**Dutchman** - A repair method performed in construction and ornamentation materials such as concrete and wood where a damaged substrate is cleaned and squared until sound material is achieved creating a pocket. In-kind material (the dutchman) is then used to infill this void and finished to match the profile, finish, and texture of the surrounding material.

**Foundation** - The at-grade or below-grade structure supporting the structural elements above.

**Glazing Putty** - Typically an oil-based material that is used to secure and make water tight a glass pane in a window frame. When all glazing lites are in place, glazing putty is used to provide profile along the muntins, mullions, sill, and sashes to promote water shedding.

**Hand Hewn** - Referring to the process by which bark and wood fiber material is removed from the outer faces of a cut log using hand tools until the faces of the member are planed. The resulting shape is typically a rectangular prism.

**Historic Property**—a district, site, building, structure or object significant in American history, architecture, engineering, archeology or culture at the national, State, or local level.[65]

**Integrity**—the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period.[66]

**Inventory**—a list of historic properties determined to meet specified criteria of significance.[67]

**Jambs** - The vertical elements that form the sides of a window, door, or opening.

**Mortise** - The cavity created in the face of a timber framing member to receive the tendon of another intersecting member. Once the tendon and mortise have been fitted to ensure a proper fit, at least one hole will be drilled in the exterior faces of the tendon to receive the wooden dowel intended to ensure connectivity between the mortise and tendon.

**Mullions** - Vertical window elements that separate paired or casement glazing units (such as doors or windows).

**Muntins** - Window elements that horizontally and vertically divide each individual glazing lite.

**National Register Criteria**—the established criteria for evaluating the eligibility of properties for inclusion in the National Register of Historic Places.[68]

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[65] National Park Service, Secretary of the Interior's Standards and Guidelines, https://www.nps.gov/history/local-law/arch_stnds_10.htm

[66] ibid

[67] ibid

[68] ibid

**Newel post** - The bottom and top post, which starts the string of spindles and stair rail along a staircase. At staircases with change in direction, there can also be a corner post or landing newel around which the steps of a staircase wind.

**Notch** - A cut recess into the face of a piece of lumber. Typically provided for an intended purpose, notches are used with traditional timber framing joinery to allow for the joining of two framing members. The removal of wood material from the face of one member allows for the housing of another.

**Plate** - The horizontal framing member at the bottom or top of a wood-framed wall of either timber-framed, log-framed, or stud-framed construction.

**Rafter** - A longitudinal wood framing member supporting the roof in-line with the roof pitch.

**Sistering** - The addition of additional material to joists to add strength and prevent sagging, cracking, or twisting of the joists. Framing lumber or engineered lumber are often used when sistering floor joists.

**Spalling** - Loss of unstable building material that leaves a void.

**Stud** - A solid-sawn piece of lumber whose width is between one and four inches and whose depth is greater than two inches. When arranged vertically along a longitudinal axis and fastened to a sill plate and top plate, a stud wall is framed.

**Tenon** - The tongue created in the face of a timber framing member and intended to be housed within the mortise of the intersecting timber framing member. Like the mortise, at least one hole will be drilled through the long faces of the tendon to receive the wooden dowel of the mortise and tendon connection.

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# APPENDIX A. MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS REPORT AND RECOMMENDATIONS

Project Number J20137.001

# Mount Gilead House

## FACILITY CONDITION ASSESSMENT REPORT


Prepared for:
Wiss, Janney, Elstner Associates, Inc.
2751 Prosperity Ave, Suite 450
Fairfax, VA 22031

Prepared by:
MBP
3040 Williams Drive, Suite 300
Fairfax, Virginia 22031



www.mbpce.com

October 9, 2020

October 9, 2020

Wiss, Janney, Elstner Associates, Inc.
2751 Prosperity Ave, Suite 450
Fairfax, VA 22031

Attention: Rebecca Wong, PMP
Associate III

Reference: **Facility Condition Assessment Report – MEP Systems**
**Mount Gilead House, Centreville, Virginia**

Dear Ms. Wong,

MBP is pleased to submit the final report of the designated heating, ventilating, and air conditioning (mechanical), electrical, and plumbing [MEP] equipment at the Mount Gilead House in Centreville, Virginia.

If you have any questions or need additional information, please do not hesitate to contact me at 800-898-9088 or by email at jldavis@mbpce.com.

Sincerely,

Jennings Davis II, PE
Service Executive/Program Manager

cc: J20137.001

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# I. EXECUTIVE SUMMARY

## A. Building Description

The Mount Gilead House was originally constructed circa 1785. The property is located at 5634 Mount Gilead Road, in Centreville, Virginia. The Mount Gilead House is owned by the Fairfax County Park Authority and is situated on 6 acres of land. The home is approximately 2,622 square feet. There are two additions to the house: on the west side facing the front, a side entry mud room was added and on the east side facing the front, a wing was added. According to the Fairfax County Water Authority, the house was connected to the local water and sewer system on December 9, 1996.

## B. Scope of Equipment Assessment

MBP conducted a limited visual condition assessment sampling of the following existing equipment:

- Central air conditioning – N/A
- Electrical panel and panel schedule
- Electrical receptacles
- Electrical switches
- Plumbing fixtures (kitchen sink, basement sink, bathroom sink, water closet, bathtub, outside hose bib connection)
- Water heater
- Oil-fired furnace (turned off for the summer)

## C. General Building Equipment Conditions

There is no central air conditioning system, however, there is a whole house attic fan which draws in fresh, cool or warm, outside air with select windows opened. A few rooms are cooled with window air conditioning units which appear to be sufficient for dehumidifying. There was no evidence of mold or mildew and the main house did not seem to be musty. The house is heated with a two-year-old, oil-fired furnace that circulates hot water to two zones; the main house has radiators and the east addition has baseboard hot water heat. There are also two serviceable fireplaces. There is an electric water heater for hot water and the house is connected to county water and sewer services. The house has a 200-amp electric panel with ample spare slots and the panel schedule appears to be correct based on sample testing.

A few minor maintenance and/or repair recommendations have been made to keep the equipment and systems operating as efficiently as possible. These recommendations can be found in the Maintenance Issues Log, Appendix A.

## II. SCOPE

### A. Scope of Services

The MBP team performed a limited facility condition assessment of the Mount Gilead House in Centreville, Virginia. The purpose of the assessment was to document the condition of the existing MEP systems and provide a summary of equipment and system conditions, recommendations for major and minor repairs, and develop recommendations for capital (major) renovations required with budget estimates.

