Fall 2005

Oak Hill

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# Table of Contents

LIST OF FIGURES .............................................................................................................................. iv  

EXECUTIVE SUMMARY .................................................................................................................. 1  

INTRODUCTION .............................................................................................................................. 3  

I. DEVELOPMENTAL HISTORY OF OAK HILL ............................................................................. 6  

II. NARRATIVE DESCRIPTION OF OAK HILL ............................................................................. 10  

A. THE ARCHITECTURE OF OAK HILL: AN OVERVIEW ............................................................ 10  

B. ELEVATIONS AND FLOOR PLANS .......................................................................................... 15  
   1. Elevations  
   2. Floor Plans  
   3. Comparison with 1927 Drawings  

C. BUILDING EXTERIOR .................................................................................................................. 22  
   1. West Façade  
   2. North Façade  
   3. East Façade  
   4. South Façade  
   5. Roof and Roof Elements  

D. BUILDING INTERIOR .................................................................................................................. 32  
   1. First Floor  
   2. Second Floor  
   3. Third Floor  
   4. Basement  

E. BUILDING STRUCTURE .............................................................................................................. 58  
   1. Walls  
   2. Floors and Roof  

F. BUILDING SYSTEMS .................................................................................................................. 59  
   1. Plumbing System  
   2. HVAC System  
   3. Electrical System  
   4. Security System
III. CONDITIONS ASSESSMENT AND TREATMENT RECOMMENDATIONS

A. INTRODUCTION..............................................................................................61

B. BUILDING EXTERIOR.......................................................................................63
   1. Exterior - Conditions Assessment
      a. West Elevation
      b. North Elevation
      c. East Elevation
      d. South Elevation
   2. Exterior - Treatment Recommendations
   3. Roof and Roof Elements - Conditions Assessment
   4. Roof and Roof Elements - Treatment Recommendations

C. BUILDING INTERIOR.......................................................................................73
   1. Interior - Conditions Assessment
      a. First Floor
      b. Second Floor
      c. Third Floor and Attic
   2. Interior - Treatment Recommendations
      a. Floors
      b. Ceilings and Walls
      c. Doors and Trim
      d. Windows and Trim
      e. Other Wood Trim
      f. Fireplaces

D. BUILDING STRUCTURE..................................................................................90
   1. Walls - Conditions Assessment
   2. Walls - Treatment Recommendations
   3. Floors and Roof - Conditions Assessment
   4. Floors and Roof - Treatment Recommendations

E. BUILDING SYSTEMS......................................................................................92
   1. Plumbing System - Conditions and Treatment Recommendations
   2. HVAC Systems - Conditions and Treatment Recommendations
   3. Electrical System - Conditions and Treatment Recommendations

F. TREATMENT PRIORITIES.................................................................................94

IV. ADDITIONAL STUDIES RECOMMENDED.......................................................96

V. MAINTENANCE MANUAL.................................................................................98

VI. WORKS CONSULTED......................................................................................102
APPENDICES

A. SECRETARY OF THE INTERIOR STANDARDS FOR PRESERVATION

B. LORD, AECK & SARGENT CONDITION ASSESSMENT REPORT (2001)

C. OAK HILL WALL CAVITY ANALYSIS (2002)

D. 1927 ARCHITECTURAL PLANS FOR OAK HILL

E. HISTORIC PHOTOGRAPHS OF OAK HILL

F. PRESERVATION BRIEFS

G. PHOTO KEY

H. ADDITIONAL DESCRIPTIVE MATERIAL
   1. Room Measurements
   2. Molding Schedule
   3. First Floor Window Schedule
   4. Fireplace Measurements
   5. Dates and Manufacturers’ Marks on Toilets
   6. Building Description Update to Lord, Aeck & Sargent Report (Chart)

I. CONDITIONS ASSESSMENT UPDATE (Chart)
List of Figures

**Developmental History of Oak Hill**

<table>
<thead>
<tr>
<th>Figure #</th>
<th>Page Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Martha Berry on steps of Oak Hill</td>
</tr>
<tr>
<td>2</td>
<td>Oak Hill, historic view of west and south facades</td>
</tr>
<tr>
<td>3</td>
<td>Oak Hill, historic view of east façade before back porch was enclosed</td>
</tr>
<tr>
<td>4</td>
<td>Clapboard on enclosed back porch</td>
</tr>
<tr>
<td>5</td>
<td>Attic, larger wood rafters and smaller wood rafters</td>
</tr>
<tr>
<td>6</td>
<td>Remainder of internal gutters along north façade</td>
</tr>
<tr>
<td>7</td>
<td>Existing gutter system, east façade</td>
</tr>
<tr>
<td>8</td>
<td>Historic pier in basement under west façade</td>
</tr>
</tbody>
</table>

**Narrative Description of Oak Hill**

<table>
<thead>
<tr>
<th>Figure #</th>
<th>Page Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>9</td>
<td>Oak Hill, view from northwest</td>
</tr>
<tr>
<td>10</td>
<td>View of Oak Hill site surrounding west façade</td>
</tr>
<tr>
<td>11</td>
<td>West façade, columns and pediment</td>
</tr>
<tr>
<td>12</td>
<td>East façade</td>
</tr>
<tr>
<td>13</td>
<td>North façade, view of fanlight in pediment and entablature</td>
</tr>
<tr>
<td>14</td>
<td>Roof, north-south gable intersected by east-west gable</td>
</tr>
<tr>
<td>15</td>
<td>Central hall (Room 101) and staircase balusters</td>
</tr>
<tr>
<td>16</td>
<td>Room 106, stairs to attic</td>
</tr>
<tr>
<td>17</td>
<td>Maid's Room, triangular casement windows</td>
</tr>
<tr>
<td>Figure</td>
<td>Description</td>
</tr>
<tr>
<td>--------</td>
<td>-------------</td>
</tr>
<tr>
<td>18</td>
<td>Brick chimneys</td>
</tr>
<tr>
<td>19</td>
<td>View of brick foundation, exterior clapboard, brick portico floor and metal drain pipes</td>
</tr>
<tr>
<td>20</td>
<td>Room 102, wood moldings</td>
</tr>
<tr>
<td>21</td>
<td>West façade, view of portico supported by Ionic columns, balcony and windows</td>
</tr>
<tr>
<td>22</td>
<td>West façade architrave and tympanum</td>
</tr>
<tr>
<td>23</td>
<td>West façade balcony supports and painted bead board</td>
</tr>
<tr>
<td>24</td>
<td>West façade, front door</td>
</tr>
<tr>
<td>25</td>
<td>West façade, first floor window</td>
</tr>
<tr>
<td>26</td>
<td>West façade, second floor doors with sidelight</td>
</tr>
<tr>
<td>27</td>
<td>Second floor windows</td>
</tr>
<tr>
<td>28</td>
<td>West façade, walkway stairs, brick walls and herringbone pattern</td>
</tr>
<tr>
<td>29</td>
<td>West façade walkway and iron railing</td>
</tr>
<tr>
<td>30</td>
<td>North façade</td>
</tr>
<tr>
<td>31</td>
<td>North façade, three story gabled projecting bay</td>
</tr>
<tr>
<td>32</td>
<td>North façade, triple window</td>
</tr>
<tr>
<td>33</td>
<td>North façade, covered porch</td>
</tr>
<tr>
<td>34</td>
<td>East façade</td>
</tr>
<tr>
<td>35</td>
<td>East façade, tympanum casement windows</td>
</tr>
<tr>
<td>36</td>
<td>East façade, first floor fixed windows and second floor 14 light casement window</td>
</tr>
<tr>
<td>37</td>
<td>Recessed southeast corner, view of first floor 12 light double casement window</td>
</tr>
<tr>
<td>38</td>
<td>East façade, first floor door</td>
</tr>
<tr>
<td>39</td>
<td>South façade</td>
</tr>
<tr>
<td>40</td>
<td>South façade, projecting gable</td>
</tr>
</tbody>
</table>
41 - South façade, view of second floor double-hung 12/12 windows and fanlight........... 30
42 - Roof, view of intersecting gables.................................................................................. 31
43 - Roof, asphalt shingles................................................................................................... 31
44 - Metal cricket on chimney.............................................................................................. 31
45 - Rainwater system, case iron boot, south terrace ..........................................................31
46 - Room 101, first floor central hall..................................................................................... 33
47 - Room 101, view of 21-light French doors, Doric columns and decorative wall molding .............................................................................................................. 33
48 - Room 101, view of glass sphere, newel post and wood hand rail...................................... 33
49 - Staircase, view of stairs and wall ornamentation........................................................... 34
50 - Staircase, view of landing across central hall................................................................. 34
51 - Staircase view of steps to second floor........................................................................... 34
52 - Room 101, molded plaster pendant............................................................................... 35
53 - Room 102, reception room............................................................................................. 35
54 - Room 102, view of window along north façade, rectangular plinths, columns and fireplace .................................................................................................................................. 36
55 - Fireplace in Room 102.................................................................................................... 36
56 - Room 103, entry room to kitchen.................................................................................... 37
57 - Room 104, Kitchen......................................................................................................... 37
58 - Room 105, Elevator........................................................................................................ 38
59 - Room 106, Rear Hall...................................................................................................... 38
60 - Room 107, view of clapboard and French doors leading to central hall......................... 39
61 - Room 107, 21-light French door to east portico............................................................ 39
62 - Room 108, China Closet.................................................................................................. 40
63 - Room 108, metal sink and wood countertop................................................................ 40
64 - Room 109, ceramic wall tiles, hexagonal floor tiles and 1935 porcelain toilet.......... 41
65 - Room 110, Dining Room........................................................................................................ 41
66 - Figure 110, decorative wallpaper along east wall.............................................................. 42
67 - Room 110, central picture window along south façade wall................................................. 42
68 - Room 110, arched windows and door to south terrace ....................................................... 42
69 - Room 110, fireplace along west wall.................................................................................... 43
70 - Room 112, Library, view of fireplace and windows along west façade wall....................... 43
71 - Room 112, view of built-in wall unit and bookshelves along east wall............................... 44
72 - Room 112, Fireplace wall along south façade wall............................................................... 44
73 - Room 201, central Hall, balcony door................................................................................ 45
74 - Extension of Hall (Room 201), doorway to Room 216...................................................... 45
75 - Arched entrance to north hall extension, doorway to Room 206........................................ 45
76 - Room 201, second floor balusters....................................................................................... 46
77 - Room 201, view of wall moldings and chair rail along north wall...................................... 46
78 - Room 202, Bessie Wright's room, view 6/15 double hung window along west wall............. 46
79 - Room 203, closet to Room 202.......................................................................................... 47
80 - Room 204, Bessie Wright's bathroom............................................................................... 47
81 - Room 205, Closet to Student's Room................................................................................ 48
82 - Room 206, Student's Room............................................................................................... 48
83 - Room 206, fireplace along east wall.................................................................................... 48
84 - Room 207, Student's bathroom......................................................................................... 49
85 - Room 207, view of tile flooring, tile wainscot and bathtub................................................. 49
86 - Room 209, Sleeping Porch............................................................................................... 50
87 - Room 209, casement windows on east wall....................................................................... 50
88 - Room 209, oak strip flooring ............................................................................................. 50
89 - Room 212, Martha Berry's Dressing Room................................................................. 51
90 - Room 212, balcony doors along east wall....................................................................51
91 - Room 212, narrow door to Room 216......................................................................... 51
92 - Room 213, Bathroom....................................................................................................52
93 - Room 215, Frances's bath............................................................................................. 52
94 - Room 216, Bedroom..................................................................................................... 53
95 - Room 216, fireplace..................................................................................................... 53
96 - Room 216, wallpaper and door to Room 212.............................................................. 53
97 - Room 220, Guest Bath..................................................................................................54
98 - Room 221, Guest bedroom........................................................................................... 54
99 - Room 221, fireplace..................................................................................................... 54
100 - Room 221, wallpaper and window on west wall....................................................... 55
101 - Room 301, view of stair hall, second to third floor....................................................55
102 - Room 302, view of closet doors and door to Room 304........................................... 56
103 - Room 304, Maid's Room............................................................................................ 56
104 - Room 304, casement windows and door to bathroom............................................... 56
105 - Room 306, bathroom...................................................................................................57
106 - View northeast into attic from south gable................................................................. 57

Conditions Assessment

<table>
<thead>
<tr>
<th>Figure #</th>
<th>Page Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>107</td>
<td>63</td>
</tr>
<tr>
<td>108</td>
<td>64</td>
</tr>
<tr>
<td>109</td>
<td>64</td>
</tr>
<tr>
<td>110</td>
<td>64</td>
</tr>
</tbody>
</table>

List of Figures
111 - West façade, deteriorated column capital ................................................................. 64
112 - West façade, pediment and architrave .................................................................... 64
113 - West façade, paint deterioration on balcony ............................................................ 65
114 - West façade, mildew on window muntins ............................................................... 65
115 - West façade, cracking paint on front door ............................................................. 65
116 - North façade, view of efflorescence and mortar failing ........................................... 66
117 - North façade, mildew under the gutter ................................................................. 66
118 - North façade, repaired window ............................................................................... 66
119 - East façade, efflorescence at the northeast corner .................................................. 67
120 - East façade, cracked walkway ................................................................................ 67
121 - East façade, peeling paint along downspout ............................................................ 67
122 - East façade, vegetation in southeast corner ............................................................. 68
123 - East façade, peeling paint on pediment ................................................................. 68
124 - South façade, efflorescence at southwest corner .................................................... 68
125 - South façade, termite damage near downspout ....................................................... 69
126 - South façade, damaged siding ............................................................................... 69
127 - Roof, view of repaired chimneys with copper flashing and crickets....................... 71
128 - Gutter at northeast corner ....................................................................................... 71
129 - Gutter on east façade pediment ............................................................................. 71
130 - Room 101, peeling paint in northwest corner ......................................................... 74
131 - Room 101, crack in plaster .................................................................................... 74
132 - Room 101, peeling paint ....................................................................................... 74
133 - Room 102, cracks in painted surface ....................................................................... 75
134 - Room 102, canvas separated from wall ................................................................. 75
135 - Room 102, peeling paint and water damage in north window .................................. 75
136 - Room 102, cracked marble on fireplace................................................................. 76
137 - Room 103, cracked and peeling paint...................................................................... 76
138 - Room 107, peeling paint on door near HVAC vent.................................................. 77
139 - Room 109, hairline cracks in tile.............................................................................. 78
140 - Room 110, cracks in wallpaper.................................................................................. 78
141 - Room 112, separation of joinery on panel over mantel............................................. 79
142 - Room 112, split in veneer on east wall of fireplace................................................... 79
143 - Room 201, canvas separated from wall................................................................. 80
144 - Room 201, peeling paint on west balcony door......................................................... 80
145 - Room 202, peeling and cracking paint along wall.................................................... 80
146 - Room 202, peeling paint in northeast corner............................................................. 81
147 - Room 202, paint flaking on doorframe...................................................................... 81
148 - Room 203, mildew along wall next to HVAC system............................................. 81
149 - Room 204, water damage above wainscot............................................................... 82
150 - Room 207, peeling paint along wall and ceiling....................................................... 83
151 - Room 212, paint peeling on exterior doors to balcony............................................. 84
152 - Room 220, separation of floor tile and tile base ..................................................... 86
153 - Room 221, water stain in the southeast corner......................................................... 86
154 - Stalactites under north terrace.................................................................................. 90
Executive Summary

Name, Location and Ownership

The subject of this report is Oak Hill, the former home of Martha Berry, the founder of the Berry School, later Berry College. Oak Hill is located on a 170-acre estate at the corner of Veterans' Memorial Drive and Martha Berry Highway (U.S. 27) in Mt. Berry, Floyd County, in northwest Georgia. The Oak Hill property is located southeast and diagonally across the Martha Berry Highway from the Berry College campus. At her death in 1942, Martha Berry bequeathed her home and the surrounding property to Berry College which owns Oak Hill today. The staff member responsible for Oak Hill is Jennifer Dickey, Curator of Oak Hill and The Martha Berry Museum.

Architectural History

The Greek revival style of the stately west portico dates from the 1890s. In 1927 Martha Berry substantially altered the form and the interior details of Oak Hill introducing the newly-popular Colonial Revival style of classicism. Since that date, there have been no significant changes to the design of the house. (See Chapter I for the Developmental History of Oak Hill.)

Significance and Treatment Approach

Berry College is a National Register Historic District which includes Oak Hill as a contributing property. Oak Hill is significant architecturally as an example of Greek and Colonial Revival architecture. It is significant culturally as the home of the founder of Berry College. It is the intent of
the owners to preserve the structure and its contents for use as an historic house museum depicting the life and times of Martha Berry. Oak Hill's period of significance is 1927-1942, beginning with Martha Berry's major alteration of the home and ending with her death.

Because Oak Hill is largely intact and in good condition, the appropriate treatment approach to the structure is preservation. The goals of preservation are the protection and maintenance of the historic character, features and materials. Because the house will be open as an historic house museum, accommodations will have to be made to meet interpretive and visitor needs. This historic structure report will serve as a valuable guide in determining appropriate treatments that will serve both purposes: preservation and interpretation. The overall goal will be to preserve Oak Hill, the house Martha Berry designed and built in 1927, while maximizing the interpretation of Oak Hill as her home from 1927 to 1942.

Summary of Findings and Recommended Treatments

This study consolidates information from prior studies and recent site visits (Fall 2005) to produce a detailed documentation of the physical structure of Oak Hill. Measured drawings allow for a comparison of Oak Hill today and Oak Hill as designed in 1927. These drawings, a narrative description of the entire house, a conditions assessment update, and focus studies (molding profiles, toilet dates, ceramic tile schedule, fireplace measurements) combine to create a complete record of the physical structure as it exists today (see Chapter II and Appendix H). Additional studies are needed (Chapter IV) to guide treatment of specific materials, finishes and conditions in the structure (e.g. mortar, concrete and masonry, plaster, wood finishes, etc.) and to guide adaptations necessary for visitor use (e.g. life safety analyses, accessibility studies).

This report (Chapter III) also consolidates information about the physical condition of the structure. The report updates the 2001 Lord, Aeck and Sargent Condition Assessment Report (Appendix B), noting work completed since 2001 and new condition problems discovered in 2005, and recommends treatments for each specific area of the structure. The summary of treatment recommendations also sets priorities for work to be done.

An additional copy of this report and all information concerning Oak Hill should be stored outside of the house in a secure location.

