HISTORIC STRUCTURE REPORT

FALL 1996

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VOLUME TWO

EXISTING CONDITIONS
PHOTOGRAPHS
# 292 Moreland Avenue
## Historic Structure Report

### Table of Contents

**Volume One**

**General Overview**

I. Historical Overview
   - A. Moreland Avenue Area Development
   - B. Evolution of Property Ownership
   - C. Willis F. Denny
   - D. Victor H. Kriegshaber

II. Appendices Supporting Historical Overview

**Volume Two**

III. Existing Conditions
   - A. Facades
   - B. Landscape
   - C. Basement
   - D. Main Floor
   - E. Attic
   - F. Roof
   - G. Systems

**Volume Three**

IV. Recommendations

V. Plans and Drawings
HISTORIC STRUCTURE REPORT PRESENTATION
NOV. 21 1996

Outline

I. INTRODUCTION
1. Overview - Ced

II. HISTORY
1. Development of the Area - Ced
2. Evolution of ownership - Leslie
3. Wills Denny - Mandy
4. Victor Kreigshaber - Joy

III. EXISTING CONDITIONS
1. Facades/Roof - Christie
2. Landscapes - Ced
3. Basement - Serena
4. Main Floor - Grant
5. Attic - Joy
6. Systems - Christie
7. Recommendations - Jeff-

IV. CED'S CONCLUSION

1924 Vacant
↓ 1926 Rental
29-35 Church
1929 Commercial
39-64 Rand
Dance School
1964-70 Antiques
FRONT (EAST) FACADE

Overall, the front facade is in fairly good condition. The original wooden floor of the porch is gone, replaced by concrete. Original windows are present with original stained glass transoms. It is believed the door and the glass on the left side is original, while the glass on the right is not. A stained glass transom was once over the door, but has now been replaced by plain glass. Lintels present are original, except for a few pieces that have been replaced. The columns of the front facade are original, yet the bases of the full outside columns have been replaced with cement. The beaded board ceiling is original. The porch roof cornice, molding, and frieze have been replaced. The molding was replaced with mismatched pieces, while the once decorative frieze was replace with plain board. Brackets once existed as part of the decorative work of the cornice. The original square downspouts have been replaced with ones that are round. The location of the downspouts have also been changed. The following is a detailed description of the status of the porch and front areas.

Floor

* The floor of the porch is concrete and in good condition.
* There are white and brown paint spots from the painting of the columns and moldings of the porch.
* There is also some rust staining.

Wall
* The creamy yellow brick wall of the front facade is in good condition.
* The mortar is intact.
* There is some white paint spots from the column and molding painting.
* The top row of bricks are lightly covered in white paint.
* The north and south corners are covered with a black staining. This is probably due to constant wear or improper drainage from the roof.

Ceiling

* The ceiling of the porch is good condition.
* The beaded board of the ceiling is painted brown.
* One light fixture is present. A ghost of a larger diameter base of a light fixture exists.
* The molding around the ceiling, painted brown and white, is in good shape, but it is dirty.

Windows

* The windows are double-hung sash and one over one with stained glass transoms.
* The molding and various parts of the windows, including the glass, are in good condition.
* Several layers of brown paint cover the windows and obstructs the decorative elements.
* The curved window of the south side of the door is missing a small decorative piece from the sill.
Door

* The left door is missing part of the molding around the glass.
* Original beveled glass of the left door is intact, while glass in the right door contains a crack.
* The hardware of the doors are oval with decorative beaded edges.
* A ghost of a doorbell exists on the right side.
* Ghosts also exist for hardware for screen doors on both sides.
* The stoop is missing paint from constant wear.
* The doors are painted with several layers of brown paint.

Lintels

* Lintels above the windows have been well maintained.
* The door lintel, is missing a small amount of mortar. The decorative shell is in good condition.
* The lintel above northernmost window is chipped on the left side. The shell above this window is in good condition.
* Lintel above window to the immediate right of the door has mortar missing in places. The ends of the lintel are a different color from the rest of the lintel. There is a chip on the left scroll.
* The ends of cornice above window to the immediate left of the door are a different color from the rest of the lintel.
* All lintels, including decorative shells, are made of terra cotta.

Columns

* Columns on the front facade all appear in good shape.
* The brick pilasters that frame the front door contain
holes, possibly caused by nails. The bottom of the right column is chipped with mortar missing.
* The wooden columns around the front porch are coated with several layers of paint and the existing color is white. The paint obstructs the decorative details of the original ionic columns. Cement bases exist on the outside columns and they are painted brown.
* The two half columns against the house are also painted with brown bases. A conduit is visible beside the southernmost half-column.

Other Decorative Items

* The molding, cornices, and frieze on the outside of the porch are in good condition. The frieze is painted brown while the soffit, fascia, cornice, and built-in gutters are painted white.
* The downspouts present are round and painted brown.
* The steps leading to the front porch are made of poured concrete and in fairly good condition. They are chipped in places where there has been an attempt to repair them. Non-threatening cracks exist throughout the structure. Iron banisters are present on either side of the steps. Original concrete abutments with decorative urn pedestals are also present. They contain a few cracks and they show wear.
PHOTO DESCRIPTIONS
EAST FRONT FACADE

1. Full front facade taken from grass strip by front sidewalk
2. Close-up of front facade, banisters have been added. Balusters originally circled the roof.
3. 
4. Close-up of capital of front columns, paired around porch.
5. Base of columns, concrete, believed added when porch was floored in concrete.
6. Three-quarter column against wall, north of front door.
7. Wooden plinth for above column, probably original.
8. Light fixture above front door, note ornamentation above doorway.
9. Close-up of light fixture, not believed original.
10. Base of light fixture, with oval ghost of original base. Note: ceiling is beaded board, 2"w.
11. Shell, acanthus leaf, egg and dart cornice of stone lintel over window, right of door.
12. Detail of above, note segment repairs.
13. Photo of columns and ceiling of front porch.
14. Detail of only remaining bracket or modillion removed from overhang of roofline. These were, at one time, installed in a series around the entire corona.
15. Round downspout from gutter of porch.
Exterior

Photo Angles

Warehouse Addition

(Not Drawn to Scale)
SOUTH FACADE

The eclectic design of this house is very much reflected in the south facade. Its strong lines are emphasized by the lack of vegetation and excess of concrete surrounding it. The main or front section of the house is three story brick with a concrete capped wrap around porch. The rear is comprised of two stories and covered with wood siding. At first it was thought that the clapboard section was a later addition, however upon investigation it was deduced that it was indeed original to the house.

From a distance this facade appears to be in good condition. However, upon closer inspection it is clear that much of the detail is worn and damaged and in need of immediate attention. All window casings are suffering from climactic decay which has been accelerated by a south facing location. It is difficult to imagine this property as a luxury residence as its grounds and interiors have been so drastically altered. When viewing this house one must keep in mind its current commercial usage, and that the additions and modifications have been made for practical rather than aesthetic reasons.

Foundation

- The foundation is comprised of rough cut granite and can be seen clearly in the south facade.
- An inspection of this facade revealed no major cracking nor any sign of structural creep.

Walls

- The walls of the front section of the house are solid brick and light sand in color.
- There are several sections of missing mortar on the main house. While this is not yet a
structural problem it should be professionally inspected.

- There is evidence on sections of the brick work of continuous water exposure. This coincides with the sections of missing mortar and is most likely caused by leakage from the built in gutters. The repair and rehabilitation of these gutters (which has just been completed) should halt any further leakage.

- The rear section of the house is white clapboard wood siding. The exact age and/or date of its installation is difficult to determine, as is whether it is original to the 1901 house.

- The siding appears to be sound and in good condition.