The assessment was not intended to be a design-level survey for the purpose of soliciting bids for the recommended repairs or to develop a detailed maintenance and repair scope of work; however, maintenance and repair items were found during the assessment and are listed in the issues log. This evaluation of the facility systems was limited in scope to a visual inspection only. Not all covers were removed to view internal component conditions or wiring conditions. In addition, MBP was tasked to provide a rough order of magnitude cost estimate for connecting the property to the local domestic water service.

### B. Approach

A visual assessment of the equipment was made with limited testing. This included field analysis and reporting on the current condition of the equipment.

MBP observed the condition of the building MEP systems and commented on their condition and any observed deficiencies. The purpose of the evaluation was visual in nature and not intended to be destructive to the facilities in order to gain access to hidden conditions. The equipment was evaluated in the operating mode at the time of our onsite field investigation.

Additionally, all the electrical switches and lighting fixtures were tested and confirmed to be operating properly. MBP sampled breakers from the electrical panel in the basement. The sampled breakers successfully killed and supplied power to the intended circuits per the panel schedule. Electrical receptacles were also tested to verify that power is being supplied through each outlet. Plumbing fixtures were tested to ensure that both hot and cold water were running.

## III. SUMMARY OF FINDINGS

The section below includes observations made during the conditional assessment of mechanical, electrical, and plumbing equipment. Some of the observations fall under routine maintenance and can be fixed in the immediate future to preserve the lifespan of the system. Any maintenance items which require immediate action are shown below and in the issues log included with this report as Appendix A.

**Notable Concerns**

MBP was given a brief tour by the tenant who identified two major plumbing problems that negatively impacts the facility's condition and it is MBP's opinion this should be addressed as a top MEP priority. The upstairs shower had previously been inspected by a plumber due to lack of pressure. The diagnosis was that the iron pipe supply line was rusted on the inside and restricting flow. This is a common problem with aged iron pipes. The other issue was with a water leak from an upstairs water closet. The source of the leak has been corrected. Several other minor recommendations were made to preserve the lifespan of the equipment and improve efficiency.

## A. Plumbing

- The Mount Gilead House is currently on county water. The service was attached to the existing iron pipe main distribution system. Pressure taken near the furnace read 78 psi which is very close the maximum recommended residential pressure of 80 psi.

Photo 1: Water damage from leaking water closet wax seal on the second floor. The wax seal has been replaced and the water closet is no longer leaking.

Photo 2: Footprint of the old water closet where the seal was already replaced.

- There is an outdoor spigot at the rear of the house with no water. It may have been abandoned when the house was taken off its well and added to the county's service.

Photo 3: Outdoor spigot without water.

- The hot water heater is over 20 years old and temperature only reached 100 degrees F.
- None of the domestic hot water pipes were insulated. Since the house is used in a residential setting, it is not recommended that the domestic hot water pipes have insulation. Insulating domestic hot water pipes is beneficial in a commercial setting when the system is in constant use to maintain system temperature and reduce energy loss. In a residential setting, the domestic hot water system can be inactive for long periods of time with an overall system temperature drop from inactivity. The amount of energy conserved with the installation of piping insulation would be negligible for the short periods of time that the domestic hot water system is active. It would take decades to earn back the cost of insulation in energy savings.

Photo 4: No pipe insulation.

## B. Electrical

The vast majority of the electrical outlets were properly wired and working. All the ground fault interrupters (GFI) located were wired correctly and passed the GFI test, except for the one outside the front door. It had no power at all.

- There were two issues found at the front door, as shown below.

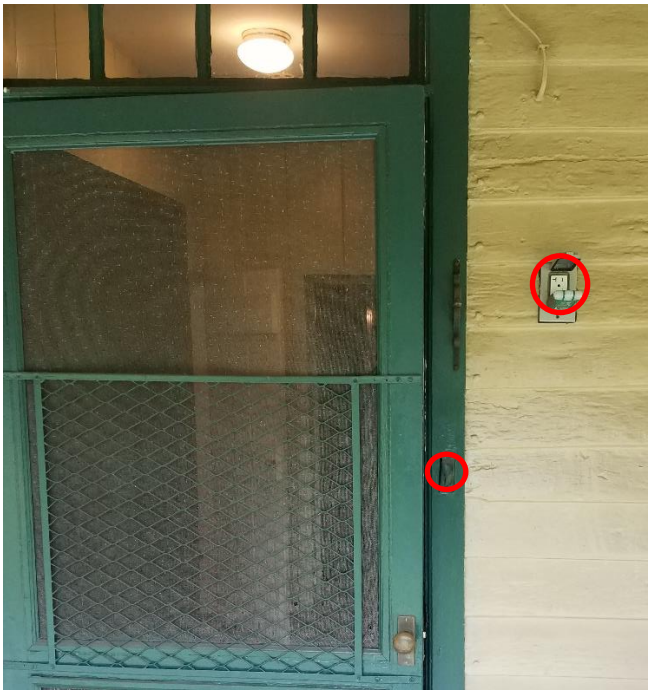

Photo 5: The front doorbell is taped over and the outlet has no power.

- The electrical receptacle at the top of the stairs, along the baseboard, is not properly grounded. Recommend identifying the problem and correcting so the outlet is fully functional.

Photo 6: The circuit tester is indicating a bad ground.

- The electrical receptacle behind the radiator in the upstairs bathroom is not properly grounded. Recommend identifying the problem and correcting so the outlet is fully functional.

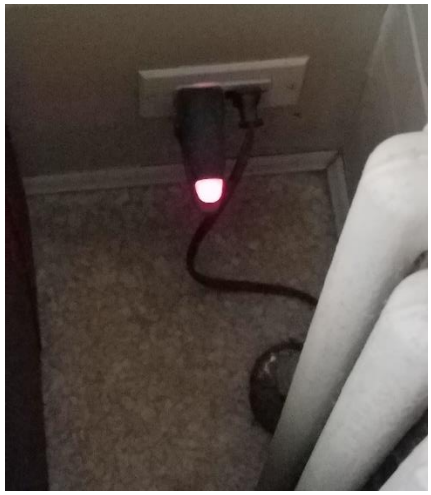

Photo 7: The circuit tester is indicating a bad ground.

**C. Septic System**

- The septic system was not analyzed by MBP because Fairfax County confirmed that the house is connected to the sewer system.

### D. Mechanical

- The oil-fired hot water heating system is only two years old. It was shut down for the summer and was not put into operation at the time of MBP's visit. None of the visible hot water piping was insulated. In this case, insulating the hot water piping is not recommended since the piping is located within the house. The minimal amount of energy that is dissipated from the uninsulated hot water piping will be used to heat the cellar. The dissipated energy will prevent the cellar from reaching low temperatures where equipment within the space is in danger of freezing. Additionally, the rooms above the cellar will also receive the dissipated heat from the pipes as it rises through the building. In this instance, energy is not being wasted and the cost of installing insulation would not be recovered in energy savings.