Maintenance Manual

Preservation is more than just repair. A major component of preservation is maintenance. To facilitate appropriate and timely maintenance and full documentation of all maintenance and preservation work, this report includes a Maintenance Manual (Chapter V). The manual provides (1) guidelines for periodic and long-term maintenance, and (2) record-keeping forms for preservation treatments and maintenance.
I. Developmental History of Oak Hill
Goals of an Historic Structure Report

An historic structure report has two primary goals: (1) to document a structure in its present state—the materials, finishes and features of its exterior, interior and building systems; and (2) to preserve the historic character of the structure and minimize the loss of historic fabric or significant historic details.

The "historic character" of a structure is the composite of individual elements that make the building unique and convey its historic significance. Character-defining features of a building might include: its form and design; its materials and finishes; its craftsmanship and decorative details; its interior spaces and details. It is critical to identify the historic character-defining features so that, in addressing physical problems of the structure, the treatments will always support the primary goal of protecting the structure's historic character and elements.

Purpose and Scope of this Study

The primary goals of this historic structure report are: (1) to provide a chronological history of the structure of Oak Hill; (2) to provide detailed documentation of the physical structure of Oak Hill (measured drawings of the exterior, interior, moldings and fireplaces; detailed narrative descriptions of the character-defining features of each façade and interior space, and of the building systems; and photographic documentation keyed to a plan); (3) to compare the existing structure to the architectural plans for the 1927 construction; (4) to update the Condition Assessment Report prepared by Lord, Aeck
and Sargent in 2001, recommend treatments and treatment priorities; 
(5) to provide a Maintenance Plan including cyclical and major maintenance tasks, and forms for record-keeping; and, 
(6) to identify future areas for research beyond the scope of this project.

Related Studies

The report is also designed to consolidate information about and from prior reports. Several studies have been undertaken that have contributed significantly to the owner's knowledge of the history, condition, and significant features of the house, its furnishings and its surrounding landscape. These include:
(1) "History of the Oak Hill Home" by summer intern Susan Asbury, 1997; 
(2) "Conservation Assessment of Collections" by conservator David Goist, 2001, 
(3) "Condition Assessment Report" by Lord, Aeck and Sargent, an Atlanta architectural firm, 2001 (See Appendix B); and, 
(4) current landscape studies by Joe Lazorchak, horticulturist at Oak Hill.

Methodology of this Study

This study was prepared Kitty Farnham, Gitisha Goel, Brandy Morrison, Patrick Sullivan and Tiffany Tolbert, graduate students in the "Conservation of Historic Building Materials" class in the Heritage Preservation Program at Georgia State University. They worked under the direction of Professor Richard Laub and Part-time Instructor Laura Drummond at Georgia State University. Guiding and assisting with the project was Jennifer Dickey, Curator of Oak Hill and the Martha Berry Museum.

The students gathered information for the report during site visits to Oak Hill on September 9, October 14, November 17 and November 21, 2005. The information they gathered includes: detailed measurements of the house and its specific features (exterior, interior, moldings, chimneys); a detailed description of the house and its character-defining features, materials and finishes; an update of the condition assessment report of 2001, noting completed treatments and new problems; photography to document the house and its features and to record condition problems.

Jennifer Dickey gave the students a complete tour of the Berry Campus to provide a context for the significance of Martha Berry and her home, Oak Hill. She also gave them additional materials about Oak Hill including: the 1997 history of Oak Hill; elevations and plans for the 1927 alterations; historic photographs; a window schedule; and, the Lord, Aeck and Sargent Condition Assessment Report of 2001.

Additional Studies Recommended

Information gathered in an historic structure report is intended to provide a firm foundation of knowledge to support decision-making about any proposed treatments to the structure. These might be treatments designed to meet preservation, interpretation, functional or aesthetic goals. By identifying, describing and documenting the historic character and character-defining elements of Oak Hill, this historic structure report will promote the protection of these elements during all future planning.

Additional studies are recommended to provide information which was beyond the scope of this study but which is critical to the protection of Oak Hill (Section IV). These studies include: the analysis and testing of the building materials (paints, plaster, wood finishes, mortar, etc.); a structural evaluation for historical and safety reasons; and life safety analyses (fire, security, etc.). These studies will provide better information about
Oak Hill and that information will lead to better decisions regarding the preservation of Oak Hill.

Photo Credits

Unless otherwise noted, photographs in this report were taken by the students, Laura Drummond and Jennifer Dickey.
I. Developmental History of Oak Hill

1833 - Oak Hill property sold from Cherokee Land Lottery
1848 - First house built on Oak Hill Site
1871 - Captain Thomas Berry purchased Oak Hill Property
1880-1890 - Fire destroys part of house, Ionic columns added to front (west) façade
1927 - Martha Berry obtains full ownership of Oak Hill
1927-1929 - Renovation
1930s - Elevator added
1942 - Martha Berry dies; Oak Hill closed
1972 - Oak Hill opened as house museum
2004 - Window Restoration Project begins

Oak Hill is located in Mt. Berry, Georgia, on the campus of Berry College. While originally the family home of Martha Berry, founder of Berry College, the house is now operated as a house museum.(Figure 1)

The land on which Oak Hill currently sits was first deeded to white settlers in 1833 in the Cherokee Land Lottery. After a series of owners Martha Berry's father, Captain Thomas Berry, purchased 116 acres of land from Andrew Sloan in 1871. A Victorian style house, built in 1848, was already located on this property at the time of purchase and became the home to Thomas Berry and his family.

At some time during the 1880s or 1890s, a fire destroyed part of the house. It was at this point that Oak Hill first
began to appear as it does today. As a result of this first renovation, Ionic columns were added to the front (west) façade of Oak Hill. Following the death of her mother in 1926, Martha Berry began negotiating with her siblings to obtain sole ownership of Oak Hill. By the fall of 1927, she had purchased all outstanding interests in the property. She then initiated the second and most extensive renovation of the home which gave the house its current appearance. The architectural firm of Coolidge and Carlson from Boston, Massachusetts, conducted the renovation which lasted from 1927-1929. The massive renovation included the enlargement and addition of rooms, the installation of steam heat, electricity and indoor plumbing, and the conversion of existing rooms for new functions. (Figure 2)

The front parlor or drawing room on the first floor had been two rooms—a parlor and a dining room; it became a larger parlor. The fireplace in the former front parlor was eliminated, and a large bay window was added on the north wall in the former dining room.

The dining room was moved down the hall into the former master bedroom which was located on the south side of the house past the main staircase. A large picture window was added in the new dining room on the south side, and a built-in china cabinet was added to the right of the fireplace.

In the 1927-29 renovation, Martha Berry also added several new rooms on the first floor. These new rooms included: a butler's pantry (or china closet), a kitchen, and a bathroom. A side porch with an entrance to the kitchen was added on the north side of the house. (Later in the 1930s, an elevator to the second floor was added in this area.) Two new bedrooms and five full bathrooms were added on the second floor. The two new bedrooms on the east side (or rear of the house) served as Martha Berry's private rooms. One served as a sleeping porch and the other as her dressing room. A full bathroom was added off each of the existing upstairs bedrooms.

The 1927-29 changes to the attic were minimal, aside from the extension of the roof over the new rooms. The straight staircase that led to the attic floor was replaced with a winding one. On the third floor, a room and full bath were constructed for the maid.

Renovations were also made to the exterior
of the house, with the east façade receiving the most drastic changes. This façade was made to resemble the front of the house with the addition of an Ionic portico. The entrance from the east portico was a single screen door (now a French door) with glass sidelights. That door opened into a small porch with doors into the butler’s pantry (china closet), the kitchen and the main hall.

![Figure 3 - Oak Hill, historic view of east façade before back porch was enclosed](image)

Alterations to the roof occurred during the 1927-29 renovation with the extension of the roof towards the back of the house where most of the new bedrooms were added. Prior to this renovation the roof ended near the side porch located on the north façade. There is visible evidence in the attic of the new extension of the roof. Older and larger wood rafters are visible alongside newer smaller rafters that support the new roof.

![Figure 5 - Attic, larger wood rafters and smaller wood rafters](image)

The attic also shows evidence of the removal of the historic gutter system as part of the 1927-29 renovations. Prior to the renovation, Oak Hill had an internal gutter system which removed rainwater from the house.

![Figure 6 - Remainder of internal gutters, along north façade](image)

These gutters were replaced with half-round external gutters which subsequently were replaced.

![Figure 7 - Existing gutter system, east façade](image)
The brick pier foundation of the house prior to the 1927 renovation is visible in the basement and indicates where the house originally ended.

**Figure 8** - Historic pier in basement under west façade

After Martha Berry's death in 1942, Oak Hill ceased to be used as a permanent residence. In 1972, it was opened to the public as a house museum, looking as it did at the time of Martha Berry's death. In 2004, the current curator of Oak Hill began restoring the windows, many of which were severely deteriorated, and none of which were operational. This window restoration project will return the windows to their historic appearance and will make them operational.
II. Narrative Description of Oak Hill
II.A. The Architecture of Oak Hill

The purpose of this narrative description is to create a portrait of Oak Hill as it exists today. Using text and photographs, the narrative will identify and record the character-defining features as well as the materials and finishes of each exterior façade and each interior room of the building.

The narrative begins with an overview of the building. Elevations and floor plans follow; the floor plans identify the room numbers. The narrative then describes each exterior façade, beginning at the west and moving clockwise. The interior spaces are considered floor-by-floor, beginning on the first floor; these also move in a clockwise direction. The building structure and systems for the house are described briefly in the final narrative sections.

Additional descriptive materials can be found in Appendix H. These are: room measurements and ceiling heights; a molding schedule; a window schedule; fireplace measurements; date and makers' marks on toilets; and a chart summarizing descriptive additions to the Lord, Aeck and Sargent 2001 report.

II.A. THE ARCHITECTURE OF OAK HILL: AN OVERVIEW

Site

As one approaches Oak Hill from the northwest, along the paved driveway, one sees the house dramatically elevated on the high ground above the road. The driveway encircles a small lawn with four trees located directly in front of the main entry, the west façade, of the house.
Exterior

The classical-style portico of the west facade is composed of six Ionic columns supporting a bold entablature and triangular pediment. In addition to the recognizable classical details, such as the dentil molding in the pediment, the fluted columns, Ionic volute capitals, and the scrolled bracket balcony supports, classicism is expressed also in the strict symmetry of the west facade's fenestration. Another classical feature of the west facade is the balance of horizontal and vertical design elements—the strong verticals of the portico countering the horizontals of the entablature, the balcony, the clapboard siding and the brick terraces.

Classicism is a significant element of the design of the other facades also, although it never achieves the purity of the west facade. The east (rear) facade has a similar portico and classical details, but the fenestration is idiosyncratic and detracts from the classical theme.

On the north and south facades, the classical style is referenced only in the fanlight windows of the gable pediments and in the bold classical entablature which continues from the west portico around all four sides of the house. (Figure 13)

The east, north and south facades depart further from strict classicism by ignoring symmetry in their overall designs; rather, they permit design variations suited to the interior designs.
demands of the house. This is particularly apparent in the fenestration and the variety of window types on those three facades. This deviation from strict classicism is as much a character-defining feature of Oak Hill as is the classical portico of the west façade, and it is equally deserving of protection.

Although not visible from the ground, the roof pattern displays symmetry also. One gable roof runs east-west connecting the classical porticos. North and south gable roofs intersect the east-west roof below the ridge line.

Oak Hill is laid out on a central hall plan. The major first floor spaces—the reception room, library, stairwell and dining room—open off the central hall. To the rear are the service rooms—guest bath, closet, back stair, kitchen and pantry. Similarly, on the second floor, the central hall serves the four main bedrooms, each of which has a private bath and closet. To the rear of the house are two unique and distinctive rooms—one heavily fenestrated and one opening onto the east balcony; these served as Martha Berry’s bedroom and dressing room. A back stair goes to the third floor which houses a large unfin
ished functional attic and a maid's room and bath.

In these latter two minor rooms, fenestration is again a character-defining feature; the series of casement windows form a triangular grouping in the east pediment.

(Floor plans identifying room names and numbers can be found in Chapter II.B.2)

**Building Materials and Interior Finishes**

Oak Hill is a two-story wood balloon-frame structure, built on a brick masonry foundation. The exterior walls are covered with wood clapboards which have been painted white. Most of the exterior elements of the house are made of wood (e.g. the clapboards, columns, pediments and entablature, window and door frames). Red brick is the structural material of the foundation, the four chimneys, and the porch stairs as well as the surface material of the terraces and portico floors.

Concrete forms the bases of the columns and the foundations of the porches, terraces and exterior stairs. The column capitals may be made of a composite material. Metal features include: window and door hardware, exterior stair rails, some leaded glass window lights, roof flashing, crickets, gutters and drainpipes. (Figure 19)

The roof is covered with asphalt shingles.

The wood floors on the interior of the house are constructed of either oak or pine; bathroom floors are white ceramic tile. Most of the walls are finished with plaster; a few have wallpaper and one, the library, features pecan wood paneling and bookcases. The bathrooms have plaster walls with white ceramic tile wainscoting and base molding. Wood moldings and frames adorn all the doors and windows and provide decorative
ornamentation to several walls and mantels.

Figure 19 - View of brick foundation, exterior clapboard, brick portico floor and metal drain pipes

Figure 20 - Room 102, wood moldings

The newel post and elaborate spiral-turned balusters of the staircase are also painted wood. Several fireplace surrounds are veneered with marble; one has a faux marble finish.
II.B. Elevations and Plans

East Elevation
Scale: 3/16" = 1'-0"
First Floor Plan
Scale: 1/8" = 1'-0"
Second Floor Plan

Scale: 1/8" = 1'-0"
1927 overlay - First Floor Plan
Scale: 1/8" = 1'-0"
II.C. Building Exterior

II.C.1. West Facade

The character-defining feature of the west facade is the stately classical portico, a feature which is enhanced by the site of the building on ground elevated above the entry drive. Other significant features are the balcony, the classical front door unit, the fenestration, the clapboard siding, and the brick porches, terraces and stairs.

Portico

The basic elements of the classical portico are in the Ionic order. Six round fluted wood columns on square concrete plinths rise from the brick floor of the porch to the volutes of their capitals. The capitals are further
enhanced by egg-and-dart detailing between the volutes, a detail which appears also on the capitals of the pilasters at the north and south corners of the façade. The columns support a bold entablature consisting of: a three fascia architrave capped by a raised fillet, a frieze constructed of horizontal boards, and a cornice with crisp dentil molding. Dentils accent the bold cornice of the triangular pediment. The tympanum is decorated with an applied carving depicting a central shield surrounded by rococo-style foliate scrolls.

Figure 22 - West façade architrave and tympanum

The ceiling of the portico is painted bead board. All elements of the portico are painted wood except for the column bases which are concrete and the capitals which may be a composite material.

Balcony

Centered over the front door is a three-bay balcony with a diamond-pattern wood railing. Supporting the balcony at each end is a bold scrolled bracket with floral rosettes. All the elements of the balcony are made of wood and finished with paint. The framed panels on the underside of the balcony are finished in painted bead board. (Figure 23)

Doors and Windows

The west façade of the house is symmetrical in its fenestration—the arrangement of its windows and door. The central front door unit is a dominant feature. The pair of raised-panel double doors are framed by leaded glass sidelights subdivided into rectangles; above the sidelights and doors are two small and one long leaded glass transom windows. Square recessed-panel pilasters anchor the outer frame of the door unit. Fluted Doric columns with no bases stand inward of these pilasters. The columns and pilasters support a bold Doric entablature with fluted triglyphs and circular medallions. At the center of the entablature, in the frieze, are carved acorns and the incised words "OAK HILL." Above the frieze, guttae and mutules decorate the soffit.

Figure 23 - West façade balcony supports and painted bead board

Figure 24 - West façade, front door
The hinges for screen doors are another notable feature of the front entrance. The screen doors have been removed and are stored in the attic of the house.

The windows of the west facade are organized in a symmetrical arrangement with the first floor having five ranks and the second floor only three. On each side of the front doors are two 9/9 double-hung sash windows which are capped by ogee-molded cornices set above and apart from the window frames. These windows are also framed by painted operable shutters.

![Figure 25 - West façade, first floor window](image1)

On the second floor, centered over the front doors below, is a pair of eight-light doors framed with four-light sidelights. Each sidelight has a single transom window above it; a six-light transom is centered over the doors. (Figure 26)

On each side of this central door unit is a single 6/15 double-hung sash window with painted operable shutters; these second floor windows have no cornices. (Figure 27) The central doors and flanking windows open

![Figure 26 - West façade, second floor doors with sidelights](image2)

![Figure 27 - Second floor windows](image3)
onto the balcony. All elements of the doors and windows are painted wood except for the glass, window cames and hardware.

One other element of the west elevation deserves mention although it is not part of the west façade. This is the fenestration of the south projecting bay. The first floor door has a distinctive arched window divided by 22 lights. Above, on the second floor is a standard 9/9 double-hung sash window.

**Siding**

The west façade is clad in painted wood clapboard with a reveal of 4-1/2". This siding is separated from the brick floor by a simple scored 9-3/4" painted wood baseboard.

**Porches, Terraces and Stairs**

Red brick is a dominant material of the west façade. The first step up from the circular driveway is laid in a herringbone pattern.

Beginning here, an iron railing rises up the center of the walk.

![Figure 29 - West façade walkway and iron railing](image)

The next seven steps are formed of bricks on edge flanked by sloping low brick walls; the walls terminate in low brick piers capped with concrete blocks. Between these steps and the next ones, the bricks of the walk are laid in a running bond pattern. A boxwood hedge frames this walk. At the house, the steps widen as they rise to the center bay of the portico. Red brick forms the foundation and the surface of the portico porch and side terraces. The running bond pattern of the brick on the porch and side terraces runs perpendicular to the house facades, intersecting at the front (northwest and southwest) corners.
II.C.2. North Façade

The character-defining features of the north façade are: the clapboard siding, the bold entablature, the projecting gabled bay, the fenestration characterized by a wide variety of types and sizes of windows, and the one-story side porch.

**Siding and Entablature**

The painted clapboard siding of the north façade establishes a dominant horizontal effect between the bold verticals of the west and east porticos. A fluted pilaster marks the west end of the façade; on the east end, the façade steps back to the fluted pilaster of the east portico. Also adding to the horizontal emphasis is the bold entablature with its dentil cornice molding; this entablature continues around from the west façade and unites all facades of the house. These strong horizontal elements serve to emphasize the length of this façade (57'10") which is considerable longer than the west façade (45'2").