- The basement level of the rear section is no longer original. It has been deduced that this section that now houses the woodwork studio was the original carriage house or garage. Unlike the remainder of the basement exterior, this section is not of solid granite. The presence of two large supporting granite pillars and the later addition of a modern door and plate glass window suggests that this was the location of the original garage doors. However no hard evidence has been found at this time to support this theory.

Windows

- There are 5 one over one, double hung original windows in the south facing section of the main house. Three of them have cast iron security grates that were added by the present owner. All 5 windows have their original stained glass transoms (two different designs)

- Original terra cotta sills and lintels can be seen on the 5 main windows.
• The lintels are designed around a double half scollop shell (a Denny trademark) in the center accented with acanthus leaves on either side, and egg and dart patterning along the facia.

• Four of these lintels appear in good condition, however the fifth is quite badly cracked. Attempts to repair this lintel have made by someone inexperienced in working with historical terra cotta.

• the casings of all the south facing windows are badly deteriorated and in need of repair.

• There is 1 smaller, rectangular (now fixed sash) window located in the main section at the end of the porch. It has ribbed and frosted glass. Due to the poor quality of glass and shoddy installation it is unlikely that the glass is original. There is also the remnant of a hinged bracket attached to the rail of this window. It has been concluded that the small area behind this window was originally some type of guest bathroom, therefore we believe that the bracket was the remnant of a hinged screen.

• The rear section of the southern facade contains 3 windows. Two are full size, 2 over 2, double hung with plain wood casings. These casings are in slightly better condition than those on the main house although they are also in need of repair.

• The third window in this section is smaller and square. It looks to be the original casings although contemporary louvered glass slats have been added.

• Ghosts of fastenings for either screens or possibly security bars can be seen on the 2 larger windows of the rear section.
There are 3 windows located in the main section of the basement. All 3 are different. The one on the left is 2 over 2, double hung with a terra cotta sill. The central one has been converted to a door (probably by the present owner) and the third is fixed sash with 4 panes of glass.

All three of these windows and the terra cotta sill are in poor condition.

The lower rear section of this facade has been altered significantly. It appears that the original layout was structured around two large granite pillars with open space on either side. This is due to the lack of granite walling (which comprises the remainder of the lower sections). At the present time there is a modern glass pane door, then a large three pane fixed sash window and a regular sized, single pane fixed window. Below these windows the wall is wood clapboard. It has been concluded that this section of the house was the original garage. The existence of these new windows would support this theory as they probably replaced double wood doors.

Roof

The cornice of this house is now white with a dark brown frieze. It is very possible that the original frieze would have been illustrated or even 2 dimensional wood decoration. No photographs found in research have been early enough to confirm this theory.

The soffit appears to have been replaced and there is evidence of water damage on the south west corner of the main building. This is probably due to problems with the built in gutters and later with the modern down spout on this corner.

The gutters on the rear section have been replaced with metal box gutters.
• Modern drainpipes and large electrical cabling (for the air conditioning unit) have been run up the side of the main house and have been cut directly into the soffit.

**Dormer**

• A small dormer is located on the south (and north) section of the main roof.

• It has two 1 over 1, double hung windows with plain casings.

• The dormer is sided with white clapboards, tiled with slate and has terra cotta ridge caps. The pediment above the windows is recessed with dark brown beaded board backing and a two dimensional scollop shell motif.

• The woodwork appears to have many built up layers of paint and is in the final stage of surface coating breakdown.

**Details**

• The wrap around porch that flanks the main section of the south facade is now capped with approximately a foot of concrete. Originally the porch floor was wood planking that was probably replaced several times before the concrete was eventually laid.

• Black cast iron railings have been added around the porch, and they are extremely rusted in places.

• there are 6 square, ornamental, terra cotta ventilation plates in pairs along the granite base of the porch. One is broken and missing and has been covered with ply wood. (these are the exterior of the ventilation shafts mentioned in the Room 005 write up.)
PHOTO DESCRIPTIONS
SOUTH FACADE

1. Front third of south facade.

2. Bay window of master bedroom and bay of basement, mid point of facade.

3. Rear third of south facade. Clapboard siding is original surface.

4. Base sill of small window between bay and front windows (bathroom space, room 102.)

4B. Electric cord conduit into soffit vent from ground a/c unit, see photo #3.

5. Dormer of room 201, with shell motif in gable.

6. Smaller bathroom window, louver glass added later (1960?) room 104.

7. Terra cotta vent from area 001, boarded on the interior. Note grapevine mortar in granite foundation. Concrete porch surface and wrought iron railing Rand additions.

8. Original terra cotta vents in foundation under porch, see photo #1.

9. Entrance to Ancient Lights, leaded glass atelier housed in original garage and apartment area.

10. Only photo of rear of original house, clad in asbestos siding.
Exterior

Photo Angles

Warehouse Addition

(Not Drawn to Scale)
WEST FACADE

An accurate assessment of this facade is unavailable at this time. This is due to the addition of a large warehouse, by the present owner, directly behind the main house.
PHOTO DESCRIPTIONS
NORTH FACADE

1. From end of north facade to east, porte cochere on this side. Note: bay of dining room.

2. Clapboard area original kitchen. Various, many rooflines visible in this photo.

3. Gable of room 208, shell motif has been removed.

4. Facade of kitchen, and enclosed porch. Slate roof was being repaired.

5. Detail of roof where previous box gutter has been replaced with hanging gutter. Area is in center of photo #4.

6. West window of the dining room (114) bay. Window has been broken and replaced.

7. Glass window in apartment bathroom, room 008.
Exterior

Photo Angles

(Not Drawn to Scale)

Warehouse Addition
**PORTE-COCHERE**

The porte-cochere is located on the north side of the house. It is adorned with paired Ionic terra cotta columns, smaller but similar in style those on the front porch. The porte-cochere retains its original configuration however, it appears that changes have been made to the colors of the paint coatings on the porch and the white pigment on the pillars was removed. In addition, investigation underneath the porch, from the basement, indicates that the wood floor was replaced. The era of replacement for this floor is prior to Mrs. Stone’s ownership (as per a conversation with her on November 13, 1996).

**Roof:**

- The roof over the porte-cochere is a flat built-up roof covered with an asphalt material. This area is in good condition.

- The gutter on the east facade is damaged and the paint is peeling.

- Along the west facade of the porte-cochere a piece of the wood fascia has partially detached and is about to fall.

**Floors:**

- The porch floors show evidence of several paint layers. It appears that the present coat of brown paint, matching Munsell Chart color 5.0 yr/ color 4B, covers a white
undercoat. This brown paint is peeling in several areas. In addition, gray paint drips can be seen on the soffit near the steps and on the concrete door step at the side entrance. This may indicate that gray paint was used at one time as an accent color.

- Water damage at the base of column #1 (see attached drawing) has caused splitting and rotting to the wood in that area. In addition a piece of shoe molding is missing around this column.

- There are three wood steps leading from the porch to the concrete driveway with the bottom step made of poured concrete. These are in good condition probably because of their limited use under Mrs. Stone’s ownership.

- The concrete driveway is cracked and broken in several places as a result of its continued use and exposure to environmental elements.

Walls:

- The sheltered portion of the north facade is in good structural condition with the cream bricks and mortar intact. Holes in the brick and existing plinths verify that half pillars at one time flanked both the inner and outer boundaries of this area.
Ceiling:

- The 2” wide beaded board ceiling is covered in the same Munsell color brown (5.0 yr/4B). Blue paint drips here indicate a possible light blue undercoat. The painted white ceiling soffit shows evidence of water damage between the pillar and the wall.