Photo 8: No piping insulation.

## IV. MAINTENANCE REPAIRS COST IMPLICATIONS

MBP has indicated that the majority of all necessary repairs can be accomplished by the house residents due to the limited nature of the work required to make the facility functional and efficient. A cost estimate for the repairs has been provided in Appendix B. It is estimated that the repairs will cost between $5,000.00 - $6,200. Some investigative work will need to be completed prior to the electrical repairs to isolate the problem. Page 1 of Appendix B is an estimate that reflects a best-case scenario where the extent of the electrical work is to replace receptacles and the front doorbell. Page 2 of Appendix B reflects the worst-case scenario where rewiring sections of the house may be required.

## APPENDIX A – MAINTENANCE ISSUES LOG

- This issues log contains the potential maintenance items observed during the visual assessment of equipment in MBP's scope of work. In general, the issues log is considered to be staff level or regular contracted maintenance related work, unless replacement or major repairs are included.

# Mount Gilead House FCA
# Equipment Issues Log

| Issue No: | Trade | Location | Item | Description | Date Initiated | Recommended Year of Replacement | Cost Estimate | Date Closed |
|---|---|---|---|---|---|---|---|---|
| 1 | PL | **Upstairs bathroom** | Iron domestic water supply piping behind shower wet wall | The upstairs shower had previously been inspected by a plumber due to lack of pressure. The diagnosis was that the iron pipe supply line was rusted on the inside and restricting flow. This is a common problem with aged iron pipes. Recommend replacing iron pipe supply line behind the shower wet wall with new copper piping. | 8/31/20 | N/A | Appendix B | |
| 2 | PL | **Cellar** | Domestic hot water heater | The domestic hot water heater is over 20 years old and the temperature only reached 100 °F. Recommend replacing domestic hot water heater with a new unit. | 8/31/20 | N/A | Appendix B | |
| 3 | PL | **Outside** | Water spigot at rear of house | The water spigot at the rear of the house was abandoned when the house was taken off its well and added to the county's service. Recommend removing the spigot to reduce any tripping hazards. | 8/31/20 | N/A | Appendix B | |
| 4 | EL | **Outside** | Front door GFI | There was no power to the GFI outside the front door. Recommend identifying the problem and correcting so the GFI is fully functional. | 8/31/20 | N/A | Appendix B | |
| 5 | EL | **Outside** | Front doorbell | The front doorbell is taped over and did not appear to be functional. Recommend replacing with a new and fully functional doorbell. | 8/31/20 | N/A | Appendix B | |
| 6 | EL | **Upstairs** | Electrical receptacle | The electrical receptacle at the top of the stairs, along the baseboard, is not properly grounded. Recommend identifying the problem and correcting so the outlet is fully functional. | 8/31/20 | N/A | Appendix B | |
| 7 | EL | **Upstairs bathroom** | Electrical receptacle | The electrical receptacle behind the radiator in the upstairs bathroom is not properly grounded. Recommend identifying the problem and correcting so the outlet is fully functional. | 8/31/20 | N/A | Appendix B | |

## APPENDIX B – MAINTENANCE ISSUE REPAIR COST ESTIMATE

# Mount Gilead House

## 5634 Mount Gilead Road, Centerville, VA 20120

## Estimate Date: September 11, 2020

| Description | QTY | Unit | Material Unit | Material Total | Labor Unit | Labor Total | Unit Price | Total Cost | Total Cost With Markup |
|---|---|---|---|---|---|---|---|---|---|
| **Electrical Repair** | | | | | | | | | **$ 730.00** |
| Replace electrical receptacles (top of stairs and bathroom) | 2 | Ea | $ 14.55 | $ 29.10 | $ 76.50 | $ 153.00 | $ 91.05 | $ 182.10 | |
| Replace GFI electrical receptacle (front door) | 1 | Ea | $ 21.00 | $ 21.00 | $ 90.00 | $ 90.00 | $ 111.00 | $ 111.00 | |
| Replace doorbell transformer and button | 1 | Ea | $ 16.15 | $ 16.15 | $ 220.50 | $ 220.50 | $ 236.65 | $ 236.65 | |
| **Plumbing Repair** | | | | | | | | | **$ 4,180.00** |
| Water spigot demo and cap | 1 | LS | $ 6.75 | $ 6.75 | $ 52.44 | $ 52.44 | $ 59.19 | $ 59.19 | |
| Domestic hot water heater demo | 1 | EA | $ - | $ - | $ 180.00 | $ 180.00 | $ 180.00 | $ 180.00 | |
| Domestic water heater 50 gallon and installation | 1 | EA | $ 1,425.00 | $ 1,425.00 | $ 362.00 | $ 362.00 | $ 1,787.00 | $ 1,787.00 | |
| Remove wet wall for shower | 20 | SF | $ - | $ - | $ 3.21 | $ 64.20 | $ 3.21 | $ 64.20 | |
| Install new wet wall | 20 | SF | $ 4.48 | $ 89.60 | $ 9.57 | $ 191.40 | $ 14.05 | $ 281.00 | |
| Demolish black iron piping | 10 | LF | $ - | $ - | $ 5.43 | $ 54.30 | $ 5.43 | $ 54.30 | |
| Install new copper piping | 10 | LF | $ 7.60 | $ 76.00 | $ 15.90 | $ 159.00 | $ 23.50 | $ 235.00 | |
| Install new copper piping fittings | 5 | EA | $ 7.05 | $ 35.25 | $ 67.50 | $ 337.50 | $ 74.55 | $ 372.75 | |
| | | | | | | | | | |
| **Subtotal - Direct Cost** | | | | **$ 1,498.00** | | **$ 1,122.14** | | **$ 3,563.19** | |
| Sales and Locality Tax | 6 | % | | $ 89.88 | | | | $ 89.88 | |
| **Subtotal** | | | | | | | | **$ 3,653.07** | |
| General Conditions | 15 | % | | | | | | $ 547.96 | |
| **Subtotal** | | | | | | | | **$ 4,201.03** | |
| Contingency | 15 | % | | | | | | $ 630.15 | |
| **Estimated Total Cost of Construction** | | | | | | | | | **$ 4,910.00** |
| **Estimated Total Cost of Construction (Rounded to Nearest Hundred)** | | | | | | | | **$ 4,900.00** | **$ 5,000.00** |