**Gabled Bay**

Interrupting the horizontality of the siding and entablature is the three-story projecting gabled bay whose raking cornice and dentil molding echo the pediment of the west façade. The tympanum treatment here is less ornate—a simple 15-light fanlight surrounded by painted clapboard siding.

**Windows**

Also interrupting the horizontal emphasis of the siding are the many and varied window types including double-hung sash, casement, fixed picture and bottom pivot windows. The western-most window on the second floor is a 12/12 double-hung sash window. Beneath, on the first floor, is a single 18-light faux window backed by black boards, designed to look like a real window from the outside. On the first floor of the projecting bay is a triple window unit with a 24-light fixed center window flanked by two six-light casement windows.

**Figure 30 - North façade**

**Figure 31 - North façade, three story gabled projecting bay**

**Figure 32 - North façade, triple window**
light of the pediment, is a single double-hung 12/12 sash window. At the east end of the façade, the first floor window unit consists of three double-hung 9/9 sash windows with a six-light transom over each window. Above, on the second floor, three sets of casement windows (14 lights per window) are framed as a unit. Each window unit on the first floor is capped with a simple cornice molding; the second story windows have no cornices. The window muntins and trim are all painted wood.

Covered porch

The lattice-walled one-story side porch has two plain tapered round columns with plain caps and bases. These and two pilasters support a simple entablature whose deep frieze recalls the entablature of the house. Four red brick steps, whose bricks are laid on edge, rise to the painted wood floor of the porch. Set into the clapboard siding of the house is a door with a nine-light fixed window and an inset lower panel. The porch has a hipped roof with aluminum gutters and downspouts. The porch ceiling is painted bead board. Reportedly, this porch was once screened but no evidence of the screening remains.

II.C.3. East Façade

The character-defining features of the east façade are the stately classical portico, the unusual fenestration and the central door unit. Other significant features include the balcony, the clapboard siding and the brick and porch and steps.

Similar in its overall form to the west façade, the east façade is less imposing. This is, in part, because it lacks the dramatic elevated site of the west façade; the east façade is only a few steps above the level ground of the lawn. Also the symmetry of pure classicism is broken by the unusual fenestration of this façade.

Portico and Balcony

The classical features of the east portico are identical to those of the west portico in their major elements: six fluted Ionic columns with volute capitals and square concrete bases; two fluted pilasters; a deep entablature and bold raking cornice. The balcony design is also identical but spans only the central bay. The most visible difference is in the treatment of the tympanum which, on the west façade, has an ornate decorative carving; the east tympanum is almost completely filled with five sets of casement windows whose heads slope downward from a center point to fit within the triangular space.
Figure 35 - East façade, tympanum casement windows

Painted clapboard siding fills the corner spaces of the tympanum.

**Doors and Windows**

Already mentioned was the set of casement windows in the tympanum. On the first story, the four windows are small 6-light bottom-pivot units raised high up on the wall; their placement reflects a greater interest in interior practicality than in exterior design.

On the second floor is a sequence of differing window forms; beginning at the south, a 9/9 double-hung sash window on the projecting bay; a 12/12 double-hung sash, and, to the right of the balcony, two pairs of casement windows each panel of which has 14 lights. On the east wall, at the south end and recessed back from the portico, the first floor window is a twelve-light double-casement with a simple cornice. Above, on the second floor, is a 9/9 double-hung sash window.

Figure 36 - East façade, first floor fixed windows and second floor 14 light casement window

As on the west façade, the central door unit is a dominant feature. Opening onto the balcony is a pair of 12-light French doors with a 6-light transom. The door unit on the first floor consists of several elements: a central right-hinged single door with 21 lights; flanking 21-light fixed panels; three transom panels above the door with six, eight and six lights. Above the door unit, directly under the balcony, is a second set of transom windows, with three, four and three lights. The door unit is framed with recessed panel pilasters, a recessed panel entablature and a

Figure 37 - Recessed southeast corner, view of first floor 12 light double casement window
molded cornice. All window elements are painted, except the panes.

**Figure 38 - East façade, first floor door**

**Siding**

The reveal of the clapboard siding varies, measuring 4-3/8” and 4-5/8.” The ceiling of this portico is painted stucco. The underside of the balcony is finished with painted bead board.

**Porch and Steps**

The brick of the porch steps and the porch are laid out as they were on the west façade. On the projecting pedestals which flank the steps, the bricks are laid on edge; groups of three parallel bricks lie perpendicular to the adjacent group of three. There are no side terraces on this porch. A wood handicap ramp serves the porch at the south end.

**II.C.4. South Façade**

The character-defining features of the south façade are similar to those of the north façade, but the facades are by no means identical. On the south façade, the significant features include a projecting gabled bay and a large single-pane picture window. Secondary features include the fanlight in the pediment, the fenestration, and the raised brick terrace. The painted clapboard siding and the bold entablature repeat those on the other three facades.

**Figure 39 - South façade**

**Gabled Bay**

As on the north, there is a projecting gabled bay. But the south bay projects farther out and is not as wide as the north bay. The deeper projection has the effect of breaking up the length of the full façade. As a result, the horizontal emphasis of the north façade is lessened. Also, because the projecting bay is less wide than the north bay, the brick terrace on the south facade is longer than its counterpart on the north façade (see floor plan, II.B). (Figure 40)

**Windows**

The picture window on the first floor is a distinctive feature, the only one of its type on
II.C. Building Exterior

The south terrace is the eastward extension of the west porch. Its brick foundation suggests two periods of construction. The lower six courses of brick are set in running bond like the rest of the south foundation (e.g. under the Dining Room). Above these courses are one course of headers topped by three courses of stretchers; these bricks are of a slightly different color than the lower six courses. Above all of these courses is the terrace floor where the bricks are setting in running bond pattern perpendicular to the wall of the house and bordered with bricks set on edge. There are brick steps at the southwest corner of the terrace. A chimney cuts into the northeast corner. A cast iron boot from an earlier rainwater system cuts through the terrace floor near the west end pilaster.

Figure 40 - South façade, projecting gable

the house. It is flanked by 14-light casement windows. Above, in the pediment, is a fan-light identical to the one on the north façade. The rest of the windows on this façade are double-hung sash windows.

Figure 41 - South façade, view of second floor double-hung 12/12 windows and fanlight

On the second floor, centered in the bay, are two double-hung 12/12 sash windows. To the east of the bay, on the first floor, is a sin-

ingle double-hung 9/9 sash window. To the west of the bay are two 9/9 double-hung sash windows on the first floor and two 9/9 dou-
ble-hung sash windows on the second floor.
II.C.5. Roof and Roof Elements

**Roofs**

The site and architectural design of Oak Hill have the effect of virtually hiding the roof and roof elements from view. What are very visible and notable are the gabled roof ends on each façade—the gabled roofs of the porticos and the gabled roofs of the projecting bays.

![Figure 42 - Roof, view of intersecting gables](image)

The east-west gable roof is uninterrupted; the north-south gable roofs meet the east-west roof below the ridge line. Both gables have vented ridge caps. The roof covering is black asphalt shingles. The roof is accessible through an opening from the attic.

![Figure 43 - Roof, asphalt shingles](image)

**Chimneys**

The house has four chimneys projecting above the roof. All four chimneys are made of red brick and have been painted white. All four have four courses of corbelled brick at the top; two have a single projecting brick course at mid-height. Metal crickets have been installed at the chimneys to deflect rainwater.

![Figure 44 - Metal cricket on chimney](image)

**Rainwater System**

The rainwater system for the house is incomplete. White aluminum gutters and rectangular leaders are in use in some areas but lacking in others. The north porch has a built-in gutter system. On the south terrace, a round cast-iron boot is evidence of an earlier system.

![Figure 45 - Rainwater system, cast iron boot, south terrace](image)
II.D. Building Interior

II.D.1 First Floor

A wide central Hall (Room 101) serves as the main artery of the first floor. Opening to the left (north) and right (south) of the front (west) door are the Reception Room (Room 102) and the Library (Room 112). Farther down the Hall, the main staircase turns off to the right (south), rises and crosses back across the east end of the Hall. Beyond the staircase, a short hall to the right serves a small bathroom (Room 109) and closet (Room 111) before leading to the Dining Room (Room 110). On the north side of the central Hall, a single French door provides access to the Rear Hall (Room 106) and service stairs. The central Hall terminates at a pair of French doors which open out to an interior Porch (Room 107) serving the Kitchen (Room 104), Elevator (Room 105), China Closet (Room 108) and the exterior east porch.

Room 101: Central Hall

Double doors open from the front porch into the wide central Hall. The primary character-defining features of the central Hall are: its grand dimensions, the numerous distinctive sets of double doors, the Colonial Revival staircase, and the classical-style wall trim and decoration. Other significant features include the flooring and the wainscot and dado treatments. (Figure 46)

Dimensions
The central hall measures 9'2-3/4” in width and 43'1-1/4” in length (to the interior French doors). The ceiling height is 12'6-1/4”. These generous dimensions give this entry hall a grand and expansive feeling.
Doors
Four sets of double doors also contribute to the sense of grandeur in the central Hall. These include: the front doors leading from the west porch, the double pocket doors into the Reception Room and Library, the French doors into the Dining Room and the French doors to the east-end interior Porch.

The most distinctive of these are the pair of 21-light French doors at the east end of the hall. Reminiscent of the exterior door unit on the west portico, these French doors have leaded glass sidelights and transom windows as well as free-standing columns. But the columns are Ionic in design rather than Doric. Their Ionic scroll capitals are decorated with egg-and-dart and foliate bands. At the ceiling, an egg-and-dart band meets a pattern of rectangular panels formed by simple moldings. Other elements of this door unit are similar to the interior west door. Both have eight raised panels on each door. Both have cornices consisting of a cove molding and a meandering foliate band below the fascia. And, on both door units, the doors are framed with shallow flush panels; the door casings consist of simple moldings and flat fascia. (Figure 47)

The pocket doors into the Reception Room and Library each have four raised panels. Each door measures 4' wide and 8'1-1/2" high. Both sides of these doors are painted except the interior of the library doors which retain their natural wood color. All have large (7-1/8" high) brass escutcheons.

The fourth set of double doors in the central Hall is a pair of 18-light French doors which lead into the Dining Room. The doors and their simple molded architrave are painted.

Staircase
Half way down the central Hall, on the south side, the first step of the Colonial Revival style staircase projects into the hall space. The staircase is distinctive primarily for the lively spiral turnings of its balusters. The first step curls forming a curtail step, the base for a newel post capped by a clear glass sphere on a brass stem.

The pocket doors into the Reception Room and Library each have four raised panels. Each door measures 4' wide and 8'1-1/2" high. Both sides of these doors are painted except the interior of the library doors which retain their natural wood color. All have large (7-1/8" high) brass escutcheons.

The fourth set of double doors in the central Hall is a pair of 18-light French doors which lead into the Dining Room. The doors and their simple molded architrave are painted.

Staircase
Half way down the central Hall, on the south side, the first step of the Colonial Revival style staircase projects into the hall space. The staircase is distinctive primarily for the lively spiral turnings of its balusters. The first step curls forming a curtail step, the base for a newel post capped by a clear glass sphere on a brass stem.
The balusters unwind in a counter-clockwise direction at the curtail step then begin their upward climb.

After rising four steps, the staircase turns left and climbs twelve steps to a landing which crosses over the central hall.

After another left turn, the staircase continues up seven steps to the second floor.

A molded, dark-stained wood hand rail runs the entire length of the staircase and second floor hand rail, echoing the dark stain of the stair treads and the hall flooring. The face string of the staircase is ornamented with painted tread returns and a rectangular recessed panel and raised scroll panel at each step.

Wall Trim and Decoration

The walls of the central Hall are enhanced with decorative moldings and ornaments. The most elaborate of these are the molded plaster pendants of fruits and ribbons suspended from the cornice within paneled pilasters that project out from the plane of the wall. Four are positioned to flank the doors to the Reception Room and Library; a fifth decorates the wall facing the stair. The plaster cornice consists of a shallow Greek key band at the ceiling beneath which is a band of alternating fluted blocks and plain metopes, suggestive of a Doric triglyph. At the outer edges of the ceiling, this cornice meets a decorative band of alternating panels with guttae and diamonds.
Figure 52 - Room 101, molded plaster pendant

On the walls of the Hall, wood cyma reversa moldings frame large rectangular flush panels. The chair rail is a continuous band with a repeating pattern of four incised vertical lines. A 6-1/2" deep base molding completes the wood trim. Similar wall panels and trim appear on the stair walls. All of the decorative trim is painted.

Flooring
The floor is made of wide pine boards of random widths (7-1/8"; 9-1/8"; 13-1/4") which were installed tongue-and-groove and finished with pegs and nails. The floors are stained to a dark color. A floral carpet serves as a runner the full length of the hall and up the staircase.

Walls and Ceiling
The walls and ceiling of the hall are painted plaster. The plaster of the dado is covered with painted canvas. (Originally, the entire dado was covered with canvas but it has been removed in some areas.)

Room 102: Reception Room

The Reception Room can be considered a double room. Measuring 32'5-1/2" in overall length, it was formed from two smaller rooms. The character-defining features of this room are its size, the projecting window bay, bold classical decorative elements, and the projecting fireplace wall. Additional features of significance are the canvas-covered dado, the flush wall panels, and the wide flooring.

Figure 53 - Room 102, Reception Room

Doors and Windows
The double pocket doors to the Hall (described in Room 101, above) are painted wood.

On the west side of the Reception Room are two 9/9 double-hung sash windows. On the north, the east end of the room projects outward to a window bay with a 24-light fixed center window flanked by two six-light casement windows. To frame this window nook, the ceiling height over the windows is lowered and the entry to the projecting space is marked by projecting rectangular plinths on each of which sits a plain column with an acanthus leaf capital. (Figure 54)

Wall Trim and Decoration
The main area of the reception room is unified by the decorative trim. The boldest element is the large dentil molding of the cornice; beneath that is a more delicate meand-
ring band. On every wall above the chair rail (except the fireplace wall), cyma reversa molding defines rectangular flush panels.

An unusual feature of the reception room walls is the canvas coating over the plaster below the chair rail. Above the chair rail, the walls are plain plaster as is the ceiling. The chair rail matches that in the central Hall.

Fireplace Wall
The fireplace wall is treated differently. It projects inward from the east wall of the room. Above the mantel, a simple molding forms a central rectangle which is framed by a second molding with corner returns. The base mold of this frame rests on the mantel shelf. Beneath the mantel shelf are several moldings including a variant of the egg-and-dart; and beneath that is a deep ogee molding which caps the molded fireplace frame. Black marble covers the innermost frame of the chimney opening; the hearth is made of square brown glazed ceramic tiles. The chimney bricks are painted black; several are stamped “Stevens” or “Dixie.” (Figure 55)

Flooring
The flooring, like that in the central Hall, is tongue-and-groove stained pine boards of varied widths installed with both pegs and nails.
**Room 103: Entry (north)**

This very small (7’11” x 8’5-1/2”) entry room links the kitchen to the north porch. The door to the porch is a single raised-panel door with a nine-light window. The door to the kitchen has four raised panels. Both of the doors and their molded door casings are painted wood as is the base molding.

The walls and ceiling are painted plaster. The floor is covered with sheet vinyl resilient flooring.

![Figure 56 - Room 103, entry room to Kitchen](image)

**Room 104: Kitchen.**

Measuring 11’2” x 19’5-1/2”, this room is currently being used as an office and meeting space so many of the original kitchen features are obscured by furniture.

**Fixtures.**

Fixtures include two porcelain sinks along the north wall—a wide one with a single bowl and two side drains, and one with two very deep bowls. A wall projecting out from the east wall has a circular wall plate, evidence of the former site of a stove pipe.

![Figure 57 - Room 104, Kitchen](image)

**Fenestration.**

A distinctive feature of the Kitchen is its fenestration. On the north wall, a large window unit rises to the ceiling. This unit consists of three double-hung 9/9 sash windows with a six-light transom over each window. High on the east wall are two six-light bottom-pivot windows; the south one is cut off by the elevator room wall.

The four-panel doors, plaster ceiling, plaster walls and sheet vinyl flooring are the same as in the adjacent Entry Room (Room 103).
Room 105: Elevator

Installed in a space cut out from the Kitchen, the elevator opens into the enclosed east Porch (Room 107). The elevator serves the first and second floors, opening into Martha Berry's Dressing Room (Room 212) on the second floor.

The elevator room measures 4' x 4.' The elevator itself measures: 34" deep; 26-1/2" wide; and 75" high. A flat wire lattice forms the elevator walls.

Room 106: Rear Hall

The Rear Hall (7'11" x 10'5-1/4") serves the staircases to the basement and upper floors.

Flooring and Stairs
The flooring is 2-1/2" wide tongue-and-groove pine boards with a clear finish. The 10" deep stair treads, the molded balustrade and the newel caps are also pine with a clear finish. The simple square balusters are painted. The newel caps are square blocks chamfered on each side of the top surface. Between the first and second floors, the stair turns consist of winders.

Doors and Trim
The two four-panel doors (to the kitchen and basement) and their trim are painted wood as is the base molding. An 18-light single French door connects this hall to the central Hall (Room 101). A fourth door, with a tapering top rail, leads to a closet under the staircase.

Walls and Ceiling
The walls and ceiling are painted plaster.
Room 107: Porch

The character-defining feature of this small (10’1/4” x 9’1-1/2”) room are the clapboard siding and the fenestration.

Siding
The reveal of the clapboard siding varies in depth, measuring 4-1/2”, 4-3/8” and 4-3/4”. The siding covers all four walls in the areas not otherwise filled by doors or windows. The siding is painted.

Fenestration
Though small, the room has four doors including: a pair of 21-light French doors with leaded glass sidelights and transom windows leading into the central Hall (Room 101); a single 21-light French door with 21-light sidelights and six, eight and six light transom windows opening onto the east portico porch; and four-panel doors opening into the Kitchen and into the China Closet (Room 108).

Figure 60 - Room 107, view of clapboard and French doors leading to central Hall

Figure 61 - 21-light French door to east portico

Additional windows include: three "transom" windows (three, four and three lights) high on the east wall, just below the ceiling, and, high on the south wall, a four-light bottom-hinged window with obscure glass (to the Bathroom, Room 109). All the doors and the window in this room have weather-stripping. Their woodwork is painted.

Ceiling and Trim
The ceiling in this porch area is painted plaster. The wood trim is also painted.