Windows:

- Overall, the double hung, single sash window is in good condition. However, its aesthetic appearance is marred by an excessive amount of sealing putty. The stained glass transom remains unharmed but is slightly bowed about 1/2”, as is common to most of the window transoms. The stone window sill is slightly chipped. The frame and window sash are covered with many layers of paint. Like the flooring, it seems that white paint was the initial coating and other colors might include black, gray and the final coat of brown.

Door:

- Ornamented with the original brass doorknocker and doorknob, the paneled exterior door is in good condition due to its protection under the porte-cochere from outside elements. The stained glass transom is bowed approximately 2” and the mortar in the lintel segments above has darkened. The paint on the door frame has surface crazing. The doubled sectioned screen door is missing the top screen. In addition, there is a ghost of a round doorbell on the right molding.
- Pillar #4 is in good condition with only remnants of white paint showing.

- Pillar #5 has a vertical crack in the front that measures 3/8” X 2” and a narrow crack 2” crack in the back, as previously mentioned.

- On Pillar #6 the base has a chip that measures 8”L X 2 1/2”W X 1”D. Also, a vertical 2” crack.

- Three flutes on the second segment of Pillar #7 have been damaged as well as presence of a 3/8 X 5” crack that becomes a hairline surface crack. The plinth is also split which leads one to conclude that perhaps this pillar was damaged by a large vehicle.

- Pillar #8 rests on a brick pedestal as Pillar #1. It is in good condition.

Balustrade:

- The balustrade along the porte-cochere porch area is probably the original and believed to have continued around the front porch as seen in the photos from Mrs. Rand. There are numerous layers of white paint and it is chipped throughout. On the left side, the bottom rail has pulled away causing the spindles to detach. A 5” piece of molding is missing under the top rail. Several molding sections around the base of the endposts are separating.
PHOTO DESCRIPTIONS
PORTE COCHERE

1. Door from carport to north parlor, with part of original balustrade, terra cotta column, and terra cotta ventilation tiles all depicted. Screen door seems original to house, and ghost of column to left of door in photo can be seen.

2. Balustrade, vents, and base of column in front of door, south side of carport.

3. Side pier, balustrade, and column with plinth on right side of porch, south side of carport.

4. Side piers, wood floor, with wood damage on piers, either side of steps south side.

5. Base and plinth of half column on south side of porte cochere, with balustrade.

6. Detail of Arts and Crafts style lantern on door by south side of carport. Amber glass lights still exist on three sides. Appears to be of copper.

7. Capital of terra cotta column on north side of carport. Note remnants of white paint.

8. Section of fascia and gutter from west side of carport damaged. Note bricked in window of dining room on right of photo.

9. Damaged box gutter over northeast corner of porte cochere. Also note loss of slate, asphalt paper seems to be the roof covering.
Victor H. Kriegshaber’s home, with its curving side walks and its softly bending walk to the corner of Moreland and Austin was impressive in its dignity. This property was developed as the setting for a new mansion of a successful Atlanta businessman. Next door to him was the imposing Victorian home of Asbury Moreland, and behind his lot was the newly fashionable Inman Park. Springvale Park and Moreland Park surrounded him. The eclectic Beaux-Arts home was sited easterly amidst beautiful oak trees.

The wrap around driveway, only wide enough for one car (8’ feet), entered from Moreland Avenue on the far north side of the property. The drive continued through the porte cochere and connected behind the house to the shared driveway of Kriegshaber’s son, William Kingdon, onto Austin Avenue. The drive had a branch connecting into Kriegshaber’s garage as well. The chauffeur could drive out the garage, up the porte cochere and pick up a passenger, or turn left from the garage, leaving by way of Austin Avenue. In this manner, he would not disturb the family by driving too close to the house.

It is believed that Victor Kriegshaber had a greenhouse located near the garage branch of the driveway. In a telephone interview with Joy Ross, Kriegshaber’s grandson, now 82 years old, remembers his brother backing the car out of the garage, hitting the greenhouse and destroying it (See Appendix). In Kriegshaber’s 1934 obituary, Joy discovered information about his last residence, “Camp Victor,” and his love of landscaping and gardening. He also had a “hothouse”
on this Cheshire Bridge property. It is assumed that 292 Moreland (26 Moreland before 1916) earlier was also beautifully landscaped

Kriegshaber would have had a landscape comparable with the Asbury Moreland home immediately next door. A detailed drawing of this home depicts a wonderful Victorian garden.\textsuperscript{1} The garden featured a central island with huge elephant ears (\textit{Colocasia}), a picket fence, edged sweeping parterres echoing the circular driveway, all contributing to a park-like setting. Indeed this area, with a small lake at the rear of the property, was known as Moreland Park.

Mentioned in several sources, most notably the National Register nomination dated 1978, is that 34 monster oak trees grew on this property.\textsuperscript{2} In her interview, Mrs. Rand, speaks laughingly of the autumn, how they had to sweep their way out (the front walk) and sweep their way back into the house. She remarked the oaks were huge and planted on both sides of the walk in the front.\textsuperscript{3} (See also Rand photo #6)

Today the only large oaks still standing are on Austin Avenue and in the rear of the former William Kingdon home, on 1144 Austin Ave. In an interview with Bill Westmoreland regarding the development of the Moreland Avenue corridor, he remarked that the land in this area was treeless following the Civil War (See Area Development essay). During Kriegshaber's residence, from 1901 to 1924, any oak trees would be from 25 to 50 years old, still rather slim, and not enormous by any scale. By the Rand residency (1940-1970), these same trees would be 80 to 100 years old and quite large. It is safe to assume many of these trees may have died from natural causes in the last quarter century, they would have been about 120 -130 years old.
With the aid of photos provided by Mrs. Rand, mid-century landscape features can be ascertained. The front and south side of the house featured foundation plantings; the lawn was carefully maintained. Mrs. Rand mentioned a huge gardenia (*Gardenia*) bush near the southeast side of the porch, large enough to support a large bird dog sleeping on it! (See interview). Mr. Jack Rand planted vegetables on the south side yard's terraced gardens (Rand #5). The earliest photograph, (Rand #1), shows a large tree at the corner of the driveway and the curving walk, surrounded by a brick tree well. In a later photograph (Rand #2) the tree is gone, replaced by a grouping of six 2 to 3 year old shrubs: three broadleaf evergreen and three deciduous. Round cement planters were placed on the ending sweep of the masonry step well. (Rand photos #6, 1, 4). Included in the Appendices of this report is a plat map made for Jack Rand prior to the sale of the house to the present owner. The walk configuration, and the location of the iron pins of the property line can be seen in this plat.

**Existing Conditions:**

- The front and south side of the previous yard is paved with asphalt blacktop and used as a parking lot for the architectural salvage business, the current owner of the property.

- Mature, existing shrubs at the front foundation, probably planted in the last few decades are:
  
  - Nandina, or Heavenly Bamboo  
  - Spirea  
  - Holly
- Lily turf  
- Abelia  
- Privet  

- Between the sidewalk and the parking lot on Moreland Avenue, continuing westward around the Austin Avenue side of the property is a row of hybrid, scrub oaks, and some interesting shrubs:
  - Abelia  
  - Holly  
  - Privet  
  - Cherry Laurel

*Cherry laurel* was used a hedging material for the finest homes in the South since the plantation era. It is evergreen, with shiny, toothed 5” long leaves. It blooms fragrant white flowers and bears purplish fruits. Overall a beautiful shrub that is obscured by the overgrowth on this property.