# Mount Gilead House

## 5634 Mount Gilead Road, Centerville, VA 20120

## Estimate Date: September 11, 2020

| Description | QTY | Unit | Material Unit | Material Total | Labor Unit | Labor Total | Unit Price | Total Cost | Total Cost With Markup |
|---|---|---|---|---|---|---|---|---|---|
| **Electrical Repair** | | | | | | | | | **$ 1,980.00** |
| Replace electrical receptacles (top of stairs and bathroom) | 2 | Ea | $ 14.55 | $ 29.10 | $ 229.50 | $ 459.00 | $ 244.05 | $ 488.10 | |
| Replace GFI electrical receptacle (front door) | 1 | Ea | $ 21.00 | $ 21.00 | $ 270.00 | $ 270.00 | $ 291.00 | $ 291.00 | |
| Replace doorbell transformer and button | 1 | Ea | $ 16.15 | $ 16.15 | $ 661.50 | $ 661.50 | $ 677.65 | $ 677.65 | |
| **Plumbing Repair** | | | | | | | | | **$ 4,130.00** |
| Water spigot demo and cap | 1 | LS | $ 6.75 | $ 6.75 | $ 52.44 | $ 52.44 | $ 59.19 | $ 59.19 | |
| Domestic hot water heater demo | 1 | EA | $ - | $ - | $ 180.00 | $ 180.00 | $ 180.00 | $ 180.00 | |
| Domestic water heater 50 gallon and installation | 1 | EA | $ 1,425.00 | $ 1,425.00 | $ 362.00 | $ 362.00 | $ 1,787.00 | $ 1,787.00 | |
| Remove wet wall for shower | 20 | SF | $ - | $ - | $ 3.21 | $ 64.20 | $ 3.21 | $ 64.20 | |
| Install new wet wall | 20 | SF | $ 4.48 | $ 89.60 | $ 9.57 | $ 191.40 | $ 14.05 | $ 281.00 | |
| Demolish black iron piping | 10 | LF | $ - | $ - | $ 5.43 | $ 54.30 | $ 5.43 | $ 54.30 | |
| Install new copper piping | 10 | LF | $ 7.60 | $ 76.00 | $ 15.90 | $ 159.00 | $ 23.50 | $ 235.00 | |
| Install new copper piping fittings | 5 | EA | $ 7.05 | $ 35.25 | $ 67.50 | $ 337.50 | $ 74.55 | $ 372.75 | |
| | | | | | | | | | |
| **Subtotal - Direct Cost** | | | | **$ 1,498.00** | | **$ 2,049.14** | | **$ 4,490.19** | |
| Sales and Locality Tax | 6 | % | | $ 89.88 | | | | $ 89.88 | |
| **Subtotal** | | | | | | | | **$ 4,580.07** | |
| General Conditions | 15 | % | | | | | | $ 687.01 | |
| **Subtotal** | | | | | | | | **$ 5,267.08** | |
| Contingency | 15 | % | | | | | | $ 790.06 | |
| **Estimated Total Cost of Construction** | | | | | | | | | **$ 6,110.00** |
| **Estimated Total Cost of Construction (Rounded to Nearest Hundred)** | | | | | | | | **$ 6,100.00** | **$ 6,200.00** |

# APPENDIX B. COST ESTIMATE FOR WORK RECOMMENDATIONS

**Mount Gilead**
**RECOMMENDATIONS COSTS SUMMARY**

| BUILDING | ESTIMATE TOTAL | GENERAL CONDITIONS 15% | CONTINGENCY 20% | DESIGN ALLOWANCE 10% | GRAND TOTAL | TOTAL SQUARE FEET | COST/FT2 |
|---|---|---|---|---|---|---|---|
| **TOTAL FOR HOUSE W/O OPTIONS** | $135,406.44 | $20,310.97 | $27,081.29 | $16,248.77 | **$199,047.47** | **2622** | **$75.91** |
| **TOTAL FOR HOUSE WITH OPTIONS** | $227,681.94 | $34,152.29 | $45,536.39 | $27,321.83 | **$334,692.45** | **2622** | **$127.65** |

Note: The projections are based upon the assumption that the work will be undertaken in cost effective parcels where a contractor/laborer will be able to absorb overhead, access, and equipment/tool costs across several similar items. This cost estimate includes restoration of existing elements only and does not include mechanical, plumbing, and comfort upgrades (such as bathroom renovations). Mechanical, lighting, HVAC, plumbing, and reconfiguration upgrades are significant costs.

| | Recommendations | Quantity | Unit | Unit Price | Cost | Comments |
|---|---|---|---|---|---|---|
| | ***EXTERIOR*** | | | | | |
| **Site** | Remove vegetation growing around and onto the house. | 1 | ls | $400.00 | $400 | **Priority Recommendation.** |
| | Re-grade soil to the north of the cellar access to reduce direct contact with wood clapboards | 1 | ls | $600.00 | $600 | |
| **Wood** | Remove all soft and deteriorated wood. Remove any sealant or previous repair material where no longer intact. Perform wood dutchman or full member replacement where required following adjacent profiling. | 50 | sf | $27.50 | $1,375 | Isolated small areas of material loss could be repaired with wood putty or a consolidation treatment. Extents of soft/rotted wood to be determined when coating is removed. |
| | Inspect and re-secure loose wood clapboards at the west facade. | 15 | sf | $35.00 | $525 | Cost does not include installing additional flashing or other remedial work that may be required. |
| | Re-secure the loose slat at the kitchen (east) addition louver | 1 | ea | $50.00 | $50 | |
| | Remove loose and flaking paint at clapboards and trim. Inspect below wood for any deterioration. After wood repairs are complete at the exterior wood, clean and repaint for the full length of the wood member. | 950 | sf | $4.50 | $4,275 | Extant paint coating appears to be recent and mostly intact. Depending on amount of wood repairs, Isolated repainting may possibly be complete and fairly uniform with paint remaining in place. An option for full scale painting is provided below. |
| | *OPTION* - Install new paint coating at all wood surfaces at exterior facades. Continue inspection, cleaning, and repainting on a cyclical basis, typically between 7 and 12 years. | 2000 | sf | $4.50 | $9,000 | |
| **Stone and Mortar** | Remove deteriorated mortar at stone foundation and porch, repoint. | 165 | lf | $24.00 | $3,960 | |
| | Remove mortar joint between the wood clapboards and flagstone pavers at the north facade. Replace with a non-staining silicone sealant and backer rod. | 35 | lf | $10.00 | $350 | |
| | Clean foundation and porch stone units after repairs are complete to remove soiling and biogrowth. | 750 | sf | $3.50 | $2,625 | |