Flooring
The 2-1/2” wide tongue-and-groove pine floor boards are painted gray. Set into the floor boards near the east door is a decorative metal ventilation grate fitted with a plastic deflection panel.
Room 108: China Closet

This pantry area measures 7’ x 16’3-1/4”. Its character-defining features are: two built-in cupboards, a metal sink and varnished wood countertop, a floor cloth, and high windows on the east wall. This room also has the only swinging door in the house; it opens into the Dining Room.

Figure 62 - Room 108, China Closet

Built-in Cabinets
There are two built-in cupboard units in this room, one along the east wall and a smaller one on the west wall. The east wall cupboard runs the full length of the room. Its upper portion measures 5’2-1/8” in height and consists of four pairs of six-light side-hinged doors supported by three ogee-shaped brackets. The lower cupboards consist of: a horizontal row of seven shallow drawers placed over one single and two pairs of cupboard doors and a stack of three wide drawers. The countertop is made of varnished pine planks (each circa 6” wide). (Figure 63) The cupboard on the west wall measures 8’5/8” tall and 46” wide.

Figure 63 - Room 108, metal sink and wood countertop

Rectangular in form, its upper and lower sections each have two side-hinged doors. A 5-3/8” deep band between the sections is pierced with holes for ventilation; metal screening covers the holes on the inside of the cupboard. The upper molding of the cupboard is egg-and-dart.

Metal Sink
On the south wall, the varnished pine countertop shows wooden pegs on its rounded outer edge. It frames the rectangular metal sink and is grooved for drainage on both sides of the sink. The backsplash and side walls above the sink are painted wood.

Flooring
The floor is covered with a blue-green floor cloth which is installed under the shoe mold and held in place at the door openings by a strip of copper edging nailed to the floor.

Doors, Windows and Trim. High on the east wall are two bottom hinged six-light windows. Over the sink is a single double-hung 9/9 sash window. Two four-panel doors serve this room, one opening to the Porch (Room 107) and one, a hinged swinging door, opening to the Dining Room (Room 110). The doors and windows and their trim are painted wood.
Ceiling and Walls

The ceiling and walls are finished with painted plaster except beneath the sink where the wall is finished with bead board installed vertically.

Room 109: Bathroom

The bathroom measures 4'6" by 5'10-1/2." Ceramic Tile. The distinguishing feature of this bathroom is the white glazed ceramic tile. (Similar tiles are used in the second floor bathrooms.) The dado consists of 3" x 6" tiles placed in a running bond pattern; the base mold is formed of 6" square tiles. The floor is finished with small (2" diameter) hexagonal tiles.

Fixtures
The porcelain fixtures (toilet, pedestal sink, soap dish) are intact and original. The toilet is stamped "AUG 20 1935" on the underside of its lid.

Door and Window
The four-panel door and the door trim are painted wood. A four-light bottom-hinged window high on the north wall opens into the Bathroom from the Porch (Room 107); it is fitted with obscure glass and framed with painted wood. The window also has metal weather-stripping.

Ceiling and Walls
The ceiling and the walls above the wainscot are painted plaster. The room has no cornice.

Room 110: Dining Room

The character-defining features of the dining room are: the block-printed wallpaper, the fenestration (especially the picture window unit and the glazed arched doors), the Colonial Revival decorative details, and the fireplace. Also noteworthy are the painted canvas dado and the wide board flooring. The Room measures 22'8-1/2" by 18.'

Wallpaper
The Dining Room is the only room on the first floor of Oak Hill to be finished with decorative wallpaper. The block-printed Isola Bella wallpaper fills the upper wall area of the entire room, depicting a continuous garden scene.
Windows
Oak Hill is notable for the variety of window types used. One of the unique window units is the one in the Dining Room—a large central picture window flanked by two 14-light casement windows. The glass area of the picture window measures 6'11-1/2" in height and 6'4-1/2" in width.

Also unique in this house is the pair of glazed arched windows, one in the door to the south terrace and one forming the double doors of the built-in china cupboard. These arched windows and their surrounding panels and casings are placed symmetrically on either side of the fireplace.

Wall Trim and Decoration
As noted earlier in the central Hall and Reception Room, the classicism of Oak Hill is a modified rather than a pure classicism. Symmetry and classical ornament are often utilized as elements in the interior design but they do not follow the rules of classicism strictly. Selective adherence to the rules of classicism is characteristic of the Colonial Revival style. Classical details in the dining room include the moldings of the deep cornice and the mantel. The cornice moldings include: a band of acanthus leaves, a dentil band, and a band of alternating rosettes and sheaf-of-wheat. The mantel has egg-and-
dart moldings and scrolled volutes.

**Fireplace**
The fireplace is centered on the west wall. The fireplace opening is framed with a painted wood bolection molding and a black marble surround. Black bricks (several stamped "DIXIE") line the fireplace itself and square brown glazed ceramic tiles form the hearth.

**Doors and China Cabinet**
In addition to the glazed arched door, the Dining Room has two other doors: the pair of French doors to the central Hall and the swinging four-panel door to the China Closet (Room 108). The china cupboard to the right of the fireplace is designed to match the exterior door (to the left of the fireplace). The one notable difference is that the arched window of the door is one-piece; the arched door of the china cabinet is divided between two cabinet doors. The interior of the china cupboard is semi-circular in shape. Its four shelves are shaped with a central bow flanked by ogee curves.

**Flooring**
Like the flooring in the Central Hall, Reception Room and Library, this flooring is made of tongue-and-groove pine boards of varied widths, pegged and nailed in place.

**Ceiling and Trim**
The ceiling is painted plaster. Doors, windows and trim are painted wood.

**Room 111: Closet**
This small (3’11” x 3’8-1/4”) closet is tucked under the rise of the staircase; its ceiling slopes to reflect that rise. The closet is fitted with a single shelf on the rear wall. Wood trim includes a base mold and door casing. The flooring is made of tongue-and-groove pine boards.

**Room 112: Library**
The character-defining feature of the Library is the pecan wood used for the paneling, bookshelves, cupboards and trim. Also significant are the fireplace, the fenestration and the wood flooring.

The Library is larger than it appears, measuring 21’6-1/4” x 15’11”. The dark color of the pecan wood and the built-in bookshelves make the room seem smaller. The entire east wall is finished in pecan wood. The wall unit is composed of: five stands of bookshelves flanked by a pair of cupboards, flush wall panels above the bookshelves and seven flat-door cupboards below; base molding and a cornice. (Figure 71) On the fireplace wall, the pecan wood defines a central rectangular panel with a wide carved floral and acanthus leaf border; pilasters with leafy capitals flank the center panel. (Figure 72) The paneling of the west and north walls consists of: a tall central panel, equal in
Fireplace
The mantel shelf and chimney cheek are formed of bold but simple moldings. The fireplace surround is black marble. Square brown glazed ceramic tiles form the hearth. The chimney is lined with black painted brick some of which are stamped "DIXIE."

Doors and Windows
The fenestration in the Library includes the double pocket doors to the central Hall and two 9/9 double-hung sash windows on both the west and the south walls. The library sides of the doors and windows are all stained wood.

Flooring
The flooring in the Library is made of mixed-width tongue-and-groove pine boards, pegged and nailed into place, matching the flooring in the other major rooms on the first floor.

Ceiling
The ceiling is finished in painted plaster.

Figure 71 - Room 112, view of built-in wall unit and bookshelves along east wall

Figure 72 - Fireplace wall along south façade wall

height to the windows, an upper row of panels above window level, and flat wood panels in the dado below the chair rail. On all four walls, a deep cornice consists of a bold dentil band and a cyma reversa molding at the ceiling.

Damage to a panel east of the fireplace, near the baseboard, reveals that the pecan surface is a veneer. It is not known where else in the room the pecan wood is a veneer and where it is solid wood.
II.D.2 Second Floor

Room 201: Hall

The defining features of the central Hall are the staircase balustrade, the exterior door to the west balcony, and the arched openings of the hall's north extension.

The main part of the second floor central Hall connects the main staircase to the west balcony doors.

Figure 73 - Room 201, central Hall, balcony door

Measuring 31'4" by 9'2-3/4," this hall provides direct access to two bedrooms: Bessie Wright's Bedroom (Room 202) and the Guest Room (Room 221). To the south of the staircase is an extension of the central Hall; the extension leads to Room 216 (Frances's Room) and Room 218 (Storage Closet). (Figure 74) To the north of the main staircase is a narrower extension of the central Hall; this one provides access to Room 206 (Student's Room), Room 208 (the cedar-lined Hall Closet), Room 209 (Sleeping Porch), Room 210 (Rear Stairs) and Room 212 (Martha Berry's Dressing

Figure 74 - Extension of Hall (Room 201), doorway to Room 216

Room). This north hall has a distinctive arched entry way (Figure 75) and an arched opening overlooking the staircase landing.

Figure 75 - Arched entrance to north hall extension; doorway to Room 206

Staircase Balustrade
Painted spiral-turned balusters form a balustrade across the east end of the Hall, the termination of the elegant Colonial-revival staircase.
Doors
The exterior door to the west balcony consists of a pair of French doors with four-light sidelights and a six-light transom. Four-panel doors open to the main rooms off the Hall. All doors are painted wood.

Wall Trim and Decoration
As on the first floor, wood moldings have been applied to form flush panels above the chair rail. The chair rail, also the same as that on the first floor, continues up the stair and around all walls of this hall. Beneath the chair rail, the plaster wall is covered with canvas. (Figure 77) The cornice is painted wood.

Walls, Ceiling, Flooring
The walls and ceiling are painted plaster. The ceiling height is 12’ in the main section and 10’1” in the narrower section. The room has 2-1/4” tongue-and-groove oak strip flooring throughout.

Room 202: Bedroom #2 (Bessie Wright's Room)
Bessie Wright's bedroom, on the northwest corner of the house, measures 14'9-1/4" by 15'11-1/2".
Walls and Ceiling
The walls are painted plaster with a painted wood cornice and base molding. The ceiling is painted plaster with no ornamentation.

Doors and Windows
The bedroom, bathroom and closet doors are all four-panel painted wood doors. The window on the west wall is a 6/15 double-hung sash window. The window on the north wall is a 12/12 double-hung sash window.

Flooring
The tongue-and-groove oak strip flooring is formed of 2-1/2" wide boards.

Room 203: Closet (Bessie Wright's Room)
The closet measures 3'1-1/4" x 4'8-1/2." The walls and ceiling of the closet are painted plaster. The base molding is painted wood.

Room 204; Bathroom #2 (Bessie Wright's Bath)
This room measures 5'2-1/4" x 10'8-1/4."

Walls and Ceiling
The lower portion of the wall is white glazed ceramic tile. The 3" x 6" tiles are laid in a running bond; the base mold tile is 6" x 6." The upper portion of the wall and the ceiling are painted plaster.

Fixtures
The toilet seat lid has an impressed mark "DOUGLAS" and a scratched date "12 22 26."

Door and Window
The four-panel door is painted wood. This room has no windows.

Flooring
The flooring is white hexagonal ceramic tile measuring 2" in diameter.
**Room 205: Closet (to Student's Room)**

The closet measures 2'8-1/4" x 2'7-3/4." The walls and ceiling of this closet are painted plaster. The door is four-panel painted wood. The flooring is 2-1/2" wide tongue-and-groove oak flooring.

**Rooms 206: Bedroom #3 (Student's Room)**

The bedroom measures 11'4-3/4" x 14'2-1/4."

**Figure 81** - Room 205, Closet to Student's Room

**Figure 82** - Room 206, Student's Room

**Fireplace**

A fireplace located along the east wall measures 2'4" in width and 1'3" in depth. It is surrounded by painted parging and wood. The hearth is finished with square glazed ceramic tiles.

**Figure 83** - Room 206, fireplace along east wall
Walls and Ceiling
The walls are painted plaster with a painted wood cornice and base boards. The ceiling is painted plaster with no ornamentation.

Doors and Window
The four-panel doors are painted wood. The bedroom has a set of two double-hung 12/12 sash windows.

Flooring
Both rooms have tongue-and-groove oak strip flooring with 2-1/2" wide boards.

Room 207: Bath #3 (Student's Bath)

The dimensions of the Student's Bath are: 7'11" x 8'5-1/2."

Walls and Ceiling
The lower portion of the wall is white ceramic tile. The 3" x 6" tiles are laid in a running bond; the base mold tile is 6" x 6." The upper portion of the wall and the ceiling are painted plaster.

Fixtures
The toilet seat lid has an impressed mark ("DOUGLAS") and a scratched date ("07 19 23").

Door and Window
The four-panel door is painted wood. This room has a single 12/12 double-hung sash window.

Flooring
The flooring is white hexagonal glazed ceramic tile measuring 2" in diameter.

Figure 84 - Room 208, Student's bathroom

Figure 85 - Room 208, view of tile flooring, tile wainscot and bathtub
**Room 208: Hall Closet**

This closet measures 1’11” x 4’8-1/2.” The closet walls and ceiling are lined with unfinished cedar planks. The closet is fitted with a built-in shelf and hanging rod. The closet has double doors.

**Room 209 and 211: Sleeping Porch and Closet**

This room measures 11’2” x 14’2-1/4.” The closet measures 4’3” x 4.’

**Windows**
The defining feature of the room is the casement windows which cover most of the two exterior walls. The north wall has three pair of the 14-light casements; the east wall has two pair.

**Walls and Ceiling**
The walls and ceiling are painted plaster with no ornamentation. The cornice and base molding are painted wood.

**Doors**
The four-panel doors are painted wood.

**Flooring**
The tongue-and-groove oak strip flooring has 2-1/2” wide boards.

**Room 210: Rear Hall and Stair**

The Rear Hall (7’11” x 5’2”) serves the staircases to the first and third floors.

**Doors and Trim**
The door to the Hall (Room 201) is a four-panel painted wood door.

**Walls and Ceiling**
The walls and ceiling are painted plaster. The base molding is painted wood.

**Stair**
Between the floors, the stair turns consist of winders. The 10” deep stair treads, the molded balustrade and the newel caps are unpainted pine with a clear finish. The simple square balusters are painted. The newel caps are square blocks chamfered on each side of their top surface.
Flooring
The flooring is 2-1/2” wide tongue-and-groove pine boards with a clear finish.

Rooms 212 and 214: Bedroom #4 (Martha Berry's Dressing Room) and Closet

The bedroom measures 13'4-1/4" by 18'3/4." The closet measures 5'5-1/2" by 4'10."
Room 213: Bathroom #4 (Martha Berry's Dressing Room Bath)

The dimensions of this bathroom are: 7'4" x 7'4."

Walls and Ceiling
The lower portion of the wall is white ceramic tile. The 3" x 6" tiles are laid in a running bond; the base mold tile is 6" x 6." Because the bathtub in this room has a shower, the walls around the bathtub are tiled higher. The upper portions of the walls and the ceiling are painted plaster.

Fixtures
The toilet seat lid has an impressed mark ("DOUGLAS") and a scratched date ("12 29 26").

Door and Window
The four-panel door is painted wood. This room has a single 9/9 double-hung sash window.

Flooring
The flooring is white hexagonal ceramic tile measuring 2" in diameter.

Room 215: Bathroom #5 (Frances's Bath)

The dimensions of this bathroom are 5'9-1/2" x 10'1-1/2."

Walls and Ceiling
The lower portion of the wall is white ceramic tile. The 3" x 6" tiles are laid in a running bond; the base mold tile is 6" x 6." The upper portions of the walls and the ceiling are painted plaster.

Fixtures
The toilet seat lid has an impressed mark ("DOUGLAS") and a scratched date ("12 31 26").

Door and Window
The four-panel door is painted wood. This room has a single 9/9 double-hung sash window on the east wall.

Flooring
The flooring is white hexagonal glazed ceramic tile measuring 2" in diameter.
Rooms 216 and 217: Bedroom #5 (Frances's Room) and Closet

This bedroom measures 15'9-3/4" x 18'6-3/4." The closet measures 2'5-1/4" x 5'8." Special features of the room include the fireplace, the wallpaper and the canvas-covered dado (west wall).

Fireplace

The fireplace in this room is distinctive because the wood surround and hearth are painted with faux marbling. This fireplace is located on the south wall. It measures 2'5-3/4" in width and 1'7" in depth.

Walls and Ceiling

Wallpaper covers the walls above the painted wood chair rail.

On the west wall, the wall below the chair rail is covered with canvas (as it is in the central Halls, the Dining Room and Reception Room); the other walls are painted plaster but were probably covered with canvas originally. The ceiling is painted plaster with no ornamentation. The base molding is painted wood.

Doors and Windows

The closet has double doors. The bathroom door is standard four-panel. The bedroom has two 12/12 double-hung sash windows. Flooring. The floor is carpeted.

Room 218: Storage Closet

The double doors of this closet open into the south extension of the upstairs central Hall. On the interior of the closet, there are seven wooden shelves that span the width and depth of the closet space.
Room 220: Bath #1 (Guest Bath)

The dimensions of this bathroom are 4'6-1/2” x 9'7.”

Walls and Ceiling
The lower portion of the wall is glazed white ceramic tile to a height of 3'11-1/2". The 3" x 6" wainscot tiles are laid in a running bond; the base mold tile is 6” x 6”. The upper portions of the walls and the ceiling are painted plaster.

Fixtures
The toilet seat lid has an impressed mark ("DOUGLAS") and a scratched date ("12 21 26").

Door and Window
The four-panel door is painted wood. This room has a single 9/9 double-hung sash window on the south wall.

Flooring
The flooring is white hexagonal ceramic tile measuring 2” in diameter.

Rooms 221 and 219: Bedroom #1 (Guest Bedroom) and Closet

This bedroom measures 19'3" x 15'11.” The closet measures 1'8-1/2” x 5’8.”

Fireplace
The distinguishing feature of the room is the fireplace located along the south wall.

Measuring 3'1/2” in width and 1'4” in depth, the fireplace has a painted parging and wood surround. The hearth is made of glazed ceramic tile.
Walls and Ceiling
The walls above the chair rail are plaster covered with wallpaper.

Figure 100 - Room 221, wallpaper and window on west wall

The one exception to this is the south wall between the bathroom and the fireplace which is painted plaster; it probably had wallpaper at one time. Below the chair rail, the walls are painted plaster with a wood base molding.

Doors and Windows
The doors to the Hall and the Bathroom are painted four-panel. The closet has double doors. The window on the south wall is a 9/9 double-hung sash window; on the west wall is a 6/15 double-hung sash window.

Flooring
The floor is carpeted.

II.D.3 Third Floor

Room 301: Rear Hall

The stair turns between the second and third floors are formed of winders. Above the second stair turn, a door (measuring about 3' square) has been cut into the upper area of the north wall, providing access to the attic space.