- On the north side of the property, along the fence as denoted on the Jack Rand plat map, is a line of untended shrubs. Kudzu is growing rampant over these areas. The photos from Mrs. Rand show this area as newly planted. (Rand #2, 3) In agreement the maturity of the plantings denotes a mid-century beginning, i.e. 1950-1958. Some of the plants found here:
  - Cherry Laurel  
  - Privet
• Behind the house is a metal shed building erected in 1970 for the Stone’s business. It is located on the earlier driveway access to the garage under the house. No landscape features could be surveyed in this area. The driveway is still shared with the house behind the Wrecking Bar, a 95 year easement arrangement. The original driveway emerges from behind the shed to connect with the access to Austin Avenue.

• Asphalt has been poured over the sidewalks and original driveway. Since the base for the asphalt was never adequately prepared, the ground beneath is heaving and breaking the pavement. Grass and weeds are prevalent and reflect the deteriorating situation of the site.
1 Drawing of Moreland home in Private Photo files, "Moreland Park" ERH-1, Atlanta History Center
2 National Register Nomination, prepared 1978 by Ann DeRosa Byrne, and Morton R. McInvale, Historic Preservation Section, Atlanta GA. on file at the HPD office. Many inaccuracies have been found in this form, however, the oaks have been reconfirmed by other sources.
3 Interview with Mrs. Jack Rand by Leslie Brown, Oct. 1996, pg. 7, included in appendices. Note: Photo #6 shows sidewalk curve and shade from oaks.
4 Ibid.
PHOTO DEScriptions
LANDSCAPE

1. East, front facade. Note large privets, and liriope. Round urns are replacements.

2. Photo of east facade, taken from same distance as Rand photo #6. Note differences.

3. Original driveway along north side of house.

4. Original driveway as it curves to area under warehouse addition.

5. East facade, *abelia* and *holly* on median near sidewalk. Large oak behind house example of original oaks on property.

6. Paved parking lot, south side. Scrub oaks and some cherry laurel on left median.

7. South west of property. Original driveway emerged here on left of photo.

8. Broken pavement, south side of parking lot, near house.

9. Salvage items outside, south side of parking. Note pastoral quality of Austin Avenue, at rear of property.

10. Photo of earlier Kingdon home in relation to Kriegshaber house. Large oak probably only remaining original tree on property.

11. North side of property, cherry laurel and privet on left of photo covered in kudzu.
Exterior

Photo Angles

(Not Drawn to Scale)
AREA UNDER PORTICO
ROOM 001

Room 001 is the eastern most area of the basement. It flanks the main basement area and follows the line of the portico (east facade) in a U shaped configuration with a semi circular central element. At the present time it is used for the storage of bathroom fixtures and doors. There are six doorways (5' in height) at various points along the inner walls. These have all been closed off. However the seventh doorway (7' in height) located in the center of the inner wall provides access to and from the main basement area. The area has no windows therefore all light is supplied by fluorescent strip lights that were installed by the present owner. There are eight ventilation shafts (1' x 2') located at ceiling level throughout the room. At present they are all covered with insulation and/or ply wood.

Floors
• Hard packed dirt with a north/south sloping grade. Concrete hexagonal paving stones have been added on the eastern and southern sides and a poured concrete step in the northeastern section.

Walls
• Solid rough cut granite exterior walls approximately 2 1/2' thick that appear to be structurally sound and free of moisture. All surfaces have been whitewashed. The inner walls of this area (the outer walls of main basement) are constructed with rough cut granite abutted by approximately a 1 1/2' of brick. An inch of uncoated brick just below the ceiling line indicates the probability of a change in ceiling height.
Ceilings

• The northern and half of the eastern section of the ceiling is wood planking covered with poured concrete. The remainder is poured concrete reinforced with rebar and supported by 2 cement pillars.

• On the south wall there are remnants of wood planking protruding from below the ceiling. This is probably caused by the cutting of the ceiling planks after the concrete had set.

• On the south eastern, inner corner of the ceiling there is evidence of the original rectangular down spout. With the addition of a concrete porch floor these down spouts became obsolete.

• The east wall has an upper enclave approximately 1 1/2’ x 4 1/2’. This is located directly below the front portico steps. Severely rotted wood planking, remnants of an old porch, can be found in this area. The damage is due to both water and insects.

• Evidence of the original wooden support beams and be seen at various points along top of the inner and outer walls.

• The area on the north side is directly below the porte cochere. The new and unpainted appearance of the ceiling suggests it is not original.
PHOTO DESCRIPTIONS
UNDER FRONT PORCH, BASEMENT, ROOM 001

1. View of rubble foundation under north wall, under porch of porte cochere.

2. View of north east side of foundation and ceiling boards of porch above.

3. North east central portion of foundation under porch.

4. Photo directly north from under porch through granite opening, showing granite lintel.

5. Looking northwest under porch, curve of front facade on left.

6. Subflooring of front porch as seen from under in east area. Concrete has been poured over these boards from above.

7. High on wall on south side, photo of boarded up ventilated area. (Outside terra cotta ornaments still exist.)

8. Hole left from original downspout, located at ceiling, north east corner, under south porch.

9. South corridor, under south porch. Note: sawn timbers of subflooring, removed after concrete was poured.
Basement

Photo Angles

(Not Drawn to Scale)
THE BASEMENT
ROOMS 001,002,003,009,010,011,012

The basement is stunning. It consists of beautiful cut Stone Mountain granite walls that form the foundation under a substructure of bricks. There are two feet by two feet pillars of granite located at various points in the basement some supporting 5' by 7' by 11' granite lintels forming doorways to other parts of the basement. These granite walls and pillars support huge wooden girders and wood floor joists. All of this could be a reason why the house still stands and is fairly plumb. The granite has been sprayed white is in pretty good shape, some mortar has fallen out. Mrs. Stone has leveled and cemented the floor of most of the basement except for the front portion under the front facade which is unmortared paving tile that she said she got in Little Five Points. There is also a small brick floor (Rome Bricks) near the north wall under the coal chute that is beside the coal burning furnace that has been converted to gas burning furnace. ¹

The basement is now the area where Mrs. Stone exhibits the doors, balustrades and larger items that she has for sale. Mrs. Stone also informed us that she cut the stairway from what we believe to have been the front south parlor into the basement.

Floors:

• The floors that are of cement, paving tiles and brick, show the signs of constant foot traffic being slightly dirty. The floor is not all on one level one or two steps up in several places. There are no signs of cracks.

¹ See appendix for interview of Mr. Jim DeMaria about the furnace.
Walls:

- The walls are of granite that is in exceptional shape. There are a few places on the north wall where mortar is missing in the granite as well as the bricks located above. The granite and bricks seem to have been either sprayed or painted white that is wearing away.
- There is some dampness and water damage to the interior south wall coming from the original drain pipe hole that has been sealed. Some discoloration of the granite is taking place.
- The north wall next to the furnace is blackened from the years of coal being the source of heat for the house. The chute can still be seen in the wall.
- There is a door (that was an original window) and two windows in the south wall that are show signs of rot and mildew probably from water damage. There are steel 4' x 4" I beams that form the header for the windows. Stairs have been installed from the door to the floor of the basement and are a little unstable.
- The east wall is curved outward to support the front porch and is in good shape.

Ceiling:

- Huge heavy wooden timbers along with wood floor joists provide the basic substructure for the first floor.
- The wood subflooring can be seen and is in pretty good shape, no signs of infestation.
- There is a beam running to the south wall that has been sistered to a wall beam, again it is the south wall where other water damage can be seen.
• All along under the south wall ceiling can be seen the timbers that provided the subflooring for the porch. They have literally been sawed off at the wall leaving the ends jutting over the wall.

• There is one wood beam running to the east wall that is completely rotted and a cement beam sistered to the wooden beam.

• The concrete that appears to have replaced the porch show sign of erosion, with rebar showing through in several places.

Windows:

• There are two windows on north wall that are sealed shut with wrought iron coverings on outside.