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| **Roof** | Engage roofing specialist to inspect existing roofing condition and assembly. | 10 | hrs | $188.00 | $1,880 | At WJE rates per contract. Inspection will require removal of loose insulation between rafters. **Priority Recommendation.** |
| | Re-secure any loose or displaced roof shingles. Replace missing shingles. | 14 | sf | $40.00 | $560 | This is considered to be a temporary repair until roofing assembly is replaced. |
| | *OPTION* - Replace existing roofing assembly in-kind. | 1890 | sf | $10.00 | $18,900 | |
| | *OPTION* - Replace existing roofing assembly at the main section of the roof with wood shingles. | 1429 | sf | $22.00 | $31,438 | Additions not included. |
| **Windows** | Restore the historic wood window assemblies and ensure the window sashes can freely operate and fully sit in the sash channel. This includes sash removal for restoration, stripping the frame and sash of paint, stripping the shutters of paint, cleaning, repairing components as needed, replacing the glazing putty, replacing cracked glass lites, window reglazing, and repainting. | 22 | ea | $1,500.00 | $33,000 | Exterior storm windows may need to be removed to facilitate this work. |
| **Doors** | Remove existing paint at the south enclosed porch door and tighten joinery, as needed. Infill hole between the lower panel and center rail profiled to match. Repaint door. | 1 | ea | $250.00 | $250 | |
| | Remove paint at the kitchen addition storm door and cellar access door. Inspect and remove soft and rotted wood. Perform full or partial dutchman as required. Repaint door after repairs are complete. | 2 | ea | $350.00 | $700 | Extents of soft and rotted wood will be determined after paint removal. |
| | Adjust hinges at kitchen addition storm door to ensure full closure without hitting house. Coordinate with wood repairs to the door. | 3 | ea | $75.00 | $225 | |
| | After removal of vegetation at the sitting room (west addition) door, install weatherstripping at the base of the door and monitor for active water infiltration. | 1 | ea | $150.00 | $150 | |
| **Chimneys** | Remove existing paint at the chimneys, install new breathable coating. | 300 | sf | $6.00 | $1,800 | |
| | Remove and replace deteriorated mortar in-kind. | 10 | lf | $24.00 | $240 | Full extent of deteriorated mortar to be determined after the removal of the coating. |
| | Remove vegetative growth at the chimney caps. Once removed, inspect cap and lining and perform required repairs. | 2 | ea | $75.00 | $150 | Cost for cap or liner repair not included. **Priority Recommendation.** |

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| | Inspect possible angle of the west chimney. | 24 | hrs | $188.00 | $4,512 | At WJE rates per contract. **Priority Recommendation.** |
| **Porches** | Remove all coatings, sealant, and mortar at posts to inspect and perform wood repairs at soft and rotted wood. Repairs to typically include dutchman. | 180 | sf | $27.50 | $4,950 | Extents of soft and rotted wood will be determined after paint removal. |
| | Engage structural engineer to assess extant conditions of the exposed joists. | 24 | hrs | $188.00 | $4,512 | At WJE rates per contract. Also includes exposed joists in the south enclosed porch. **Priority Recommendation.** |
| | ***INTERIOR*** | | | | | |
| **Finishes** | Fill cracks in plaster with compatible material. Some plaster material, particularly at water-damaged plaster, may need to be removed until sound material is found to ensure compromised material is removed. | 100 | lf | $20.00 | $2,000 | Coordinate plaster repairs with water infiltration investigation to ensure proper sequencing of repairs. |
| | Repair patches of damaged plaster with compatible material. Some plaster material, particularly at water-damaged plaster, may need to be removed until sound material is found to ensure compromised material is removed. | 5 | sf | $20.00 | $100 | Coordinate plaster repairs with water infiltration investigation to ensure proper sequencing of repairs. |
| | Remove paint at split and cracked wood panels. Inspect for any soft or rotted wood, and repair. Paint full member after repair is complete. | 25 | lf | $27.50 | $688 | |
| | Remove flaked and peeling coatings at plaster and wood finishes. Coordinate with repair work and repaint. | 525 | sf | $3.75 | $1,969 | An option for full scale painting is provided below. |
| | *OPTION* - Repaint all interior finishes after repairs are complete. | 8650 | sf | $3.75 | $32,438 | Includes all walls, ceilings, doors, and trim in the home. |
| | Replace cracked, damaged, and missing bathroom tiles in-kind. | 3 | ea | $75.00 | $225 | Coordinate with replacement of existing iron pipe as recommended for MEP below. |
| | Consult a professional Industrial Hygienist to confirm the extent of potential microbial growth and best practices for treatment and removal. Potential microbial growth observed in the upstairs bathrooms. | 1 | ls | $2,500.00 | $2,500 | |
| | Monitor area with previous water damage to ensure there are no active leaks - at dormers and at ceiling of west addition. | 16 | hrs | $188.00 | $3,008 | At WJE rates per contract. Possible water infiltration observed at dormers and at the ceiling of the sitting room. **Priority Recommendation.** |
| | Engage a structural engineer to inspect and monitor west cellar wall that is out of plane. | 24 | hrs | $188.00 | $4,512 | At WJE rates per contract. **Priority Recommendation.** |

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| **Masonry** | Engage building enclosure specialist to assess water infiltration sources at the cellar. | 24 | hrs | $188.00 | $4,512 | At WJE rates per contract. **Priority Recommendation.** |
| | Remove deteriorated mortar at stone foundation walls, flagstone pavers, kitchen floor, and at fireplaces. Repoint. | 750 | lf | $24.00 | $18,000 | |
| | *OPTION* - Reinstall simple tile surround at dining room fireplace. | 5 | sf | $100.00 | $500 | |
| **Windows** | Replace cracked glazing lites at interior windows and reglaze. | 3 | ea | $55.00 | $165 | Coordinate with exterior window repair work to obtain cost efficiency. |
| **Doors** | Inspect and adjust hinges at doors that do not fully close - kitchen, guest bedroom, and porch closet doors. Confirm operation and perform additional work, as required. | 5 | ea | $75.00 | $375 | Does not include any additional intervention/repairs outside of hinges as this cannot be determined at this time. |
| | Remove surface corrosion at hinges. | 2 | ea | $35.00 | $70 | |
| | Remove loose and flaking paint at doors and casing. Repaint entire surface area of effected door or casing. | 100 | sf | $3.75 | $375 | Coordinate with full house interior repainting, if opted. |
| **Wood** | Engage building enclosure specialist to assess water infiltration sources at the cellar affected the wood joists. | 32 | hrs | $188.00 | $6,016 | At WJE rates per contract. |
| | Engage pest control consultant to assess existing insect damage to joists and perform treatment for active issues, if present. | 1 | ls | $750.00 | $750 | **Priority Recommendation.** |
| | Investigate cause of bulged clapboards in the south enclosed porch. This will likely require removal of selective clapboards. | 12 | hrs | $188.00 | $2,256 | At WJE rates per contract. |
| | Re-secure displaced wood panel board at south enclosed porch ceiling. | 1 | ea | $150.00 | $150 | |
| | Engage a structural engineer to inspect, document, and study existing conditions of wood joists. | 24 | sf | $188.00 | $4,512 | **Priority Recommendation.** |
| **Floor** | Repair split or separated floorboards. Refinish when repairs are complete. | 6 | sf | $27.50 | $165 | |
| | Reset displaced floorboard at the second floor landing. | 3 | sf | $25.00 | $75 | Replacement of floorboard may be required. |
| **Fixtures** | Clean patinaed bathroom fixtures and bedroom doorknobs. | 5 | ea | $50.00 | $250 | Green patina may not be fully removed and should not be considered detrimental soiling as this is a typical response of a bronze-alloy when exposed. |