Figure 101 - Room 301, view of stair hall, second to third floor

The finishes are the same as those described in the Rear Halls of the first floor (Room 106) and the second floor (Room 210).

Room 302: Passage

The passage at the top of the stairs measures 16'5-1/4" by 5'2." It provides access to the Maid's Room (#304) and the attic. It also serves a double-door storage closet (Room 303) on the north wall. (Figure 102) The passage has 2-1/2" tongue-and-groove pine flooring with a dark stain, painted plaster walls and ceiling, and painted four-panel wood doors and trim. The room has base molding but no ceiling molding. The ceiling slopes downward to the north, following the roof slope.
Room 303: Hall Closet

The double doors to this closet are painted wood.

Rooms 304: Maid's Room

The Maid's Room measures 9'7-1/4" by 14'2."

Windows

Its character-defining feature (and that of the adjacent bathroom, Room 306) is the five pairs of casement windows which slope from a central point in order to fit in the pediment of the exterior wall.

Figure 103 - Room 304, Maid's Room

These windows open outward and have interior side-hinged screens (one per pair of windows). The hardware of the Maid's Room windows is brass; the hardware of the bathroom is nickel-plated.

Ceiling, Walls, Flooring

The ceiling over the north windows slopes paralleling the slope of the roof above. The level center section of the ceiling cuts off the top point of the window molding. The ceiling and walls are painted plaster. The 2-1/2" tongue-and-groove pine flooring has a dark stain finish.

Doors and Trim

The four-panel doors are painted wood as are the door and window trim and the base molding.
Room 305: Closet

The closet is located on the west wall of the Maid's Room (Room 304). Access to the closet is through a four-panel painted wood door. The closet is fitted with one shelf and has a painted base molding.

Room 306: Bathroom

This bathroom measures 9'7-1/4" by 5'9."

Windows
The casement window in the bathroom is described with the windows of the Maid's Room (Room 304) above. The window hardware is nickel-plated.

Fixtures
The bathroom fixtures include: a footed bathtub, toilet and wall-hung sink. The toilet lid is stamped "DOUGLAS" and incised "5 23 24" indicating manufacture in 1924.

Ceiling, Walls, Trim, Flooring
The ceiling in this small room slopes to the south, paralleling the slope of the roof above. The ceiling and walls are painted plaster. The trim is painted wood. The floor is made of 2-1/2" tongue-and-groove pine boards.

Attic
The attic is an unfinished space used primarily for storage. It also provides space for air-conditioning ducts. On the north side is a ladder which provides access to a roof opening. The flooring is ¾" by 5-1/2" pine boards laid diagonally.

Figure 106 - view northeast into attic from south gable

II.D.4 Basement

The small basement area serves primarily as the location of the current building systems as well as traces of earlier systems (e.g. coal furnace). It is accessed by a stair from the first floor Rear Hall (Room 106). The staircase and its baseboard are unpainted pine. The basement floor is concrete. The walls are brick masonry. The north wall is laid in six-course American bond.
II.E. Building Structure

II.E.1  Walls

*Basement*
The basement walls are constructed of brick masonry. The porches, terraces and stairs are built of reinforced concrete with brick veneer covering their exposed faces.

*Floors 1, 2 and 3*
The structure was built with balloon framing. This recently became evident when several windows were removed for restoration. The walls are of wood stud construction.

II.E.2  Floors and Roof

*Basement*
The floor in the basement is concrete.

*Floors 1, 2, and 3*
The floors are of wood frame construction. The first floor sub-floor is made of 1” x 8” boards which run diagonally. The attic floor is constructed of ¾’ x 5-1/2” pine boards laid diagonally.

*Roof*
The roof is of wood construction with 2” thick joists and a 1” thick roof deck.
The term "building systems" refers to the plumbing system (rainwater and interior plumbing), the HVAC system (heating, ventilation and air conditioning), the electrical system and the security system.

The information here summarizes the systems descriptions in the Lord, Aeck and Sargent Condition Assessment Report produced in 2001. (Citing in parentheses refer to the Lord, Aeck and Sargent report.) No significant changes have been made to the systems since that time. Information about the HVAC systems can also be found in the Conservation Assessment of Collections report by David Goist.

II.F.1 Plumbing System

The Lord, Aeck and Sargent report reviewed the rainwater system (2.A.3) and the interior plumbing fixtures and fittings (2.C, Building Interior). No other studies have been done of the plumbing system.

At the present time, there is no effective rainwater system for the entire building. External gutters are operable in some areas and completely lacking in others. The original internal gutter system has not yet been thoroughly studied and is currently inoperable except at the north porch.

Lord, Aeck and Sargent reported that the internal plumbing fixtures and fittings were original and in good condition (2.D). The water inside the house has been shut off with the exception of the toilet in the first floor Bathroom (Room 109) and the sinks in the China Closet (Room 108) and Kitchen (Room 104).
II.F.2 HVAC System

Lord, Aeck and Sargent reported that Oak Hill received a new geothermal forced air system in 1997 and that the new system and equipment were fully described in David Goist's report (D.2). The radiators in the rooms at Oak Hill are no longer operable but remain in place for interpretive reasons.

Lord, Aeck and Sargent recommended a cavity moisture analysis to assess the moisture issues in the house (D.2.a). This analysis was done in 2002 by Creative Engineering Design, Inc. (Appendix C).

II.F.3 Electrical System

Lord, Aeck and Sargent reported (D.3) that the electrical system was replaced in 1999.

II.F.4 Security System

Oak Hill does have a security system with sensors on all first floor windows and doors and motion detectors in several locations on the first floor. The system is tied to the phone system and the main campus security gatehouse. The system is designed to detect fire as well as intruders.
III. Conditions Assessment and Treatment Recommendations
In this chapter, conditions assessments and treatment recommendations are provided for
the building exterior (III.B),
the building interiors (III.C), the building structure (III.D) and
the building systems (III.E).

The chapter concludes with a list of treatment priorities (III.F). A chart summarizing recent conditions changes can be found in Appendix I.

Conditions Assessment

The conditions assessment information in this report complements and updates the conditions assessment report prepared in 2001 by the Atlanta architectural firm of Lord, Aeck & Sargent (Appendix B). That report included:

• Narrative descriptions of the construction and decorative features, materials and finishes of the structure, including building systems;
• Details about the physical condition of each structural element;
• Recommendations for treatment of deteriorated conditions as part of a plan to preserve the historic property for use as a house museum.

Since the release of the 2001 assessment, some of the recommended prioritized treatments have been completed, while others are in progress and many more have yet to be undertaken. This narrative report focuses on updating the various conditions of the building as described in the Lord, Aeck and Sargent report with the new information gathered in the 2005 evaluation. Areas of concern that have remained consistent with the 2001 report are reiterated, repairs made in the interim are noted and more recent problems discovered with the structure are noted. Photographs in
the text illustrate major and typical conditions issues.

To facilitate comparisons between the issues documented in 2001 and the issues found in 2005, a quick-reference chart has been created (Appendix I). The chart records:

- Work completed since Lord, Aeck & Sargent 2001 report;
- New conditions/problems noted in 2005.

In both the conditions assessment narrative and the chart, the room names used in the 2001 Lord, Aeck and Sargent report are retained. Room numbers have also been assigned to each interior space (See Floor Plans, II.B.2). Each interior space is identified with both its descriptive room name and its room number.

**Treatment Recommendations**

The recommended treatment approach for Oak Hill is preservation because the structure is in generally good condition and its historic features are largely intact. The goals of preservation are the protection and maintenance of the historic character, features and materials of the structure. (See Appendix A for the Secretary of the Interior's Standards for Preservation.) Because the house will continue to be open as an historic house museum, some accommodations will have to be made to meet interpretive and visitor needs. This historic structure report will serve as a valuable guide in determining appropriate treatments that will serve both purposes: preservation and Interpretation. The overall goal is to preserve Oak Hill, the house that Martha Berry renovated in 1927-29, while maximizing the interpretation of Oak Hill as her home from 1927-1942.
III.B. Building Exterior

III.B.1 Exterior - Conditions Assessment

a. West Elevation

Brick foundation wall, porch and terrace floor and steps:
The brick at the steps and foundation wall exhibits areas of failing mortar. This condition is noticeably worse along the walls than the steps. Signs of recent repointing are evident, however lateral cracks remain along the walls and vertical cracking and bulging runs in east west line on the terrace floor.

Figure 107 - View of mortar failing, cracking and efflorescence

There is also some cracking and spalling of bricks at the steps. White efflorescence can be seen leaching out of the masonry from the lower part of the walls near the flanking steps.
Foundation plantings have been thinned and pruned back from the walls.

**Siding**
The siding on the west façade is in generally good condition. There are some areas of paint failure and mildew is apparent at the flush siding baseboard. Most joints between the siding boards have been caulked and there are signs of soft wood in some locations.

**Columns**
Most of the concrete bases of the columns are cracked, as is the base of the pilaster at the southwest corner of the façade. (Figure 110) The wood shafts are in good condition. There are signs of deterioration on some of the column capitals beneath the heavy paint build-up.

**Entablature and Pediment**
There are signs of deterioration of the wood molding at the architrave and raking cornice.
The joint at the base of the pediment is splitting. Metal flashing along the edge of the architrave is severely rusted and is sagging at the southwest corner. Paint failure and loosened nails can be seen in at the raking cornice and the wood ornament at the pediment center shows signs of deterioration as well.

**Balcony**
Although structurally sound, paint is gatoring along all balcony surfaces.

![Figure 113 - West façade, paint deterioration on balcony](image)

**Ceiling**
The painted bead board portico ceiling is in good condition. A wasp nest was found at the northeast corner of the cornice.

**Windows**
The windows at this façade are generally in fair condition, better than those found in other areas of the house, although all had severe mildew growth on the muntins and the glazing compound is deteriorating. (Figure 114) At the time of this report, the second floor window on the south projecting bay was removed for restoration.

**Doors**
Front Entrance:
The door, sidelights and transom appear to be in good condition. There is however cracking paint on the lower door panels and the threshold exhibits signs of water damage that has caused peeling and paint deterioration. (Figure 115)

![Figure 114 - West façade, mildew on window muntins](image)

![Figure 115 - West façade, cracking paint on front door](image)

Earlier evidence of damage from boring insects can be seen at the pediment above the right sidelight. The exterior screen doors have been removed but the hinges are still attached to the frame.

Side Entrance to Dining Room:
There is cracking at the wood threshold. The door hardware is missing. Like the front door, the previous screen door has been removed but the hinges remain attached to the doorframe.
b. North Elevation

Brick foundation and terrace
Efflorescence can be seen leaching out from the brick at the west end of the foundation wall near the steps. The mortar is failing in this area as well.

Foundation plantings have been thinned and pruned back from the walls.

Siding
The deteriorated siding at the north wall documented in the 2001 report has since been repaired. In areas where the siding has been repaired and repainted, some new surface cracks in the paint can be found over the side porch and to the west of the three windows. There is also mildew growth under the three windows, over the porch and on the siding base at the west end of the façade.

Entablature and gable end
There is a large crack in the soffit over the pilaster at the west end of the wall. Considerable mildew growth can also be seen on the soffit and under the gutter on the portico. (Figure 117) The raking cornice exhibits deterioration issues similar to those affecting the west façade.

Porch
The porch has been repaired since the 2001 condition assessment and is, at present, in very good condition; however, there is some paint blistering and wear on the wood flooring. Also, some mildew stains are evident at the wall, ceiling and floor corners.

Windows
The casement windows on the second floor and east end of the façade have been repaired and repainted since the 2001 report and are fully operational.
All other windows on the north elevation are in a condition similar to those on the west elevation. There is mildew growth on the window muntins and stools and the glazing compound is failing.

c. East Elevation

Brick foundation wall, porch floor and steps
There is extensive white efflorescence at the walls and flanking steps, particularly on the north and south ends of the façade.

Figure 119 - East façade, efflorescence at the northeast corner

The moisture causing the efflorescence has also contributed to preliminary mortar failure and cracking at the north end of the wall. The porch floor is in good condition. There are also two large cracks in the concrete and stone walkway at this elevation.

Figure 120 - East façade, cracked walkway

Foundation plantings have been thinned and pruned back from the walls.

Siding
Most of the siding on the east elevation is in good condition. However, evidence of localized termite damage has been identified above the first floor bottom-hinged window at the south end of the façade. Paint cracking and peeling and mildew growth was found near the downspouts at the back wall of the Dining Room and along the edge of the north end.

Figure 121 - East façade, peeling paint along downspout

There is also deterioration of the fascia near the gutters on the north end of the façade. There are spider webs and vegetation growth on the siding and fascia near the downspouts in the corner of the Dining Room wall. (Figure 122)

Columns
Cracking was found in the concrete base of the column second from the north end of the façade—a result of settling due to the cracking of the foundation wall below it. There is also cracking at the base of the pilaster on the north end. The wood columns show some signs of deterioration and peeling paint at the capital volutes and bases.

Entablature and Pediment
There is deterioration of the painted surface on the siding and eave moldings of the pediment. (Figure 123)
III.B. Building Exterior

Figure 122 - East façade, vegetation in southeast corner

Figure 123 - East façade, peeling paint on pediment

Balcony
The balcony is in good condition with minor paint wear.

Ceiling
The stucco ceiling of this portico is in generally good condition, but there are some signs of moisture apparent over the balcony closest to the wall.

Windows
The casement windows at this façade have been repaired and repainted since the 2001 assessment and are now in excellent condition and fully operational. There is some paint peeling on the first floor bottom-hinged windows.

Doors
The doors, sidelights and transoms are in good condition.

d. South Elevation

Brick foundation and terrace
There is efflorescence at the terrace wall on the west end of the façade.

Figure 124 - South façade, efflorescence at southwest corner

Covers to the crawl space ventilation openings are missing. Most foundation plantings have been thinned and pruned back from the walls. Thick vines on metal frames near the Dining Room picture window need to be trimmed back.

Siding
There is evidence of termite damage in the siding and sheathing on the second floor near the downspout adjacent to the extension on the west end. (Figure 125) Damaged surface areas can also be seen between the downspouts and near the exterior chimney.
III.B. Building Exterior

III.B.2 Exterior - Treatment Recommendations

Brick

Efflorescence and mortar deterioration exist at the foundation walls and terraces on all four sides of the house and are indicative of excessive moisture behind the walls. The existing gutter and drainage systems are faulty and appear to be responsible for the current masonry problems. Therefore, all repairs recommended here, should be predicated by the replacement and restoration of the structure’s rainwater system (See III.B.4 for rainwater system recommendations).

1. Sample and analyze mortar. Repoint failing mortar joints using mortar compound mix to match existing mortar. New mortar should match original in color, strength and joint profile.
2. Replace cracked and spalling bricks with matching materials.
4. Remove efflorescence from masonry with non-metallic bristle brushes.
5. Install screens at all openings into crawl space and foundation. The 1927 architectural drawings indicate that removable 16 mesh copper screens were originally proposed.
6. Remove all existing vegetation from masonry. Monitor and maintain distance between foundation plantings and walls.

Siding and columns

In general, most of the wood siding and other elements appear to be in good condition with most damaged material in areas near or around the faulty rainwater system. Prioritized care should be given to those areas where termite damage has been detected at the south and east facades and the cornice elements and moldings at the cornice and entablature on the east and west facades. If possible, coordinate work in conjunction with replacement of rainwater system.

Thick vines are attached to the siding of the Dining Room and second floor extension. Earlier mold growth and paint deterioration has been repaired since the 2001 report.

Entablature and gable end
There is some deterioration of the metal flashing at the architrave similar to that on other facades of the structure. Open joints at the frieze and large holes in the pediment siding are also evident. There was vegetation growth found near the eave.

Windows
There is paint deterioration and cracking on the Dining Room casement window muntins and glazing similar to the windows on other facades. Three sash windows on the first and second floors have been removed for full restoration.
1. Remove paint and inspect underlying material where surface deterioration is evident. Repaint following repair.
2. Replace metal flashing at top of west entablature.
3. Inspect and repair deteriorated material at column capitals and ornament in west pediment. Analyze paint layers on capitals; remove excess layers and restore to original layer and color.
4. Remove all vegetation from the walls. Areas of concern are at the Dining Room window at the south elevation, and in the corner of the Dining Room extension on the south end of the east elevation.
5. Inspect and repair any open joints found in the siding and the flush wood boards of the frieze and pediments.
6. Clean mildew from siding and monitor for future problems.

**Doors**

In general, the doors are in good condition. However, there are a few minor issues that should be considered:
1. Perform minor repairs on doorframes and casings where noted.
2. Monitor condition of leaded glass elements in transom and sidelights.
3. Repair and replace missing hardware to side entrance door to Dining Room.
4. Reinstall missing screen doors for authentic historic interpretation.

**Windows**

Following the recommendation outlined in the 2001 Lord, Aeck and Sargent report, a comprehensive window survey of the structure was conducted. A subsequent, prioritized restoration effort has been initiated and is currently ongoing. Windows that were in most need of repair, particularly in Room 209 (Sleeping Porch) and Room 302 (Maid's Room), have since been repaired, repainted and are fully operable. Others had been temporarily removed for repair when on-site visits for this assessment were made. The external conditions of windows that have not yet been addressed on the west and north facades do not pose immediate concerns for the adjacent interior spaces. Those windows may be cleaned with a mild solution of bleach and water to remove mildew accumulation in the interim. Other recommended window treatments include:
1. Address temperature and humidity issues at windows with the use of historically sensitive or visually unobtrusive methods of weather stripping.
2. Determine acceptable levels of lighting appropriate for historic furniture, collections and interpretation of Oak Hill. Evaluate options for light control to reduce UV transmittance of the glass. Methods may include the application of film to the glass or a daily maintenance routine of window shade and curtain adjustment to minimize the effects of direct sunlight.
3. Replicate and reinstall original window screens for authentic historic interpretation of Oak Hill.
4. Restore and replace shutters.
III.B.3 Roof and Roof Elements - Conditions Assessment

Roof Covering

The 2001 Lord, Aeck & Sargent reports that the roof decking was repaired and the current roof covering was installed in 1993 / 1994. Overall, the roof appears to be in very good condition. All evidence of moisture related plaster and paint damage found in the building interior is due to water penetration prior to the new roof installation.

Chimneys

The chimneys and copper flashing and crickets are all in good condition. Previous evidence of paint and mortar failure found in the 2001 report appears to have been repaired.