• The two double hung sash windows on south side are in fairly bad shape. There is signs of rot and the paint is pealing off sashes. There are three feet I beams above the door and windows.
PHOTO DESCRIPTIONS
MAIN BASEMENT AREA, ROOMS 002, 013, 012, 010, 011, 003

1. View through arch on south side from room 002, to under porch.
2. View up cut in stairs from room 002, into room 102.
3. Under fireplace that was on south wall, part of south parlor, room 102, from stairs.
4. Base of stairs, south side room 002.
5. Photo from stairs, along south wall, into room 003.
6. Sistered floor joist on ceiling along south wall between rooms 002 and 003.
7. View east to west from room 003 into 004. Note: change in floorboard directions. 004 was a garage earlier.
8. Photo taken south to north, center of room 003, toward furnace.
9. View up stairs west to east, room 003 into 002.
10. View of 003, north to south. Door is not original, opening was a window originally.
11. Section 003, westerly direction.
12. Cut floor joists from main floor, steel I-beam resting on granite foundation pier. Location corner between 010 and 013. This would be center of main area upstairs.
13. View along southeast foundation wall, room 013.
15. View along north/south partition, room 013.
17. Along north foundation wall, room 012, into room 011.
18. View into room 011 from center of room 012, westerly direction.
19. View east into room 012 from 011.
20. Brick pavers from Rome Brick Co., among others, originally lining the coal bin floor, room 011, north side.

21. West wall of room 011 and 010, Note: Ash dump for dining room fireplace.

22. Pier, center room 012 and 013, easterly direction.
Basement

Photo Angles

(Not Drawn to Scale)
FOR INFORMATION ON

ROOM 005

PLEASE REFER TO

ROOM 109
Located in the basement are the garage and the chauffeur's quarters. In the mid 1950's or early 1960's Mr. Jack Rand made several changes to this area to provide an apartment for his daughter (see Rand interview in appendix). Currently, Ancient Lights, a shop for the design and creation of beveled and leaded glass products, occupies this section of the basement. Mr. Roger Stone uses the chauffeur's quarters as his private office and atelier.

This area is divided into two sections, in order to provide easier comprehension.

**Garage (Room 004):**

**Floors:**
- The floor is covered with 5” wide utilitarian boards with no baseboards. Daily traffic wear is evident, however, structurally the floor is in good condition.

**Walls:**
- The walls are the granite foundation. Typical to a basement garage of the early 1900's, this is not a finished area.
Ceilings:

- The ceilings consist of crossbracing and floor joists of the subfloor above.

- Stapled to the joists are conduits and electrical wiring. At the west end of this ceiling, knob and tube runs north to south at various points.

- Exposed plumbing pipes can be seen in this area.

- Visible at the southwest corner of this area is the underside of the fireplace and hearth from the first floor bedroom (Room 105). Here the brick supporting the hearth and the cement and lath is evident, resting on the corner stone piling.

Windows and Doors:

- On the west side of the garage there is a double glass, fifteen light French door. This is in good condition with all the lights intact.

- To the North, the door that leads beneath the back porch area (Room 005), is a six paneled wooden door with a top slide lock. The back plate of the door knob is a raised square. This door is in good condition and is probably an original feature.

- The double doors with single fixed panes on the south wall are also in good condition.
• An unfinished fixed pane window, set in framing without casing or trim is adjacent to the south door.

**Chauffeurs Quarters (Rooms 006, 007, 008, 009):**

**Floors:**

• Poured concrete covers the floor of the first section in the chauffeur’s quarters (006). Due to the nature of this material, they remain in good condition.

• Moving beyond this area through the door, the floors become 3” painted wood planks. Remains of green, gray and brown paints are apparent (Rooms 007, 009). These floors are in sound condition with only evidence of normal traffic wear.

• The poured concrete floor in the bathroom is also in good condition (Room 008).

**Walls:**

• In the concrete floored space, there is a total of five granite piers (Room 006). One in each corner and an additional pier between the two on the east wall.

• The north wall of this area has unpainted modern plywood infill around the door and the three windows.
The south wall is currently open to the garage. However, the interior sides of the two piers facing the chauffeur’s space have evidence of whitewash. This, in addition to the windows and door configuration on the west wall, might indicate that a wall once separated the garage from this area.

The east wall has three piers that are infilled with a particle board material.

The west wall windows and door are surrounded with 7” wide horizontal planking.

The kitchen area has an assortment of wall treatments Room 008). Horizontal planking finishes the west wall, wood paneling covers the east wall and 4” beaded board surrounds a three tub sink on the south wall. All wall materials appear to be in good condition.

The exterior plaster walls, which are visible on the south side of the bathroom and the living area, are in good condition (Rooms 007,008). Currently sealed with plaster board is the fireplace that once adorned this room, along this south exterior wall (Room 007).

The painted plaster board interior walls of the living area and the bathroom are also in good condition.
Ceilings:

- Finishing the ceiling in the concrete floored chauffeur's space is 4' X 6' plaster board sections of which the whitewash coating is peeling (Room 006).

- In the kitchen area the ceiling is finished with 1 1/2' dropped sheet paneling (Room 009). This 1960's addition remains in good condition.

- The original plaster bathroom ceiling is also in good condition (Room 008).

- The living area's plaster boards ceiling shows no evidence of damage (Room 007).

Windows and Doors:

- The west wall of the chauffeur's space with the cement floor has a cross paneled wood door, flanked by two center pivot industrial type metal framed windows (Room 006). Both the windows and door are in good condition and have been blocked from use for many years.

- On the north wall, next to the entrance to Mr. Stones office there are three wood framed, decorative windows. These interior windows are a modern addition and thus, are in good condition.
PHOTO DESCRIPTIONS
GARAGE, ROOM 004

1. Looking southeasterly in glass workshop (garage), note stone pillars.

2. Photo from garage area into center of basement, north east direction.

3. Photo from east to west, double doors to warehouse addition, door to under porch area located behind stacked doors at center of picture.

4. Wood floor of garage.
PHOTO DESCRIPTIONS
TOBY RAND/CHAUFFEUR'S APARTMENT, ROOMS 006, 007, 008, 009

1. Three windows, modern, dividing rooms 006 and 007 in apartment area. Looking south

2. Extreme northwest corner of house, in 007 room, window is blocked

3. North wall of 007 room, unframed window to left in photo.

4. Stone piers and glass windows in northeast corner of 006 room in apartment.

5. South end of 006, note wood floors in 004 garage, floors in 006 are cement.

6. West wall of 006, note door and two metal industrial type windows to under porch.

7. Sink on south wall of 009 kitchen room, probably original. Horizontal wall paneling seems to be original as well.

8. South wall of 009 kitchen room, including sink. Paneling seems 1960's addition.

9. Bathroom, 008 room of apartment, plaster walls, one square window, view north

10. Door into bathroom, 008, with two fixed glass panes, painted over. Hardware and lock seem original to early 1900's.
The main entrance hall was probably very grand being oval in appearance with plaster walls that curved up to form the ceiling without a seam. There are now pocket doors on the north wall that open into the north parlor which leads one to believe that there were also pocket doors in the south wall that led to a south parlor. It appears that the baseboards have been altered on the south side of the hall. There is also an abrupt cut in the curve of the wall located above the window on the south wall. There are two cove mouldings in the ceiling from window to window that form a semi circle above the front doorway with the ghosts of the mouldings on the north wall running from the front door to the present west wall. These mouldings could have framed a frieze on the ceiling. The west wall is believed to be a later addition. There are several very large architectural antiques in this area so it is difficult to get a feeling of the size of the hall. There are two beautiful curved to fit the curve of the front facade, windows with stained glass transoms flanking the front door.