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| **Mechanical, Electrical, and Plumbing Systems (as listed in Appendix A)** | Replace electrical receptacles (top of stairs and bathroom) | 2 | ea | $244.05 | $488 | |
| | Replace GFI electrical receptacle (north porch door) | 1 | ea | $291.00 | $291 | |
| | Replace doorbell transformer and button | 1 | ea | $677.65 | $678 | |
| | Water spigot demo and cap | 1 | ls | $59.19 | $59 | |
| | Domestic hot water heater removal and replacement | 1 | ea | $1,967.00 | $1,967 | |
| | Remove wet wall for shower | 20 | sf | $3.21 | $64 | |
| | Install new wet wall | 20 | sf | $14.05 | $281 | |
| | Demolish black iron piping | 10 | lf | $5.43 | $54 | |
| | Install new copper piping | 10 | lf | $23.50 | $235 | |
| | Install new copper fittings | 5 | ea | $75.55 | $378 | |
| | ***FUTURE RESEARCH*** | | | | | |
| | Perform analysis of mortar. | 1 | ea | $2,850.00 | $2,850 | Testing per ASTM C1324; At WJE rates per contract. |
| | Perform cleaning studies on the masonry to identify appropriate means and methods for removing the observed efflorescence, organic, and vegetative growth, corrosion staining, and general soiling. | 100 | sf | $3.00 | $300 | |
| | Perform finishes analysis at painted exterior and interior finishes (walls, chair rails, baseboards, doors, windows etc.), to determine historic paint colors. | 10 | ea | $800.00 | $8,000 | At WJE rates per contract. Original paint colors are unlikely to exist after Detwiler's restoration work. |

**Summary Total *(excluding* Options)** **$135,406**

**Summary Total *(including* Options)** **$227,682**

# APPENDIX C. SITE SURVEY SHEETS FOR CONDITION OBSERVATIONS (AUGUST 31, SEPTEMBER 1, AND SEPTEMBER 2, 2020)

| WJE ENGINEERS ARCHITECTS MATERIALS SCIENTISTS<br>**Wiss, Janney, Elstner Associates, Inc.**<br>2751 Prosperity Avenue, Suite 450<br>Fairfax, Virginia 22031<br>703.641.4601 tel \| 703.641.8822 fax<br>www.wje.com | Project<br>MOUNT GILEAD | Project No.<br>2019.8373 | Date / Note Taker / Photos:<br>9/1/2020 | Sheet:<br>NORTH |
|---|---|---|---|---|


N.T.S

| WJE ENGINEERS ARCHITECTS MATERIALS SCIENTISTS<br>**Wiss, Janney, Elstner Associates, Inc.**<br>2751 Prosperity Avenue, Suite 450<br>Fairfax, Virginia 22031<br>703.641.4601 tel \| 703.641.8822 fax<br>www.wje.com | Project<br>MOUNT GILEAD | Project No.<br>2019.8373 | Date / Note Taker / Photos:<br>9/1/2020 | Sheet:<br>EAST |
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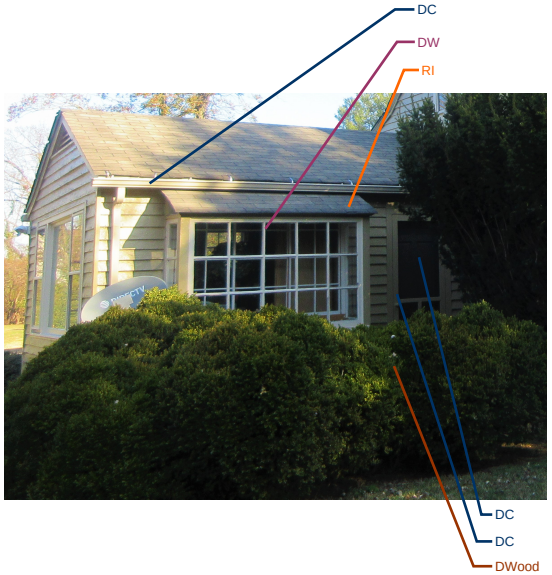
| WJE ENGINEERS ARCHITECTS MATERIALS SCIENTISTS<br>**Wiss, Janney, Elstner Associates, Inc.**<br>2751 Prosperity Avenue, Suite 450<br>Fairfax, Virginia 22031<br>703.641.4601 tel \| 703.641.8822 fax<br>www.wje.com | Project<br>MOUNT GILEAD | Project No.<br>2019.8373 | Date / Note Taker / Photos:<br>9/1/2020 | Sheet:<br>SOUTH |
|---|---|---|---|---|