Rainwater System

The current gutter and leader system of the house is in poor condition. A section of the gutters at the west corner of the north elevation have been removed entirely and other areas around the gutters and downspouts are separating from the siding, are surrounded by mildew, and exhibit other moisture related surface deterioration problems. Efflorescence on the sides the brick steps, terrace and foundation walls also point to rainwater drainage deficiencies with the current system.
III.B.4 Roof and Roof Elements - Treatment Recommendations

Originally, this house may have had an internal gutter system, which would have been common during the early part of the 20th century. No evidence of an internal system could be detected however, and it was probably removed at some point in time with a later roof covering. All work initiated on the gutter system should be done in conjunction with repair to the roof edge areas with deteriorated fascia and soffit.

1. Replace damaged and missing gutters and replace current leader system with one more aesthetically and historically appropriate for the age of the house (half-round gutters, round downspouts).
2. Contract with a company to investigate the condition of rain leaders under the terrace and their buried rainwater deposit locations in the yard.
3. Continue to monitor areas that have been indicative of previous roof leaks.
III.C.1 Interior - Conditions Assessment

In general, the interior of Oak Hill is in good condition. The primary problems relate to moisture: condensation, peeling paint and wall canvas, and mildew.

III.C.1.a. First Floor

Room 101: Hall

Floor:
The floor and finish are in good condition. A carpet runner has been installed to protect the floor.

Ceiling:
Good. Minor cracks at the chandelier and near the staircase have been repaired. There is some minor paint bubbling at the center of the room and significant peeling in northwest corner of the hall. (Figure 130)

Walls:
The walls are in good condition. A few hairline cracks in the plaster are noticeable. (Figure 131) There is some paint build-up in plaster ornament as well as paint cratering and delamination.

Doors and Trim:
In general, all of the doors and hardware are in good condition. There is some cracking of paint along the panels and edges of the front entrance door.
Staircase:
Stairs and Tread: Good. There are some chips in the stair edges and a few holes cut into the outer edges of the stair treads.

Walls:
The walls comprising the staircase are in good condition with just minor hairline cracks in the plaster and paint. Some paint is peeling on the east wall. (Figure 132)

Handrail and Balusters:
Good. There is minor wear in the handrail finish associated with everyday use.

Room 102: Reception Room

Floor:
The condition of the floor and finish is the same as the Hall. There is a noticeable downward slope toward the northwest; the angle of slope is $\frac{3}{4}''$ over four feet.

Ceiling:
Good. There are some minor hairline cracks and small areas of peeling paint.

Walls:
The walls are generally in good condition with only minor cracking of the paint and plaster in most locations. (Figure 133) Some areas however, particularly those closest to HVAC vent at the alcove extension, are showing considerable damage where the canvas has almost completely separated from the plaster and paint is cracking. (Figure 134) A plastic cover has been installed over the grill to divert air away from the affected area.
Door and Trim:
The doors and hardware are in good condition; some peeling paint.

Windows and Trim:
Good. There is some minor peeling of paint on north windows and water damage at the window on the north wall.

All interior window screens have been removed.

Fireplaces:
Good. There is a crack in the fireplace marble surround. (Figure 136) The fireplace is no longer in use but has not been sealed.
Room 103: Entry

Floor:
Good.

Ceiling:
Good. There are some hairline paint cracks and flaking.

Walls:
The walls in this location are in fair condition. There is hairline cracking, predominantly on the exterior wall. Flaking paint is noticeable on the west wall of the room.

Modern conduit has been applied to the walls to service new switches and outlets.

Doors and Trim:
The door and trim are in good condition. There has been some paint wear and damage on the door trim near the cooler and HVAC ventilation openings.

Room 104: Kitchen

Floor:
Good.

Ceiling:
Good. There is some cracking of paint finish near the windows and minor peeling in other areas.

Walls:
The walls are in fair condition. There is cracking and crazing of paint. There is plaster damage near the base of the wall below the sink.

Doors and Trim:
Good. Some minor issues with the door hardware repairs are needed.

Fireplaces:
A wall plate indicated the presence of a stove on the east wall that has since been removed.

Room 105: Elevator

Floor:
Fair. Fabric facing below floor covering is loose and sagging.

Ceiling:
Good.

Walls:
Good.

Elevator:
The elevator is no longer operational.
Room 106: Rear Hall

Floor:
The flooring is in good condition. However, the finish is worn in some areas.

Ceiling:
Good. Mildew removed; surfaces repainted.

Walls:
Good. Mildew removed; surfaces repainted.

Stair:
Good.

Doors and Trim:
Condition: Good. Repainted.

Room 107: Porch

Floor:
Excellent.

Ceiling:
Good. Paint touch-up completed.

Walls:
The walls are in good condition. Minor cracks in the boards are evident. Modern conduit has been installed to service the new door chime.

Doors and Trim:
Good. There is some peeling paint at the base of the sidelight near the HVAC grill. (Figure 138) A plastic cover has been installed over the grill to divert air away from the affected area.

Room 108: China Closet

Floor:
Fair. The surface of the flooring material at the doorway to the rear hall is cracking. Needs assessment by a specialist.

Room 109: Bathroom

Floor:
The floor is in good condition with only minor chipping of tiles.

Ceiling:
Excellent
Walls:
Good. Plaster has been repaired. There is some minor cracking in the tiles.

![Figure 139 - Room 109, hairline cracks in tiles](image1)

Doors and Trim:
Good.

Windows and Trim:
Good.

Fixtures:
The original fixtures are in excellent condition with only a small crack in the sink bowl.

Room 110: Dining Room

Floor:
Good. There is some minor scratching of the floor near the China Closet entrance.

Ceiling:
Good. Repainted.

Walls:
Fair. The wallpaper and underlying plaster show signs of cracking in multiple areas throughout the room - particularly at the doorway to the hall and above the door to the built-in china cabinet. (Figure 140) There is also evidence of moisture damage near the exterior door at the west wall. Canvas below the wainscot is separating from the wall below the window.

![Figure 140 - Room 110, cracks in wallpaper](image2)

Doors and Trim:
Good. A nail protrudes from the sill of the picture window. Interior screens have been removed.

Windows and Trim:
Both doors in the room are in good condition. There is some peeling paint at the bottom of the exterior door, its keyhole has been damaged and the hardware removed.

Fireplace:
Overall the fireplace is in good condition. There is some paint cratering on the wood section of the mantel. Also, cracks in the marble run the full depth of the cornice. The fireplace is no longer in use but has not been sealed.

Room 111: Closet below Stair

Floor:
The floor is in fair condition. However, the finish is badly worn.

Ceiling:
Fair. Paint is peeling near the closet light fixture.
Walls:
Fair. Paint is old and faded but shows little signs of cracking and peeling.

Doors and Trim:
Good.

Room 112: Library

Floor:
Fair. Although the wood flooring is in good condition, the finish is worn and scratched.

Ceiling:
Good. Crack and peeling paint repaired.

Walls:
The pecan wood paneling and veneer are in generally good condition; however, there are a few issues to be addressed. The joinery at the panels is separating in several locations from the wall.

On the east wall of the fireplace there are significant splits in the veneer and a small hole in the paneling. (Figure 142) Discoloration of the wood, possibly due to water damage, can be seen in the southeast corner of the room. The wood also appears to have suffered from light damage, particularly near the windows.

Figure 142 - Room 112, split in veneer on east wall of fireplace

Doors and Trim:
Good.

Fireplace:
The fireplace mantel is in good condition although the joints may need repointing. The fireplace is no longer in use but has not been sealed. The gas logs have been removed.

III.C.1.b Second Floor

Room 201: Hall

Floor:
Good.

Ceiling:
Good. Repainted. Minor hairline cracks and peeling of paint.

Walls:
As with other rooms of the house experiencing problems near the HVAC vents, there are areas in the hall where the canvas is separat-
ing from the wall and underlying plaster is cracking.

Areas of concern include the southwest corner of the room behind the radiator, the northwest corner and the north wall near the top of the stairs. On the north wall, above and next to the HVAC vent, there is new paint peeling where the wall has been repaired and repainted.

Doors and Trim:
Good. There is some peeling paint and bubbling on the right stile and top rail of the west exterior door to the balcony. (Figure 144)

Room 202: Bedroom #2 (Bessie Wright's Room)

Floor:
Good. The finish is worn in some spots.

Ceiling:
There are some minor hairline cracks and areas of peeling paint, but the ceiling is in generally good condition.

Walls:
Fair. There are a number of areas on the north and east walls with serious peeling paint and plaster deterioration. (Figure 145)

Problems exist to a lesser degree on west wall. The plaster in the northeast corner of the room near the radiator sounds hollow. (Figure 146)

Doors and Trim:
Good. There is a considerable amount of flaking paint on the Bathroom doorframe. (Figure 147)
Room 203: Closet to Bedroom #2 (Bessie Wright's Closet)

Floor:
Good. The finish is worn.

Ceiling:
There is mildew growth on the ceiling however the plaster is in good condition.

Walls:
There is significant mildew growth on the west, south and east walls of the closet closest to the HVAC system.

Doors and Trim:
There is mildew on the surfaces of closet side of the door and trim and separation at the door joint between the top rail and stile.

Room 204: Bathroom #2 (Bessie Wright's Bathroom)

Floor:
Good. Some minor tile chipping is present.

Ceiling:
Fair.
There is cracking plaster and paint deterioration.
Walls:
Fair. There is increasing damage in the room due to dampness. The plaster is cracking and there are several areas of severely peeling paint on the west and east walls above the wainscot.

Figure 149 - Room 204, water damage above wainscot

Doors and Trim:
Good.

Fixtures:
Good. All original fixtures are intact.

Room 205: Closet to Bedroom #3 (Student’s Room Closet)

Floor:
Good. The finish is worn.

Ceiling:
Good. There is some minor paint peeling.

Walls:
Good. There are some cracks in the plaster on the south wall and a few areas of peeling paint.

Doors and Trim:
Good.

Room 206: Bedroom #3 (Student’s Room)

Floor:
Good. The finish is worn in some areas.

Ceiling:
Fair. There is a considerable amount of paint bubbling and hairline cracking. There have been documented attempts to repair this, but clearly the repairs were not successful.

Walls:
Fair. There are two noticeable areas of considerable cracking, one in the southeast corner of the room near the ceiling and the other running vertically from the mantle to the ceiling. Most of the peeling paint has been repaired; one minor area remains.

Doors and Trim:
Good. There is separation of the door joint between the top rail and stile.

Fireplace:
Good. The fireplace is no longer in use but has not been sealed.

Room 207: Bathroom #3 (Student’s Bathroom)

Floor:
Good. Some minor tile chipping is present.

Ceiling:
Fair. There are hairline cracks in the plaster.

Walls:
Fair. Plaster chip by light switch. Serious paint peeling on west wall. (Figure 150)

Doors and Trim:
Good.

Fixtures:
The original fixtures are in good condition. There is a chip in the soap dish.
Room 208: Hall Storage Cedar Closet

Floor:  
Good. The finish is worn.

Ceiling:  
Good.

Walls:  
Good.

Doors and Trim:  
Good.

Room 209: Sleeping Porch

Floor:  
Good. The finish is slightly worn.

Ceiling:  
Good. The ceiling has recently been repainted.

Room 210: Rear Hall

Floor:  
Same as floor in Room 201 - Hall. Good.

Ceiling:  
Good. Repainted.

Walls:  
Good. Repainted.

Doors and Trim:  
Good.

Windows and Trim:  
Excellent. The windows have been restored, repainted and are now fully operable.

Room 211: Closet to Sleeping Porch

Floor:  
Good. The finish is slightly worn.

Ceiling:  
Good.

Walls:  
Good.

Doors and Trim:  
Good.

Room 212: Bedroom #4 (Martha Berry's Dressing Room)

Floor:  
Good. The finish is worn, especially in the center of the room.
Ceiling:
Fair. There is considerable water damage on the east ceiling which has contributed to plaster cracking and paint deterioration. Several other areas of the ceiling exhibit signs of peeling paint as well.

Walls:
For the most part the walls are in good condition and have recently been repainted. The area below the water damage of the ceiling could become an issue however.

Doors and Trim:
The doors and trim are in generally good condition. There is serious peeling and deterioration of paint on the doors to the exterior balcony.

Windows and Trim:
There is peeling paint on at the transom over the windows.

Elevator:
For safety reasons, the elevator shaft on the second floor has been closed over with boards nailed to the floorboards.

Room 213: Bathroom #4 (Martha Berry’s Dressing Room Bathroom)
Floor:
Good. Minor chipping of the floor tiles.

Ceiling:
Good. There are some minor hairline cracks. There is peeling paint over the bathtub.

Walls:
Fair. There is cracking plaster above the wainscot and hairline cracks in other areas. The wainscot is in good condition. A tile is broken off at the head of the bathtub.

Doors and Trim:
Good.

Fixtures:
The original fixtures are in good condition.

Room 214: Closet to Bedroom #4 (Martha Berry's Dressing Room Closet)
Floor:
Same as in Room 213.

Ceiling:
Good. There is some peeling paint.

Walls:
Good. Some hairline cracks and minor paint peeling.

Doors and Trim:
Good.

Room 215: Bathroom #5 (Frances’s Bathroom)
Floor:
Good. Some minor chipping of floor tiles.

Ceiling:
Good. Minor hairline cracks in the plaster.
Walls:
The walls have recently been repaired and repainted.

Doors and Trim:
Good.

Fixtures:
The original fixtures are in good condition. Some cracked tiles.

Room 216: Bedroom #5 (Frances’s Room)

Floor:
Excellent. The carpet is relatively new.

Ceiling:
Good. There is some minor flaking of paint in certain areas.

Walls:
Fair. There are considerable cracks in the plaster at the south and west walls. There is moisture damage at the south wall that has caused the wallpaper to deteriorate and peel off. The shoe molding is separating from the base in some areas of the room and the base is split near the bathroom door. Bathroom door threshold is split.

Doors and Trim:
Good.

Windows and Trim:
Paint peeling from window trim and muntins.

Fireplace:
The fireplace is in good condition. There are some chips along the inner edge of the faux marble surround.

Room 217: Closet to Bedroom #5 (Frances’s Closet)

Floor:
Excellent. The carpet is relatively new.

Ceiling:
Good. There is some peeling paint.

Walls:
Good. There are minor hairline cracks and peeling paint.

Doors and Trim:
Good.

Room 218: Hall Storage Closet

Floor:
Good. Minor wear in the floor finish.

Ceiling:
Good.

Walls:
Good.

Doors and Trim:
Good.

Room 219: Closet to Bedroom #1 (Guest Room Closet)

Floor:
There is mildew growth in the carpet.

Ceiling:
Fair. There is mildew growth on the surface. Minor hairline cracks in the plaster and peeling paint.

Walls:
Fair. There is extensive mildew and mold growth on the walls due to moisture generated by the HVAC unit in the closet.

Doors and Trim:
Good. Mildew accumulation on the surface of the door and trim.
Room 220: Bathroom #1 (Guest Room Bathroom)

Floor:
The floor tile is in good condition with only minor chipping. There has been separation between the floor tile and the tile base at the east wall near the bathtub, possibly due to settling issues.

Ceiling:
Good. Minor hairline cracks and peeling paint.

Walls:
Fair. There is paint deterioration including crazing and peeling. There is considerable cracking of plaster above the wainscot.

Doors and Trim:
Good.

Windows and Trim:
The window has been temporarily removed for restoration.

Fixtures:
The original fixtures are intact and in good condition.

Figure 152 - Room 220, separation of floor tile and tile base

Room 221: Bedroom #1 (Guest Room)

Floor:
The carpet is in very good condition and appears to have been recently installed.

Ceiling:
The ceiling is in generally good condition with only minor hairline cracks.

Walls:
The walls in this room are in fair condition with several noticeable issues. The wallpaper appears discolored in areas and there is a considerable water stain in the southeast corner of the room near the window.

There are a numerous minor cracks in the plaster near the fireplace. Paint is peeling behind the radiator and there is shoe mold is separating from the base mold in some areas.

Doors and Trim:
Good.

Figure 153 - Room 221, water stain in the southeast corner
Windows and Trim:
The window on the south wall has been temporarily removed for restoration.

Fireplace:
Good. There is a small split in the board near the fireplace opening. The fireplace is no longer in use but has not been sealed.

**III.C.1.c Third Floor and Attic**

Room 301: Rear Hall.
Same as Rear Halls on the first and second floors (Rooms 106 and 210).

Room 302: Passage
Floor:
The floors are in good condition. However, the dark stain finish is worn in areas.

Ceiling:
Good. The ceiling has been repaired and repainted.

Walls:
Good. Like the ceiling, the walls have recently been repaired and repainted.

Doors and Trim:
The doors are in good condition however there is missing hardware for the doors to the attic.

Room 303: Hall Closet

Room 304: Maid's Room
Floor:
The floors are in good condition, although slightly worn.

Ceiling:
Good. The ceiling has been repaired and repainted.

Walls:
The walls are in good condition and were recently repaired and repainted.

Doors and Trim:
The doors are in good condition.

Windows and Trim:
All windows and trim in the room are in excellent condition and have been repaired, repainted and are fully operable.

Room 305: Maid's Room Closet

Room 306: Bath (Maid's Room Bathroom)
Floor:
Good. The finish is slightly worn.

Ceiling:
The ceiling is in good condition and has been repaired and repainted.

Walls:
The walls are in good condition.

Doors and Trim:
Good.

Windows and Trim:
The condition of the windows and trim are the same as those in Room - 302 and were restored at the same time.

Fixtures:
The original fixtures in this room are in good condition, although somewhat dirtier when compared to other bathrooms in the house. The toilet lid is broken.
III.C. Building Interior

Attic.

At the outer ends of the rafters in the south-east corner of the attic, there is evidence of significant water damage in the past but no indication of a current problem.

III.C.2 Interior - Treatment Recommendations

a. Floors

Wood Flooring:

The wood flooring throughout the house is generally in very good condition with only minor finish wear in a few of the rooms. For those rooms that will need to be refinished in the future, a finish analysis should be conducted to determine the historically appropriate stains and coatings for the house. Sanding of the floors during the refinishing is not recommended in order to preserve an aged patina in appearance.

Floor Cloth (Room 108): This special material required assessment and treatment by a specialist.

Carpet:

The carpet in Room 216 and 221 appears to be somewhat new and is in very good condition save for the minor mildew accumulation in Room 219 - Closet. The curator has been told that these are reproductions of the carpets used in these rooms during Martha Berry's lifetime.