**Floors**
- Hardwood, as can be seen by a small hole in linoleum that now covers the floor in the hall. The baseboards appear to be original by comparing them with other baseboards in the house, however the shoe mould has been replaced on the south wall.

**Walls**
- The walls are plaster although south and west walls have peg board covering them.
- The west wall and south wall were added later possibly by Rands probably cutting
out the curve that would have mirrored the north wall.

- They all have several series of cracks, some as wide as 1/8 " running from floor to the ceiling. Some of the cracks have been painted over.

- Ghost of a frieze on north wall, there is a cove moulding running from the transom over the front door

- There is flaking of plaster in some areas, nail holes as well as wood strips added to hang things from.

- Plaster is flaking off in some areas

- Heavy double doors at the entrance with curved windows flanking door. It appears to have original hardwood.

- Stained glass in transom over front door appears to have been replaced with clear glass

- Heavy pocket doors in north wall with original moulding seem to have some water damage in cornice still has apparatus for hanging curtains across doorway

- The walls and ceiling are now painted white.

**Ceiling**

- Cracks running up north wall at 45° angle continue on ceiling

- Ghost of cove running along ceiling

- Cracks running diagonally across ceiling south to west wall

- Painting of plaster seems to have been done without scraping of previous paint

- Holes for air conditioning

- The current light fixture does not appear to be original light fixture
Windows

- Lovely double hung sash in original sash of wood, possibly oak, stained very dark
- Stained glass in transoms show signs of buckling
- Some hooks and chains attached to windows
- Window moulding seems to be in pretty good shape, wood might need a little attention
- Beautiful cornices on the windows
- They all need to be cleaned
PHOTO DESCRIPTIONS
ENTRANCE HALL, ROOM 101

1. Front double door, with clear glass transom. Stained and leaded glass shown is part of merchandise sold by owner.

2. Along with photo #3, delineates curve of entrance foyer. Stained and leaded glass transom is original, on left of photo.

3. Curve of foyer, with cove cut when wall was removed during the church tenure, 1929-1939. This transom is also leaded and stained glass and original.

4. Cut of oval when wall was removed, south wall of foyer.

5. Rear, southwest corner of foyer. Squared wall is replacement corner.

6. Distinct photo of rear, west wall of foyer. Square corner obviously changed from oval, coved edge of north wall.

7. Double pocket doors from foyer to north parlor, on north wall. Door casing in original finish and condition. Doors are functioning.
First Floor

Photo Angles

(Not Drawn to Scale)
MASTER BEDROOM
ROOM 102, [Cedar Closet, Room 112]

The area designated as the master bedroom was altered long ago by the removal of three dividing walls. Research of previous records helped determine its semi-octagonal original footprint in the floor boards, the ceiling beams and the floorplan. The room has a three windowed bay with stained glass transoms; the windows are single-pane, double hung sash. The bedroom was entered from the back of the main center hall, a door most likely topped by a transom window, like others in this area. This and the fireplace combined to create an elegant centerpiece for the first floor private quarters of the family. Unfortunately, this original configuration was changed probably during the occupation of a church from 1929 to 1939. It is believed the north and east walls were removed to create a larger congregational area. Wood clad steel beams replaced the walls and added structural support. This created a great open area from the front entry to the middle of the building.

In her interview, Mrs. Jack Rand, the owner from 1939 - 1970, remembers this huge space containing a pulpit and a stage when they bought the house. During their tenure this area contained the dance studio and remnants of a wood dado, and the ghost of a barre on the walls near the east window can be found. During her interview, Mrs. Rand remembered replacing some of the entry walls. The fireplace is walled in, with baseboard molding matching the Rand alterations. Because these moldings match each other and not the original, Rand's replacement of the walls at the fireplace is a safe assumption.
Today this area continues to be a great open space used by The Wrecking Bar for their sales operations and as a showroom. The original main hallway is encased in this space and a cedar closet and servants doorway are existent on the western end. The same wood dado used by the Rands for their dance studio lines the north wall. At the meeting point of the ceiling and wall, standing between the entry and room 102, the northernmost side of the foyer’s original oval footprint is seen. With a bit of imagining, one can feel the elegance of space and style long gone.

*Existing Conditions:*

**Floors**

- The 1” wide hardwood floorboards are sound and appear in good condition. The years of architectural elements being moved around have taken their toll, and gouges and chips are evident throughout. Little protective varnish remains on the surface. Original baseboards are on the south wall and around the hallway side, but replacement baseboards are around the fireplace wall. The difference is quite minimal, the base cap of the replacement moldings is concave, the original are convex. (See drawings.)

**Walls**

- The paint on the walls reveals several layers, including wallpaper. The first layer taken from the south side of the fireplace breast, appears to be a very dark green patterned wallpaper. Followed by another paper, or possibly a paper liner, because no distinct color can be detected. The next layer appears to be a light beige paint layer, followed by pale yellow/beige, seen throughout. This paint color most closely resembles Munsell color 5.0Y, 8/B.
• Class III paint damage is seen above the bay window. This is the location of a downspout on the exterior, that has failed to keep moisture from entering the wall. Plaster failure, exposing lath strips is also in this area. To the right of the fireplace, (north), the plaster wall and ceiling also exhibit extensive water damage from failure of roof and flashing around the chimney. A huge crack in the ceiling, running east to west, the entire width of the master bedroom area, may refer to structural problems from removal of the walls. This crack begins at the chimney breast. Water damage to the area, originally the hall, at the ceiling line is seen, source unknown.

Windows

• The windows have the formal molding (See appendix) of the main house; are double hung sash with stained and leaded glass transoms. The center transom is bowed, but the other two seem in good condition. Curtain rod brackets are remaining on the header level inside the interior casings, possibly from the earliest occupants. Lace sheers on the windows would have been appropriate for the era, usually with heavy over draperies.

Doors
• Three doorways exist, one of which is from the master bedroom to the bath. The casing is original, but the door is not, it is six panel, painted white. The molding surrounding the door matches the formal family molding. (See Appendix).

• The major doorway still existent, north of the fireplace, leads to the hallway toward the bathrooms and a smaller bedroom. This door is missing, however, the casing and clear glass transom, with brass pulley, is existent. The doorway matches in detail the door from the main hallway into the dining room, and probably the doorway into the master bedroom was identical.

• A smaller, more minor, doorway exists from the main hallway to the servants areas. This doorway does not have a transom, even though it would have been seen from the main public area. The door itself is missing. To the right of this doorway is a cedar closet, with original door (room 112). The beaded oval doorknob backplate on this door matches hardware on other known-to-be-original doors in the house, i.e. pocket doors between dining room and north parlor.

Fireplace
• The fireplace, although bricked or walled in, does have its hearth tiles in place. Grey blue, highly glazed, 1 1/2” x 6” ceramic tiles, they are in fairly good condition. A few in the front of the hearth are cracked, and the entire hearth depth ends at 24”.
PHOTO DESCRIPTIONS
MASTER BEDROOM, HALLWAY, CEDAR CLOSET
ROOM 102 ROOM 112

1. View of north east corner of great open space of master bedroom, this is near entry/foyer. Note the curved ceiling of the remainder of the oval entry top left.

2. Inserted wall meeting curved wall of foyer, north east corner of room 102.

3. View east of doorway into entrance/foyer, room 102. Wall added by Rand.

4. Ceiling beams in room 102, denote some of the original wall locations.

5. Easternmost window of the bay window area, room 102, master bedroom on south wall. Note: plaster damage on ceiling.

6. Three windows of bay, with transoms of leaded stained glass (not visible here).

7. Door to bathroom, and chimney breast on right. Western end of room 102.

8. Original fireplace area, mantle removed. Southwest corner.

9. Original hearth tiles, west wall. Grey-blue 1 1/2” x 6” ceramic glazed.

10. Original doorway with transom to children’s room and bathroom. Note plaster damage on ceiling and wall.

11. View west along original hallway area, note beam at ceiling denotes original wall. Door to servants hall in center of photo.