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| WJE ENGINEERS ARCHITECTS MATERIALS SCIENTISTS<br>**Wiss, Janney, Elstner Associates, Inc.**<br>2751 Prosperity Avenue, Suite 450<br>Fairfax, Virginia 22031<br>703.641.4601 tel \| 703.641.8822 fax<br>www.wje.com | Project<br>MOUNT GILEAD | Project No.<br>2019.8373 | Date / Note Taker / Photos:<br>9/1/2020 | Sheet:<br>WEST |
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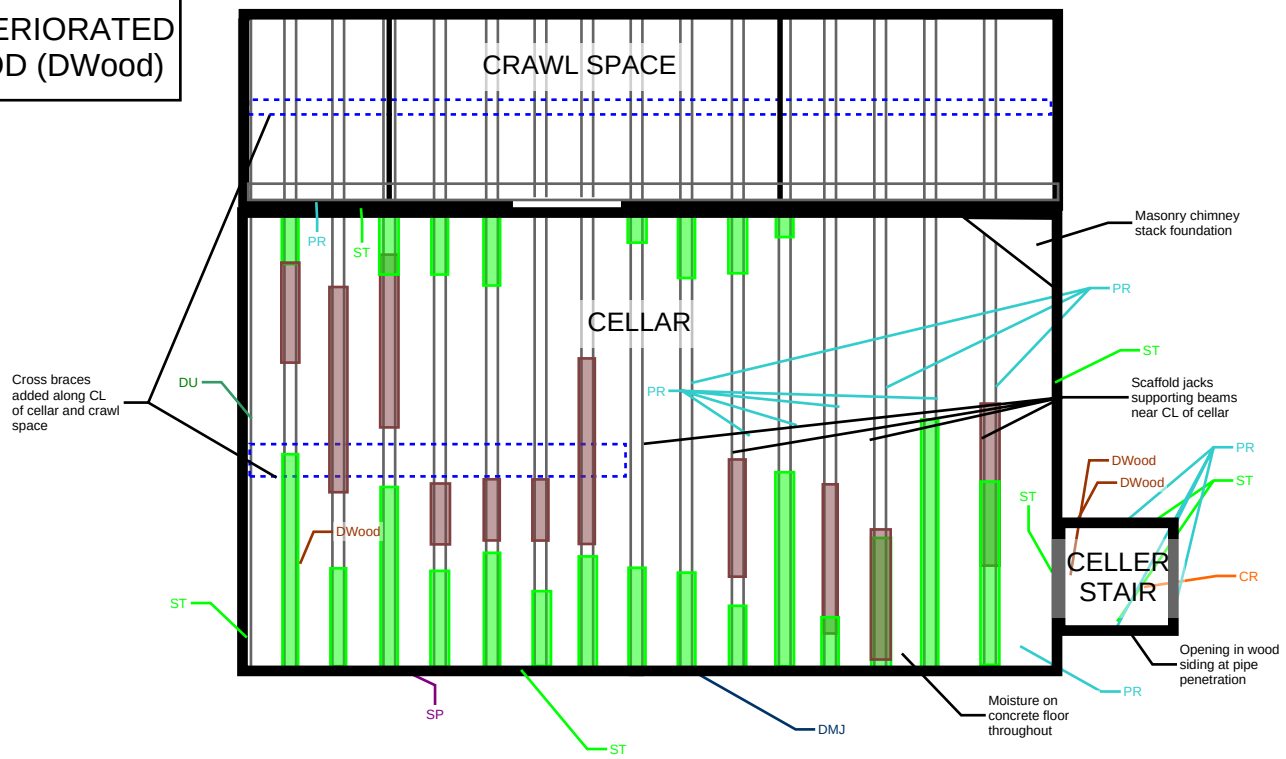
| WJE ENGINEERS ARCHITECTS MATERIALS SCIENTISTS<br>**Wiss, Janney, Elstner Associates, Inc.**<br>2751 Prosperity Avenue, Suite 450<br>Fairfax, Virginia 22031<br>703.641.4601 tel \| 703.641.8822 fax<br>www.wje.com | Project | Project No.<br>2019.8373 | Date / Note Taker / Photos:<br>9/2/2020 | Sheet:<br>CELLAR |
|---|---|---|---|---|

JOIST OBSERVATION HATCH LEGEND

- STAINING (ST)
- DETERIORATED WOOD (DWood)

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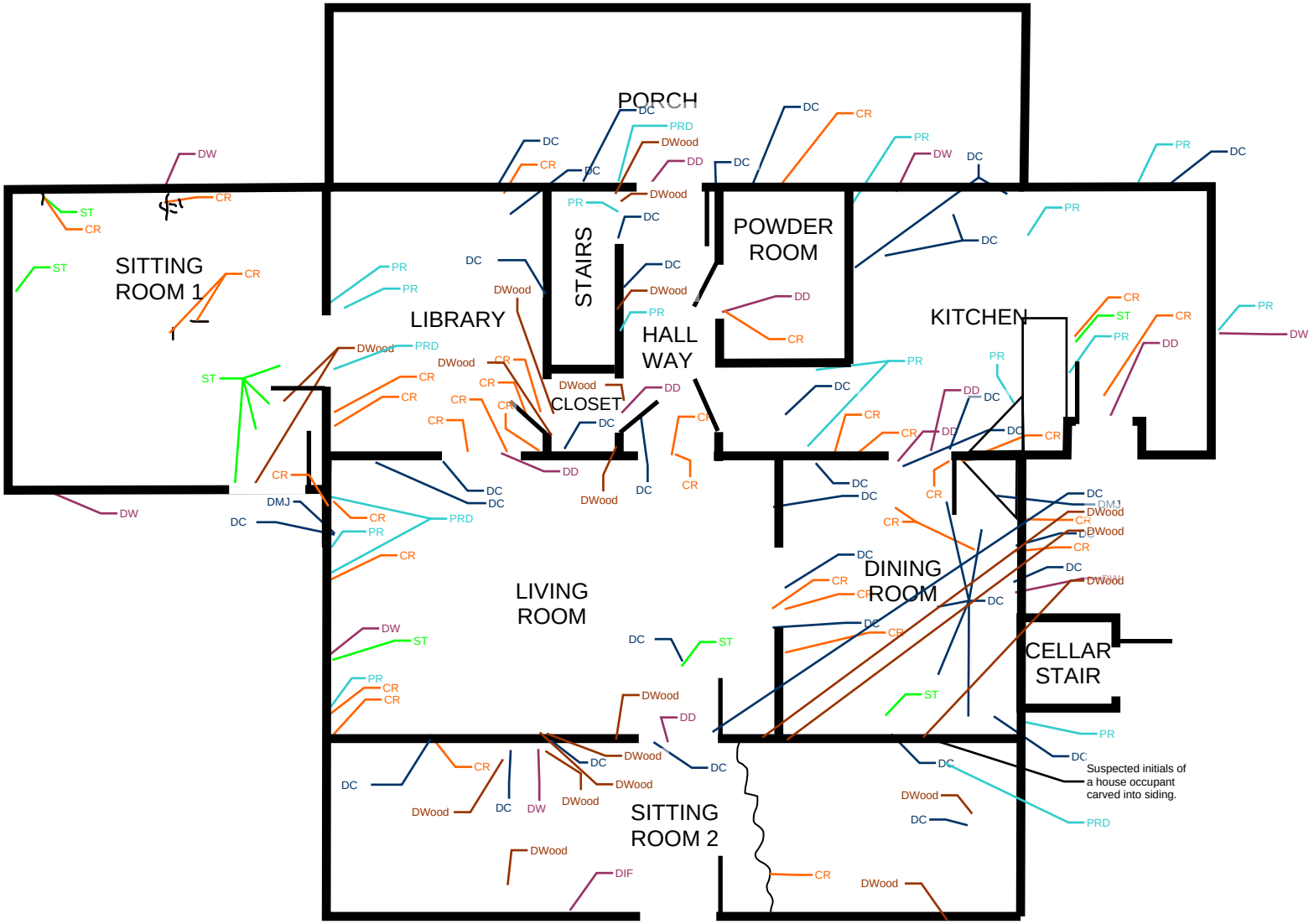
| WJE ENGINEERS ARCHITECTS MATERIALS SCIENTISTS<br>**Wiss, Janney, Elstner Associates, Inc.**<br>2751 Prosperity Avenue, Suite 450<br>Fairfax, Virginia 22031<br>703.641.4601 tel \| 703.641.8822 fax<br>www.wje.com | Project<br>MOUNT GILEAD | Project No.<br>2019.8373 | Date / Note Taker / Photos:<br>8/31 - 9/1/2020 | Sheet:<br>FIRST FLOOR |
|---|---|---|---|---|