Ceramic Tile:

Although minor chips could be found on floor tiles in most of the bathrooms, the material in these rooms is in good condition and no repairs are recommended.

b. Ceilings and Walls

Plaster:

Most of the plaster issues that have been highlighted throughout the house are cosmetic in nature and limited in scope to hairline cracks and other superficial imperfections that are common for a building of this age. In general, the plaster is in good condition and most areas do not need immediate attention and should only be monitored for any further deterioration. Other areas of plaster damage however, are more serious in nature and are exacerbated by the moisture and climate control problems associated with the new HVAC system, unattended damage from exterior siding and roof leaks and window deterioration. Other sources of climate and humidity differentials could be from moisture wicking up through walls at the foundation and cool areas near unsealed chimney openings. Some of the more substantial areas of concern include:

• Old moisture damage behind the radiators in several rooms from the warm, moist steam heat.
• Substantial settlement and horizontal cracking found in Room 110 - Dining Room, Room 203 - Student's Bedroom and in all upstairs baths above the wainscot.
• Localized areas of exterior moisture damage in the ceilings and walls found in Room 212 and Room 216. Other areas of plaster cracking and delamination such as those found in the alcove of Room 102 and in Room 201 are due to cold air blowing on the walls from the HVAC vents.

A comprehensive plaster survey of all interior spaces should be conducted to determine the extent of the damage and proper restoration techniques for each area. Attention should also be given to the conservation and repair of the Room 110 - Dining Room wallpaper as part of this project.
Paint:

Most of the paint problems documented here are related to the same moisture issues that also affect the underlying plaster. Other areas where gatoring and blistering paint have been highlighted are typically associated with age, minor in nature and easily addressed with repainting. The Lord, Aeck and Sargent assessment reports that the interior was last repainted in 1999. Several rooms have been repainted since their report in 2001. A paint analysis of all interior rooms is encouraged for historic authenticity.

c. Doors and Trim

In general, the doors and trim are in good condition. Attention should be given to reattaching loose or separated joints and trim where noted. Door hardware should be cleaned and replaced where missing. All paint problems should be addressed.

d. Windows and Trim

The interior surfaces of the windows and trim are generally in good condition and areas of concern should eventually be addressed as restoration work on the windows progresses. As mentioned earlier in Section A.1.c, recommendations for window conservation should include installation of weather-stripping and a means of ultra-violet light control and a return of the original casement screens. Renewal of the clear wood finish for window trim in Room 112 - Library should also be considered.

e. Other Wood Trim

Shoe molding should be reattached where noted.

f. Fireplaces

If not already done, fireplaces throughout the house should be sealed to prevent moisture from entering the house and contributing to paint and plaster deterioration. Repointing of marble joints and cracks in the faux marble painting should be addressed.

Canvas Wall-covering:

The canvas wall-covering is pulling away from the walls in several areas, particularly in the alcove of Room 102 - Parlor and Room 201 - Hall. The reasons for this problem are similar to those affecting the plaster and paint deterioration (see above). All repairs conducted to attach the wall-covering should be made in conjunction with other plaster repairs.

Wood Paneling in Room 112 - Library:

All loose or separated joints and surfaces in the wood paneling and veneers should be repaired. Renewal of the wood finish in the library is recommended following a coating analysis.

Wallpaper:

The wallpaper in Room 110 - Dining Room, Room 221 - Guest Bedroom and Room 216 - France's Room is in need of proper repair and conservation based on the recommendations of professional conservator.

Ceramic Tile:

Matching tiles should be used to replace the few broken tiles, which have been noted.
III.D. Building Structure

III.D.1 Walls - Conditions Assessment

a. Basement

The basement walls are in good condition. There are no prominent signs of settling or other structural damage to the masonry. There is evidence of moisture penetration at the north exterior wall of the Boiler Room. Heavy construction grade plastic sheeting has been installed in the west facing crawlspace as a vapor barrier. There is a considerable amount of efflorescence present on the west, north and south walls comprising the terrace at the western elevation. Although more pronounced, the efflorescence on the interior side of the walls mirrors the condition of the outer walls. There are crystalline calcite stalactites from water penetration under the concrete sub-floor of the terrace at the west and north facades.

Figure 154 - Stalactites under north terrace
b. Floors 1, 2 and 3

The condition of the wall structure is good with only a few cracks evident due to settlement. Areas of settlement cracks in the walls include the Dining Room (Room 110), and in the Student's Room (Room 206).

III.D.2 Walls - Treatment Recommendations

As mentioned earlier in the report, the issues responsible for the efflorescence found on the west terrace walls should be remedied with the replacement of the current water drainage system. The moisture at the north wall of the Boiler Room (Basement) may be related to this problem as well.

1. Monitor moisture issue at north wall in the boiler room (basement) to determine if it may be an ongoing problem.
2. Monitor condition of the west terrace walls for any signs of further damage.
3. Add polyethylene vapor barrier in crawl-space areas with exposed dirt.
4. Install screens at wallspace openings.

III.D.3 Floors and Roof - Conditions Assessment

a. Floors 1, 2 and 3

The structure of the wood frame floor is in good condition with no apparent areas of concern.

b. Roof

The wood roof structure is in good condition. Areas of damage that are evident are a result of the poor condition of the previous roof and have been noted in III.B.3: Roof and Roof Elements.
III.E.1 Plumbing System - Conditions and Treatment Recommendations

A thorough evaluation of the plumbing system was not conducted as a part of this assessment. Functional use of the plumbing system has been discontinued throughout most of the house except in Room 104 - Kitchen. There were no apparent deficiencies found with the exposed plumbing work in the basement and all original fixtures and fittings appear to be in good condition.

III.E.2 HVAC System - Conditions and Treatment Recommendations

According to the 2001 Lord, Aeck and Sargent assessment, a new geothermal system was installed in the house in 1997 as a means of mitigating climate related problems. The original radiator system was discontinued; however, the radiators were left in place for an accurate historic interpretation of conditions present during Martha Berry's lifetime. The new system appears to be in good condition. No issues regarding its proper functioning have been reported.

Since the 2001 report, some of the concerns associated with climate control of the interior spaces have been addressed such as the cavity moisture analysis and adjustment of the HVAC diffusers to prevent additional paint and canvas deterioration. Other problems still exist. Mildew accumulation at the air return systems in the closets of Room 202 and Room 221 is significant and should be corrected as soon as possible in consultation of a heating and air specialist. Other air circulation issues in the upstairs bathrooms should also be investigated and monitored.
Consideration should be given to painting the large wall-mounted cold air return grills in the hallway to make them less conspicuous.

**III.E.3 Electrical System - Conditions and Treatment Recommendations**

The 2001 Lord, Aeck and Sargent assessment reports that the current electrical system was installed in 1999 as an upgrade and replacement for the antiquated knob and tube system, which dated back to the 1927 renovation. Porcelain knobs - evidence of the old system, can still be found in the Attic. The current system is 3-phase and employs all copper wiring.

The new system appears to be in good condition and functioning properly. Consideration should be given however, to the removal of surface mounted conduit and new devices where present in Room 103 (Entry).
The following list is a broad summary of recommended treatments based on this condition assessment report and ordered according to the priority of each issue. Those areas of concern that are currently being addressed are also included.

**Urgent**

- Clear all gutters.
- Install new gutters, downspouts, leaders; investigate and repair dry wells.
- Perform exterior masonry restoration and repair.
- Repair and repaint all damaged exterior siding and wood elements as noted in Conditions Assessment narrative.
- Perform adjustments to HVAC system for interior moisture control.

**Moderate Urgency**

- Repair all areas indicating plaster damage and wall-covering separation.
- Clean all mildew surfaces and repaint rooms with paint deterioration.
- Apply appropriate weather stripping to all windows.
- Install screens at crawlspace openings.
• Perform wood finish analysis and restore finish for Room 112 (Library).

• Perform exterior door repairs and hardware replacement where needed.

• Seal all fireplace openings.

• Install vapor barrier over uncovered dirt areas in crawlspace.

• Remove all vegetation from sides of building.

**Less Urgent**

• Reinstate all window and door screens and window shutters.

• Continue with window restoration project.

• Consider interpretation of back of house spaces including Room 104 (Kitchen) and Room 103 (Entry).
IV. Additional Studies Recommended
The following studies are recommended because they will provide valuable information to guide the future preservation, maintenance and use of Oak Hill.

Materials analysis and testing

- Paint (exterior and interior)
- Plaster survey
- Wood finishes (floor stains and coatings)
- Mortar
- Concrete and masonry
- Hazardous materials

Conditions Assessments and Treatment Plans

- Wall coverings
- Floor coverings
- Metals
- Concrete, masonry and mortar
- Ultra-violet (UV) light analysis

Structural evaluation

- History of structure
- Present condition
Building Systems

• Plumbing
• Rainwater system (gutters and downspouts, dry well system)
• HVAC (moisture condensation, air infiltration in basement)

Life Safety and Code Analyses

• Fire Protection
• Security
• Americans with Disabilities Act compliance

Measured Drawings and Schedules

• Plaster ornament
• Cornices, doors, windows (2nd and 3rd floors)
• Mantel details

Cost Estimates for Maintenance and Preservation

• Budget for periodic maintenance needs
• Budget for multi-year projects
• Long-term preservation planning
Introduction

With any historic building, maintenance is the key to the structure's future preservation. As the analogy goes, prevention is the best medicine. The same is true of buildings. A timely inspection and routine maintenance can stop a problem before it grows out of control. This saves both the building's integrity and the university's money. This manual is developed to provide the staff of Oak Hill with guidance on when and how to perform those preventative measures, as well as how to handle major repairs when they are necessary. The Secretary of the Interior's Standards for Preservation, located in the appendix of this report, should be followed at all times.

Routine Maintenance

Routine maintenance is critical for ensuring that the house does not deteriorate. One should think of it as preventative maintenance. A daily maintenance schedule has been attached to assist in the performance of the daily routines. Additional maintenance that should be performed regularly includes:

- Trim bushes adjacent to house monthly
- Clean gutters twice annually.
- Clean windows annually
- Inspect and service mechanical systems annually
- Inspect house for termites and other insects annually.
- Inspect house for repairs annually - An Inspection Checklist has been provided for your convenience. This checklist examines each elevation and each room individually to systematically discover any deterioration.
To help determine locations of water infiltration, it may be beneficial to inspect the house during a rain. When performing the inspection, it is important to note such things as:

- Maintain and update Leaks
- Rot
- Sag
- Air infiltration
- Brick or mortar deterioration
- Mold/mildew
- Door and window operation
- Breakages (glass, etc.)
- Sun damage (fading, etc.)
- Wear and tear (floor finishes, etc.)
- Paint damage
- Maintenance log as maintenance occurs (a maintenance log has been provided for your convenience)

Major Repairs

No matter how well the building is maintained, there will always be major repairs required as materials age and deteriorate. While not regularly scheduled like maintenance, many major repairs can be anticipated and included in budget projections. It is advisable to have reserve funds to cover these expenses, as the cost can be substantial. However, as costly as some major repairs can be, the cost of deferred maintenance is even greater, as it allows other building components to deteriorate. Some repairs that can be anticipated include:

- Painting
- Roof and gutters
- Siding
- Windows
- Masonry
- Mechanical systems

For your convenience, the following National Park Service Preservation Briefs have been included at the end of this manual:
**Contact & Reference Information**

Oak Hill & the Martha Berry Museum  
(706) 291-1883  
(706) 291-1698, 1 800 220-5504  
Fax: (706) 802-0902  
www.berry.edu/oakhill

**Emergency Contacts**

Jennifer Dickey - Curator  
Office: 291-1883 ext. 19  
Cell: 266-0603

Campus Safety Gatehouse  
706-236-2262

Main Campus Switchboard  
706-232-5374

Physical Plant (for plumbing and electrical problems)  
706-236-2231

North Georgia Equipment Co. (for HVAC system)  
706-232-8930

**Resource Personnel**

Lord, Aeck & Sargent, Inc. (preservation architect)  
1201 Peachtree St., NE, Suite 300  
Atlanta, Georgia 30361  
(404) 253-1422  
Susan Turner

**Sources for Appropriate Construction Equipment and Materials**

Dorsey Finishes - interior and exterior painting  
Contact: Thomas Sheets or Kirk Dorsey, 404-784-7880

Restoration Craftsmen - window restoration, siding repair, hardware repair.  
Contact: Chip Miller, 404-297-8604

**Oak Hill Archival Documents & Records**

Berry College Archives, Memorial Library  
Rebecca Roberts, archivist, 706-238-5886

All photographs, blueprints, and other papers associated with the Oak Hill home are kept at the archives. Copies of some photographs and drawings are in the curator's office in the Oak Hill attic.

Additional documentation from the 2001 Conditions Assessment available from Lord, Aeck and Sargent.  
Contact: Susan Turner, 404-253-1442

**Staff Directory**

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Assistant Director  
(Office is in museum)  
Office: 291-1883 ext. 12  
Home: 770-419-0968  
Cell: 678-986-0683

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Office and Guest Services Manager & Gift Shop Manager  
(Office is in museum)  
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Cell: 770-324-4245  
Home: 378-0770

Jennifer Dickey, jdickey@berry.edu  
Curator  
(Office is in Oak Hill home)  
Office: 291-1883 ext. 19  
Cell: 266-0603

Joe Lazorchak, jlazorchak@berry.edu  
Horticulturist  
(Office is in greenhouse)  
Office: 291-1883 ext. 34  
Cell: 766-2232  
Home: 234-9037
Ryan Chesley, rchesley@berry.edu
gardens@berry.edu
Grounds manager
(Office is in greenhouse shop)
Office: 291-1883 ext. 16
Cell: 766-6613
Home: 346-8952

Museum:
291-1883 ext. 11

Gift shop:
291-1883 ext. 14

Student office:
291-1883 ext. 10

Collections Building
235-6754

Other Areas:

Alan Storey, Admin. Director
astorey@berry.edu
Hermann Hall:
Office: 236-2227
Cell: 346-3528

Guest Cottages:
Box 83
Office: 236-2241
IV. Works Consulted
VI. Works Consulted


#21: MacDonald, Mary Lee, "Repairing Historic Flat Plaster Walls and..."
VI. Works Consulted


• Introduction to Standards and Guidelines: Historical Overview.  
  <http://www.cr.nps.gov/hps/tps/standguide/overview/choose_treat.htm>

• Standards for Preservation and Guidelines for Preserving Historic Buildings. 
  "Preservation: The Approach."

  "Standards for Preservation."
  <http://www.cr.nps.gov/hps/tps/standguide/preserve/preserve_standards.htm>
Appendices
Room measurements

First Floor
Hall (101): 43’1 ¼” x 9’2 ¾”
Reception Room (102): 32’5 ½” x 15’11 ½” (smaller dimension-front porch side), 32’5 ½” x 19’5 ½” (fireplace area)
Entry (103): 7’11” x 8’5 ½”
Kitchen (104): 11’2” x 19’5 ½”
Elevator (105): 4’ x 4’
Rear Hall (106): 7’11” x 10’5 ¼”
Porch (107): 10’ ¼” x 9’1 ½”
China Closet (108): 7’ x 16’3 ¼”
Toilet (109): 4’6” x 5’10 ½”
Dining Room (110): 22’8 ½” x 18’
Room 111: 3’11” x 3’8 ¼”
Library (112): 21’6 ¼” x 15’11”
Front Porch: 11’6” x 61’2 ¼”
Rear Porch: 10’2” x 51’ 1”

Second Floor
Hall (201): 31’4” x 9’2 ¾”
Bedroom 2-Bessie Wright’s Room (202): 14’9 ¼” x 15’11 ½”
Closet (203): 3’1 ¼” x 4’8 ½”
Bath 2 (204): 5’2 ¼” x 10’8 ¼”
Closet (205): 2’8 ¼” x 2’7 ¾”
Bedroom 3-Student’s room (206): 11’4 ¾” x 14’2 ¼”
Bath 3 (207): 7’11” x 8’5 ½”
Hall Closet (208): 1’11” x 4’8 ½”
Sleeping Porch (209): 11’2” x 14’2 ¼”
Stair Hall (210): 7’11” x 5’2”
Closet (211): 4’3” x 4’
Bedroom 4-Martha Berry’s Dressing Room (212): 13’4 ¼” x 18’ ¾”
Bath 4 (213): 7’4” x 7’4”
Closet (214): 5’5 ½” x 4’10”
Bath 5 (215): 5'9 ½" x 10'1 ½"
Bedroom 5-Frances’ Room (216): 15'9 ¾" x 18'6 ¾"
Closet (217): 2'5 ¼" x 5’8”
Storage (218): 2’5 ¼” x 5’9 ¼”
Closet (219): 1’8 ½” x 5’8”
Bath 1 (220): 4’6 ½” x 9’7”
Bedroom 1-Guest Room (221): 19’3” x 15’11”
Front balcony: 4’ x 21’11”
Rear Balcony: 5’4” x 10’4”

Third Floor
Maid's room (304): 9'7 1/4" x 14'2"
Closet (305): 3'1" x 4'1"
Bathroom (306): 9'7 1/4" x 5'9"
Oak Hill Molding Schedule

The following schedule documents the common molding details found in each room of the house. Moldings that could be profiled (door, window, char rail trim) have been drawn, while those elements, which were more difficult to gauge, have simply been measured and photographed. Each drawing and photograph has been assigned a letter (drawing) or number (photograph) and listed in the room and location where they are found.