12. Cedar closet on north wall of original hallway area, room 112. Cedar in good condition, door and hardware same as original items in other areas of house.

13. Hallway area, view north with servants door, cedar closet, and dining room door seen.

14. Dining room doorway, north wall of room 102. Note transom is working. Beams are denoting some of the original partitions.
First Floor

Photo Angles

(Not Drawn to Scale)
SOUTH PARLOR
ROOM 102

The South Parlor is now included in the area that is comprised of the master bedroom and a bathroom. This is due to extensive alterations to the original floor plan.

Floors
• The flooring of the south parlor looks as if it is original. It is scuffed and scratched from constant use. The floor boards are tongue and groove. The flooring is cracked in areas and is raised and uneven in the area of the original bathroom. This condition may have been caused by the floorboards being laid directly over the original flooring. Also a large hole has been cut in the floor by the present owner for a staircase.

• The baseboards look as if they are original. They are also marked and scratched. The stain has faded badly in some areas. On the south side of the floor there is a original heating vent present. In the south east corner of the room a electric conduit pipe is protruding from the floor and running into the wall.

Walls
• The walls of this room are now white in color and cracked and stained in areas. The north wall has been partially covered with pegboard. Their is evidence that the walls have been wallpapered. The walls in this room have suffered from water damage. It is especially bad over the small window in the former bathroom. In this area there is evidence that the wall was once painted light blue.

• The biggest change in the walls of this room is that the west wall has been knocked down
connecting this room with the bathroom. Also, the original fireplace has been removed or covered up. The mantle of this now belongs to Toby Rand.

- The siding on the walls is not original. It appears to be plywood that has been nailed up and stained. On this there are ghosts of dance bars from when the house was used as a dance studio. The railing that runs along the wall seems to be in good condition. Crown molding has been added on the west and north sides of the room.

**Ceiling**

- The ceiling of this room is white and has many cracks but it is especially bad in the south east corner of the room. There is a particularly bad crack over the area of the original fireplace.

- The present owner has nailed wooden boards to the ceiling for the hanging of merchandise. Wooden posts have also been added as a support. Wiring is visible on the structural beam at the western end of the room. This is not original wiring.

- Numerous holes are visible on the ceiling from constant nailing.

- There are three fixtures on the south east side of the room that appear to be original hot air fixtures.

**Windows**

- There are four one over one, double hung windows with original stained glass transoms. Included in this room is the window in the former bathroom. This is a fixed sash window with ribbed glass. The colors of the stained glass in the transoms are purple and green. The glass of the transoms have begun to bow due to age.
• The casings and sills of these windows are faded and in need of cleaning and restaining. Nail holes and cracks are visible in the casings.

• The top of the bathroom window molding is missing possibly as a result of extensive water damage in this area.

• Several windows still have fixtures that were possibly used for hanging half lace curtains.
PHOTO DESCRIPTIONS
South Parlor, Room 102

1. Looking north at wall rebuilt by Rand, other side of entrance foyer wall.

2. Northeast corner of parlor, indentations show where original walls were knocked out, and rebuilt.

3. Window on south side of parlor, with transom

4. Original fireplace wall of parlor, south side.

5. Top of staircase cut in floor of south parlor. Fireplace was originally above this cutout.
PHOTO DESCRIPTIONS
BATHROOM Space, ROOM 102

1. Floor boards of area of small bathroom, mid-south area of room 102. Directions of floorboards indicate a long narrow space.

2. Window on south wall, smaller, on right in photo, was in original bathroom space.
First Floor

Photo Angles

(Not Drawn to Scale)
The bathroom has undergone severe transitions in its structure and character. This room was built as one space, but was divided by Ms. Stone in the 1970's to make a bathroom (sink/toilet) area and a storage area. Part of the renovation included lowering the ceiling in the sink/toilet area. Ms. Stone recalled her stepson used the area above the lowered ceiling (accessible from the storage side) as a sleeping loft. She removed the east door moulding to make room for the lower ceiling and replaced it with a simple board moulding. She also covered the walls in the storage space with particle board to use in displaying her wares.

The original use for this bathroom is unclear. The bathroom adjacent to it (room 104) could have been connected to this room in its usage (although there are no ghosts suggesting a door connected them). Perhaps the other bathroom was the "water closet" including the toilet and bathtub, while this room contained only the sink and a dressing area. The toilet that is in the room currently dates to the early 1940's when it was added, and may mark the beginning of change for the usage of these two rooms.

PRESENT CONDITION

Floors

• Floors on both sides of the partition are covered with dark brown asbestos tile (with white accents for "marbling" effect).
• There are two vents for the heating system, one on each side of the partition, cut into the floor.

• There are no signs of baseboards in either part of the room. The storage area is covered over by particle board, while the area with the sink and toilet has only a half inch piece of brown moulding around the floor.

Walls

• The paint on the walls vary. The storage area is a color similar to Munsell 5.0 G 7/B (a dark seafoam green), but is covered mostly by particle board. The paint in the sink/toilet area is similar to Munsell 5.0 Y 8/L (a golden yellow). The moulding in each of these areas correspond with the wall color.

• The plaster in both areas is in fairly good condition, with the exception of a few cracks near the fireplace and near the exterior window.

• The walls in the sink/toilet area are covered with white ceramic tile up to a chairrail height (the storage area may have tile under the particle board). The tiles measure 5 3/4 inches by 3 1/4 inches. The top row of tiles is beveled for a decorative finish.

Ceiling

• The ceiling in the sink/toilet area has been lowered to 7 feet (the space above the new area is accessible through the storage side of the room). Both the older and newer ceilings are painted white.
- The plaster is so damaged on the ceiling visible in the storage area, that the lathe is showing. Water has leaked through the older, upper ceiling onto the lowered ceiling and left water spots against the exterior wall.

**Window**

- The one window in the sink/toilet area is a two over two double hung sash (the standard size for this house) in good condition. It appears to need one cord replaced, and is now painted shut. The moulding around it is the same as the moulding throughout the private spaces in the house.

**Details**

- The white ceramic toilet reads "Standard 1939" under it's lid suggesting it was added to the house in the 1940's.

- The white marble sink has no markings on it, but seems to have been built into the wall, and may be original to the house.
PHOTO DESCRIPTIONS
BATHROOM, ROOM 103

1. Two over two window south wall

2. View of bathroom’s west wall.

3. West wall. Sink probably original, as well as tiles.

4. Plaster damage to lath on ceiling, near bedroom door.
The bathroom has one entrance from the hall, and would have served as the bathroom for the back of the house. It is located next to another bathroom, that at one time was most likely connected to each other in function (see description of room 103). The dimensions of this room have not been altered, but the historic materials seem to be in poor condition.

The bathroom contains a sink, toilet, and tub which are still functional (although the tub has been covered over with plywood). These appliances are a matched set and seem to date to the early 1950's, perhaps the time when the bathroom was last renovated.

EXISTING CONDITIONS:

Floors

- The floors are covered with a green and white "marbled" asbestos tile measuring 6 inches by 6 inches.

- One brown metal vent is cut into the floor for the heating system.

Walls

- The paint on the walls is in poor condition, but remaining color is similar to Munsel 5.0 G 8/F (a bright seafoam green).
The plaster is so damaged by water in some areas that the lathe is visible. The exterior wall is particularly damaged, and has mold growth due to the moisture.

The walls are covered with a green and white "swirl" tile with black accent tiles to a chair rail level (green tiles are 3 1/2 inches by 3 1/2 inches, the black tiles are 2 inches by 4 inches).