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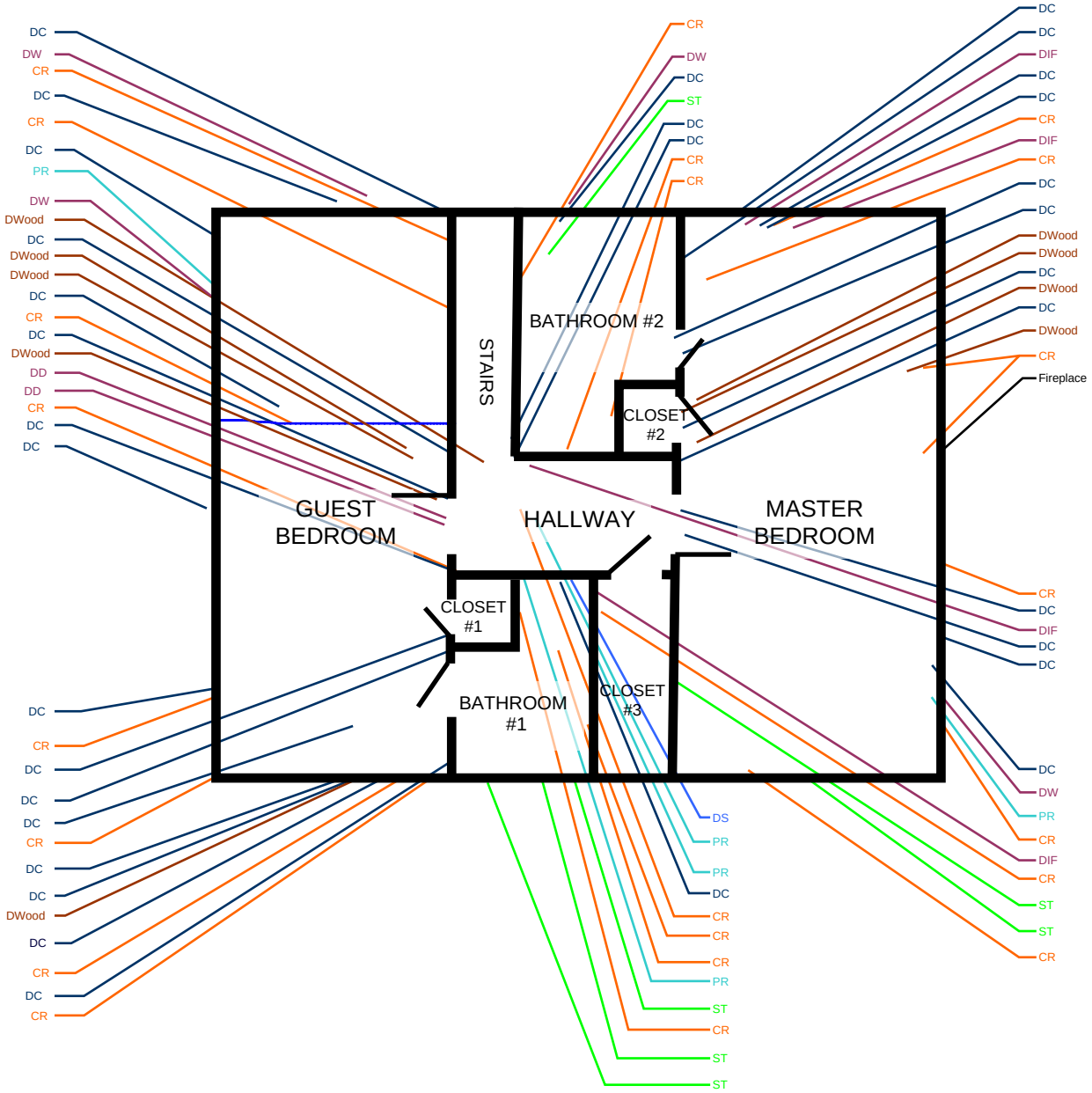
| WJE ENGINEERS ARCHITECTS MATERIALS SCIENTISTS<br>**Wiss, Janney, Elstner Associates, Inc.**<br>2751 Prosperity Avenue, Suite 450<br>Fairfax, Virginia 22031<br>703.641.4601 tel \| 703.641.8822 fax<br>www.wje.com | Project<br>MOUNT GILEAD | Project No.<br>2019.8373 | Date / Note Taker / Photos:<br>8/31 - 9/1/2020 | Sheet:<br>SECOND FLOOR |
|---|---|---|---|---|

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| WJE ENGINEERS ARCHITECTS MATERIALS SCIENTISTS<br>**Wiss, Janney, Elstner Associates, Inc.**<br>2751 Prosperity Avenue, Suite 450<br>Fairfax, Virginia 22031<br>703.641.4601 tel \| 703.641.8822 fax<br>www.wje.com | Project<br>MOUNT GILEAD | Project No.<br>2019.8373 | Date / Note Taker / Photos:<br>9/2/2020 | Sheet:<br>ATTIC |
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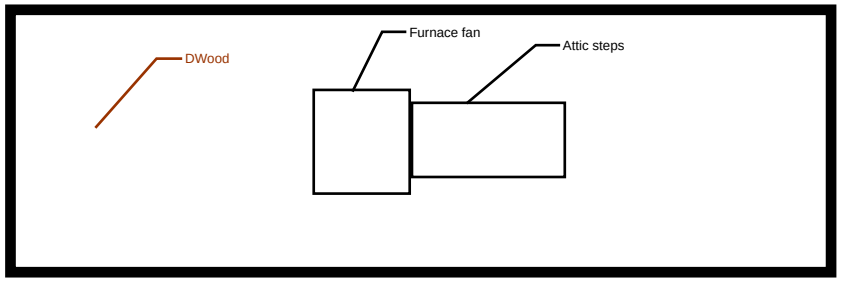


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