Drawings
A – Pocket door molding
B – Door and window molding
C – Pocket door molding (Library)
D – Door molding
E – Chair rail molding
F – Chair rail molding (Library)
G – Panel molding
H – Panel molding (Library)

Photographs
001 – Cornice (1st Floor Hall)
002 – Cornice (Reception Room)
003 – Baseboard
004 – Cornice (Library)
005 – Baseboard (Library)
006 – Cornice (Dining Room)
007 – Baseboard (Kitchen)
008 – Cornice (2nd Floor Hall)
009 – Cornice (Bessie’s Room)
010 – Cornice (generic)
011 – Cornice (Frances’ Room)
012 – Cornice (Guest Room)

FIRST FLOOR

Room 101 – Hall:
A – Pocket doors to rooms 102 and 112 on north and south walls.
B – Doorways to rooms 106, 111, 109, 110
E – North and south walls
G – North and south walls except staircase

Room 102 – Reception Room:
A – Pocket doors on south wall
B – Windows on west and north walls
E – All walls in room
G – All walls
002 – All walls
003 – All walls

Room 103 – Entry:
B – All doorways
003 – All walls

Room 104 – Kitchen:
B – All doorways
003 – All walls except SE corner of room (elevator extension wall)
007 – On new wall adjacent to elevator room

Room 105 – Elevator:
003 – All walls
Room 106 – Rear Hall:
   B – All doorways
   003 – All walls

Room 107 – Porch:
   D – Doorways to rooms 104, 105 and 108

Room 108 – China Closet:
   B – All doorways and window on south wall
   003 – West and south walls only (cabinets on other walls)

Room 109 – Toilet:
   B – Doorway

Room 110 – Dining Room:
   B – All doorways, windows and cabinet doors
   E – All walls
   003 – All walls
   006 – All walls

Room 111 – Closet:
   003 – All walls

Room 112 – Library (all moldings unpainted):
   B – All windows
   C – Pocket doors on north wall
   F – All walls
   H – North, south and west walls
   004 – All walls
   005 – All walls

Room 113 – Stairway:
   E – All surrounding walls
   G – All surrounding walls
   003 – All surrounding walls
   008 – All surrounding walls

SECOND FLOOR

Room 201 – Hall:
   B – All doorways
   E – All walls
   G – All walls
   003 – All walls
   008 – All walls

Room 202 – Bessie Wright’s Room:
   B – All doorways and windows
   E – All walls
   003 – All walls
009 – All walls

**Room 203 – Bessie Wright’s Closet:**
B – Doorway
003 – All walls

**Room 204 – Bessie Wright’s Bathroom:**
B - Doorway

**Room 205 – Student’s Room Closet:**
B – Doorway

**Room 206 – Student’s Room:**
B – All doorways and window
003 – All walls
010 – All walls

**Room 207 – Student’s Bathroom:**
B – Doorway

**Room 208 - Hall Closet:**
**no moldings present**

**Room 209 – Sleeping Porch:**
B – All doorways and windows
003 – All walls
010 – All walls

**Room 210 - Stair Hall:**
B – All doorways
003 – All walls

**Room 211 – Sleeping Porch Closet:**
B – Doorway
003 – All walls

**Room 212 – Martha Berry’s Dressing Room:**
B – All doorways and windows
003 – All walls
010 – All walls

**Room 213 – Martha Berry’s Bathroom:**
B – Doorway and window

**Room 214 – Martha Berry’s Closet:**
B – Doorway
003 – All walls

**Room 215 – Frances’ Bathroom:**
B – Doorway and window
Room 216 – Frances’s Room:
   B – All doorways and windows
   E – All walls
   003 – All walls
   011 – All walls

Room 217 – Frances’s Closet:
   B – Doorway
   003 – All walls

Room 218 – Storage Closet:
   003 – All walls

Room 219 – Guest Bedroom Closet:
   B – Doorway
   003 – All walls

Room 220 – Guest Bathroom:
   B – Doorway and window

Room 221 – Guest Bedroom:
   B – All doorways and windows
   E – All walls
   003 – All walls
   012 – All walls

**THIRD FLOOR**

Room 301 – Rear Hall:
   B – All doorways
   003 – All walls

Room 304 – Maid’s Room:
   B – All doorways and windows
   003 – All walls

Room 306 – Maid’s Bathroom:
   B – Doorway and window
   003 – All walls
### H.3. First Floor Window Schedule

*First Floor*

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ROOM 102 - RECEPTION ROOM

ROOM 112 - LIBRARY

ROOM 110 - DINING ROOM

ROOM 221 - GUEST BEDROOM

ROOM 216 - FRANCES’ ROOM

ROOM 206 - STUDENT BEDROOM
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<th>MANUFACTURERS' MARKS (on underside of lid)</th>
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<td>Bathroom</td>
<td>&quot;AUG 20 1935&quot;</td>
<td></td>
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<tr>
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<td>2.C.b</td>
<td>Bathroom #2 (Bessie Wright's Bathroom)</td>
<td>&quot;12 22 26&quot;</td>
<td>&quot;DOUGLAS&quot;</td>
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<td>207</td>
<td>2.C.b</td>
<td>Bathroom #3 (Student's Bathroom)</td>
<td>&quot;07 19 23&quot;</td>
<td>&quot;DOUGLAS&quot;</td>
</tr>
<tr>
<td>213</td>
<td>2.C.b</td>
<td>Bath #4 (Martha Berry's Dressing Room Bath)</td>
<td>&quot;12 29 26&quot;</td>
<td>&quot;DOUGLAS&quot;</td>
</tr>
<tr>
<td>215</td>
<td>2.C.b</td>
<td>Bath #5 (Frances's Bathroom)</td>
<td>&quot;12 31 26&quot;</td>
<td>&quot;DOUGLAS&quot;</td>
</tr>
<tr>
<td>220</td>
<td>2.C.b</td>
<td>Bath #1 (Guest Bath)</td>
<td>&quot;12 21 26&quot;</td>
<td>&quot;DOUGLAS&quot;</td>
</tr>
<tr>
<td>306</td>
<td>2.C.2.c</td>
<td>Maid's Room Bath</td>
<td>&quot;5 23 24&quot;</td>
<td>&quot;DOUGLAS&quot;</td>
</tr>
</tbody>
</table>
## II.G.6 Building Description Updates to Lord, Aeck Sargent Report

<table>
<thead>
<tr>
<th>2005 Rm#</th>
<th>LA&amp;S Sect.</th>
<th>LOCATION NAME</th>
<th>NEW DESCRIPTION INFORMATION NOTED IN 2005</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2.A</strong></td>
<td>BUILDING EXTERIOR</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.A.1</td>
<td>West Elevation</td>
<td>BALCONY: wood railing in diamond pattern; corner stanchions each capped with ball; scroll bracket supports balcony at each end.</td>
<td></td>
</tr>
<tr>
<td>2.A.2</td>
<td>North Elevation</td>
<td>WINDOWS: Fixed &quot;picture&quot; window has 24 lights; flanking casement windows have 6 lights. The triple double-hung windows have fixed 6-light transoms over each window; one cornice covers all three windows.</td>
<td></td>
</tr>
<tr>
<td>2.A.2</td>
<td>West Elevation</td>
<td>WINDOWS: Shutters on west façade are original.</td>
<td></td>
</tr>
<tr>
<td>2.A.2</td>
<td>East Elevation</td>
<td>WINDOWS: On the first floor are four 6-light bottom-pivot windows placed high on the wall.</td>
<td></td>
</tr>
<tr>
<td>2.A.1</td>
<td>South Elevation</td>
<td>BRICK FOUNDATION WALL &amp; TERRACE: Only one crawl space (under picture window) lacks a cover.</td>
<td></td>
</tr>
<tr>
<td>2.A.1</td>
<td>South Elevation</td>
<td>PLANTINGS: thick vines growing on metal frames along projecting bay.</td>
<td></td>
</tr>
<tr>
<td>2.A.2</td>
<td>South Elevation</td>
<td>WINDOWS: Casements flanking picture window each have 14 lights. Windows on second floor have no cornices.</td>
<td></td>
</tr>
<tr>
<td><strong>EXTERIOR: ROOF AND ROOF ELEMENTS</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.A.3</td>
<td></td>
<td>RAINWATER SYSTEM:: Chimneys have crickets to direct rainwater away.</td>
<td></td>
</tr>
<tr>
<td>2.A.3</td>
<td></td>
<td>CHIMNEYS: There are four chimneys. Each has four courses of corbelled brick at the top; two have a single brick course at mid-height.</td>
<td></td>
</tr>
<tr>
<td><strong>BUILDING STRUCTURE</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.B</td>
<td>WALLS: balloon framing evident in south wall of library (Room 112) where windows have been removed for restoration.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.B</td>
<td>FLOORS: Attic floor made of 3/4” x 5-1/2” pine boards laid diagonally. Sub-floor of first floor also laid diagonally (visible from crawl space).</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.B</td>
<td>ROOF: In the attic space, there is evidence of the old south-sloped roof which was replaced by the current south gable roof.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>2.C</strong></td>
<td>BUILDING INTERIOR</td>
<td></td>
<td></td>
</tr>
<tr>
<td>101 2.C.2.a</td>
<td>Staircase</td>
<td>FLOOR: stained wood treads; painted wood risers; floral carpet runner. WALLS: paneled and painted.</td>
<td></td>
</tr>
<tr>
<td>102 2.C.2.a</td>
<td>Staircase</td>
<td>TRIM: panel and scroll pattern on face string. WOODWORK: painted wood spiral-turned balusters; glass sphere knob with brass base forms newel post cap.</td>
<td></td>
</tr>
<tr>
<td>102 2.C.2.a</td>
<td>Reception Room</td>
<td>FIREPLACE: Some bricks are marked &quot;Stevens&quot; or &quot;DIXIE&quot;. FLOOR: pine boards of varied widths.</td>
<td></td>
</tr>
<tr>
<td>103 2.C.2.a</td>
<td>Entry</td>
<td></td>
<td></td>
</tr>
<tr>
<td>104 2.C.2.a</td>
<td>Kitchen</td>
<td>Two sinks on north wall.</td>
<td></td>
</tr>
<tr>
<td>105 2.C.2.a</td>
<td>Elevator</td>
<td></td>
<td></td>
</tr>
<tr>
<td>106 2.C.2.a</td>
<td>Rear Hall</td>
<td></td>
<td></td>
</tr>
<tr>
<td>107 2.C.2.a</td>
<td>Porch</td>
<td>Weatherstripping on all doors and windows.</td>
<td></td>
</tr>
<tr>
<td>108 2.C.2.a</td>
<td>China Closet</td>
<td>FLOOR: copper trim nailed on floor cloth at door thresholds.</td>
<td></td>
</tr>
<tr>
<td>108 2.C.2.a</td>
<td>China Closet</td>
<td>WINDOWS: hinged on bottom.</td>
<td></td>
</tr>
</tbody>
</table>
### II.G.6 Building Description Updates to Lord, Aeck Sargent Report

<table>
<thead>
<tr>
<th>Page</th>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2.C.2.a</td>
<td>Bathroom: TOILET: impressed mark on underside of lid reads “AUG 20 1935”</td>
</tr>
<tr>
<td></td>
<td>2.C.2.a</td>
<td>WAINSCOT: ceramic tile bricks (6” w. x 3” ht.) in running bond. 2” rounded mold at top; base mold 6” x 6”.</td>
</tr>
<tr>
<td></td>
<td>2.C.2.a</td>
<td>FLOOR: ceramic tile: 2” diameter hexagonal tiles.</td>
</tr>
<tr>
<td>110</td>
<td>2.C.2.a</td>
<td>Dining Room: WINDOWS: south casement windows crank open.</td>
</tr>
<tr>
<td>111</td>
<td>2.C.2.a</td>
<td>Closet below stair</td>
</tr>
<tr>
<td>112</td>
<td>2.C.2.a</td>
<td>Library: WALLS: paneling and cornice are pecan not mahogany; some is veneer.</td>
</tr>
<tr>
<td></td>
<td>2.C.2.a</td>
<td>FLOOR: pine boards of varied widths</td>
</tr>
<tr>
<td>201</td>
<td>2.C.2.b</td>
<td>Hall: STAIRCASE: painted wood balustrade with spiral-turned balusters</td>
</tr>
<tr>
<td>202</td>
<td>2.C.2.b</td>
<td>Bedroom #2 (Bessie Wright): FLOOR: area carpet covers most of floor.</td>
</tr>
<tr>
<td>204</td>
<td>2.C.2.b</td>
<td>Bath #2 (Bessie Wright’s Bathroom): TOILET: impressed marks on underside of lid read “12 22 26” “DOUGLAS”</td>
</tr>
<tr>
<td></td>
<td>2.C.2.b</td>
<td>FIXTURES: porcelain toilet, pedestal sink and tub (sides to floor).</td>
</tr>
<tr>
<td></td>
<td>2.C.2.b</td>
<td>TRIM: Ceramic tile: 3” x 6” wainscot tiles; 6” x 6” base mold tiles.</td>
</tr>
<tr>
<td>205</td>
<td>2.C.2.b</td>
<td>Closet to Bedroom #3: WALL: one shelf.</td>
</tr>
<tr>
<td>206</td>
<td>2.C.2.b</td>
<td>Bedroom #3 (Student’s Room)</td>
</tr>
<tr>
<td>207</td>
<td>2.C.2.b</td>
<td>Bathroom #3 (Student’s Bathroom): TOILET: impressed marks on underside of lid read &quot;07 19 23&quot; &quot;DOUGLAS&quot;.</td>
</tr>
<tr>
<td></td>
<td>2.C.2.b</td>
<td>FIXTURES: porcelain toilet, pedestal sink and tub (sides to floor).</td>
</tr>
<tr>
<td></td>
<td>2.C.2.b</td>
<td>TRIM: Ceramic tile: 3” x 6” wainscot tiles; 6” x 6” base mold tiles.</td>
</tr>
<tr>
<td></td>
<td>2.C.2.b</td>
<td>FLOOR: ceramic tile: 2” diameter hexagonal tiles.</td>
</tr>
<tr>
<td>209</td>
<td>2.C.2.b</td>
<td>Sleeping Porch: FLOOR: Area rugs added.</td>
</tr>
<tr>
<td>210</td>
<td>2.C.2.b</td>
<td>Rear Hall</td>
</tr>
<tr>
<td>211</td>
<td>2.C.2.b</td>
<td>Closet to Sleeping Porch</td>
</tr>
<tr>
<td>212</td>
<td>2.C.2.b</td>
<td>Bedroom #4 (Martha Berry’s Dressing Room): SERVANT’S BELL: three buttons on west wall near hall door.</td>
</tr>
<tr>
<td></td>
<td>2.C.2.b</td>
<td>FLOOR: Area rug added.</td>
</tr>
<tr>
<td>213</td>
<td>2.C.2.b</td>
<td>Bath to Bedroom #4: TOILET: impressed marks on underside of lid read “12 29 26” “DOUGLAS”.</td>
</tr>
<tr>
<td></td>
<td>2.C.2.b</td>
<td>FIXTURES: porcelain toilet, pedestal sink and bathtub (sides to floor). Wood medicine cabinet.</td>
</tr>
<tr>
<td></td>
<td>2.C.2.b</td>
<td>TRIM: ceramic tile: 3” x 6” wainscot tiles; 6” x 6” base mold tiles.</td>
</tr>
<tr>
<td></td>
<td>2.C.2.b</td>
<td>FLOOR: ceramic tile: 2” diameter hexagonal tiles.</td>
</tr>
<tr>
<td>214</td>
<td>2.C.2.b</td>
<td>Closet to Bedroom #4: One shelf. WALLS &amp; CEILING: plaster. FLOOR: oak.</td>
</tr>
<tr>
<td>215</td>
<td>2.C.2.b</td>
<td>Bath #5: TOILET: impressed marks on underside of lid read “12 31 26” “DOUGLAS”.</td>
</tr>
<tr>
<td></td>
<td>2.C.2.b</td>
<td>FIXTURES: porcelain toilet, sink, tub (sides to floor). Wood medicine cabinet.</td>
</tr>
<tr>
<td></td>
<td>2.C.2.b</td>
<td>TRIM: ceramic tile: 3” x 6” wainscot tiles; 6” x 6” base mold tiles. Wainscot higher on tub walls for shower.</td>
</tr>
<tr>
<td></td>
<td>2.C.2.b</td>
<td>FLOOR: ceramic tile: 2” diameter hexagonal tiles.</td>
</tr>
<tr>
<td>216</td>
<td>2.C.2.b</td>
<td>Bedroom #5: Frances’s Room: FLOOR: Wall-to-wall carpeting.</td>
</tr>
<tr>
<td></td>
<td>217 2.C.2.b Closet to Bedroom #5</td>
<td>Double doors. One shelf. West wall access to plumbing.</td>
</tr>
<tr>
<td>---</td>
<td>---------------------------------</td>
<td>-----------------------------------------------------</td>
</tr>
<tr>
<td></td>
<td>218 2.C.2.b Hall storage closet</td>
<td>Double doors. Seven wood shelves.</td>
</tr>
<tr>
<td></td>
<td>219 2.C.2.b Closet to Bedroom #1</td>
<td></td>
</tr>
<tr>
<td></td>
<td>220 2.C.2.b Bath to Bedroom #1</td>
<td>TOILET: impressed marks on underside of lid read “12 21 26” “DOUGLAS”. FIXTURES: porcelain toilet; pedestal sink; bathtub (sides to floor)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>TRIM: ceramic tile: 3” x 6” wainscot tiles; 6” x 6” base mold tiles</td>
</tr>
<tr>
<td></td>
<td></td>
<td>FLOOR: ceramic tile: 2” diameter hexagonal tiles</td>
</tr>
<tr>
<td></td>
<td>221 2.C.2.b Bedroom #1: Guest Room</td>
<td>FLOOR: Brown wall-to-wall carpet.</td>
</tr>
<tr>
<td>301</td>
<td>2.C.2.c Rear Hall</td>
<td>FLOOR: Yellow pine, not oak.</td>
</tr>
<tr>
<td></td>
<td>302 2.C.2.c Passage</td>
<td>STAIR: Pine baluster cap and handrail; posts painted. Square wall opening over stair turn.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>ELECTRICITY: 2 florescent ceiling lights in upper hall; hanging bulb over stair turn; hanging wires to attic.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>FLOOR: Yellow pine, not oak.</td>
</tr>
<tr>
<td>303</td>
<td>2.C.2.c Hall Closet</td>
<td>DOORS: double doors, painted wood.</td>
</tr>
<tr>
<td>304</td>
<td>2.C.2.c Maid’s Room</td>
<td>FLOOR: Yellow pine, not oak; dark stain.</td>
</tr>
<tr>
<td>305</td>
<td>2.C.2.c Maid’s Room Closet</td>
<td>One shelf. Four-panel painted wood door.</td>
</tr>
<tr>
<td>306</td>
<td>2.C.2.c Bath</td>
<td>CEILING: slopes downward to south.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>FLOOR: pine, not oak.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>FIXTURES: porcelain footed bathtub, toilet, sink; no medicine cabinet. TOILET: impressed marks on underside of lid read &quot;5 23 24&quot; &quot;DOUGLAS&quot;</td>
</tr>
</tbody>
</table>
G. Photo Key (West Elevation)
G. Photo Key (North Elevation)
East Elevation
Scale: 1/8" = 1'-0"
G. Photo Key (South Elevation)

South Elevation
Scale: $\frac{1}{8}" = 1'-0"$
G. Photo Key (1st Floor Interior)

First Floor Plan
G. Photo Key (2nd Floor Interior)
G. Photo Key (3rd Floor Interior)