**Ceiling**

- The plaster in the center of the room is deteriorated because of water damage.
- The ceiling is painted the same color as the walls.

**Window**

- The one window on the exterior wall is apx. 3 feet by 3 feet (smaller than the average windows of the house) and has galicy glass for privacy. It has significant water damage that is rotting the sill. The moulding around it is the same as what is used throughout the private spaces of the house.

**Detail**

- The tub, sink, and toilet are a matched set. Marks on the inside of the toilet lid say "EIJER 1948". The inset mirror above the sink may also be a part of this set. It has electric light fixtures on each side of it that have etched glass globes.
PHOTO DESCRIPTIONS
BATHROOM, ROOM 104

1. View of east wall of second bathroom. Tiles probably 1930-1940 vintage.

2. South wall with paint peeling,

3. Damage under window on south wall inside lath of plaster.
First Floor
Photo Angles

(Not Drawn to Scale)
BEDROOM
ROOM 105

The back bedroom is in relatively good condition. There have been no structural changes to the room and all of the original material seems to be in good condition, with the exception of the missing mantel piece. We are unsure when the mantel was removed, but the tile, which is most likely original, remains on the hearth along with a gas heater that looks historically significant.

PRESENT CONDITION

Floors

- The 3 1/8 inches wide boards are currently painted a red-brown. Despite being very scratched, they are structurally sound.

- The baseboards are 8 1/2 inches tall. They show no signs of being altered, except where the mantel was removed and a poor quality piece of wood was spliced in for moulding.

Walls

- Close examination of the wall coverings seem to show the first coat was a matte dark teal color, covered by a gray green wallpaper (marked 560 WC Run 1), that was then painted over by a neutral pink (for the dance studio?), the final coat that is visible today is a bright sea foam green.
- The plaster is damaged on the south wall from water, and shows many deep cracks.

Ceiling

- The ceiling is now painted white, but shows signs of having once been wallpapered. There is some water damage on the south side, and some plaster cracks.

Windows

- The two windows in this room appear to be in good condition, with the exception of being painted shut and having some cracked glazing.

- The moulding looks original and matches moulding found throughout the private spaces of the home.

Detail

- The area of the chimney breast shows that the mantel would have been approximately 3' 7" x 3' 7".

- Gas heater with nice ironworks is still present along with "Kelly" green glazed tiles.
PHOTO DESCRIPTIONS
CHILDREN'S BEDROOM, ROOM 105

1. View looking west into bedroom from hallway.
2. View of floorboard (heart pine?) scratched from wear.
3. Poor patching of ceiling plaster tear.
4. Doorway from west to east, with transom. Note the easy peeling condition of paint. Trim was probably originally varnished.
5. View of east wall with small closet to left of main entry door. Unable to gain access to this closet for photo, it contains a approx. 18” h. racetrack oval window with opaque glass.
6. View of northwest wall of bedroom
7. Fireplace breast uniquely sited diagonally in southwest corner
8. Fireplace area, only original items are green tiles on surround and hearth. Other items, i.e. mantle, grate, andirons, and insert are all merchandise of Wrecking Bar.
The bedroom closet is a very unusual space that gives an excellent look at Denny's design plan. It has one curved side and a oval window that has been covered up, that gives clues to how the house has been altered over time. The window, which is now painted over, was a textured glass that would not allow one to see in or out, but would allow the sunlight into the room. With the alterations, this window is now covered by room 108' south wall. The shelves that are most likely original are built into the curved wall, while more recent additions are poorly spliced in.

Floors

- The floors and baseboards are a continuation of the bedroom floors and are in good condition.

Walls

- The pink paint is cracking in some areas to reveal a faded wallpaper. The walls are structurally sound (plaster is not cracking).

Ceiling

- The ceiling is about 7 feet high (seems to have been built this way originally) and has a few water stains.

Window
• The one window is oval shaped with textured glass that is opaque and is now painted over. The moulding around it is very plain.

Detail

• The shelves are supported against the wall by pieces of bead-board. There are two types of shelving; one that is cut to fit the room and is painted pink, and one that is poorly cut and unpainted.
The main servant's hall has not retained much original fabric. There are some items, though, that can be considered. The original wood floors are still intact. Some original baseboards are also present. The western wall has been covered with peg board. Four doorways, with transoms and molding, appear to be original. Another door has been cut into the peg board of the east wall. Original ceiling is apparent. The stairwell was once enclosed by a wall, which was removed by Mr. Jack Rand, a previous owner. The following describes the existing status of the main servant's hall.

Floors
* The hardwood floors present are in good condition, yet they are weathered and unvarnished.
* Two heat vents are present in the floor.
* There is serious wear at the doorway to the servants area. The wood is actually worn down to the subfloor.
* There is some settling of the floor towards the back bedroom (Room 105).

Baseboards
* The baseboards have been painted over varnish.
* There is some chipping apparent on the baseboards.
* Baseboards along the west wall are chipping and exposed wood is present because of paint failure.
Walls

* The east wall is covered with peg board. There is some hairline cracks in the remaining plaster. A doorway, with molding and transom, is present on the right side of the wall. Another doorway that has been cut out of the peg board is on the left. Door is painted over varnished wood. The entire wall is painted orange. The paint is in fairly good shape, but there is some areas where the paint has peeled enough to expose wood.

* The south wall contains two doors, with molding and transoms. The wall is plaster and is painted orange. Cracks extend from the ceiling to east wall. There has been some shifting of the transoms in both doorways. The eastern most transom is the most severe.

* The west wall is covered with peg board, except for the area around doorway into the back bedroom (Room 105). The door is missing, yet molding and transom are present. The plaster around the doorway is in good shape. The peg board is painted white. The doorway leading to the back porch, which is now enclosed, is also painted white. There is some evidence of a blue paint behind the white.

* The north wall consists of only the doorway into the servant's area. Above the doorway is white peg board. The present door has replaced the original. The molding around the door has paint failure and the wood is also chipped.

Ceiling

* The ceiling is painted black.

* There has been a major repair of the plaster over the east doorway.
* A four foot by two and a half foot hole is in the ceiling above lower stairwell. The lath is exposed.

* Another hole in the plaster has been repaired in the middle of the ceiling.
PHOTO DESCRIPTIONS
BACK HALLWAY, ROOM 107

1. Door into previous bath area, now a display shelving site. Transom and molding indicate this to be part of the family quarters, room on the south side between master bedroom and children's bedroom.

2. East wall of hallway, with original doorway to master bedroom to right of photo.

3. Exposed lath on ceiling of hallway near stairwell.

4. Doorway to center (breakfast room), west side of hallway.

5. View of stairway looking east. Walled in with beaded board, cut down at a later date, the spindles above indicate original appearance of stair.

6. Photo up staircase, north side of hallway, door leads to kitchen area.
The pantry/ eating area (as it is described in the National Register Nomination) is a room that has been drastically changed. The interview with Mrs. Rand suggested that the room was originally half of its present size, which she enlarged to make into a bedroom area. After careful examination, the roofline shows that the room was expanded from a small "eating area" (that might have had a closet matching the dimensions of room 106 included) southward to fill all of the space between room 105 and 110.

The entrance to this room was most likely in room 110 which was traditionally the kitchen. The moulding around the bookcase in that room is where the servants probably would enter into their private dining space. People sitting in room 108 probably could see the oval window for room 106 (the bedroom closet) that is now covered over.

The most recent changes to the room have included creating an access to the contemporary addition behind the house. One of the windows put in by Mrs. Rand when she expanded the room, was cut open into a door by Ms. Stone.

Floors

- The 3 1/8 inches wide floor boards are painted gray, with signs of red paint under this. There are no ghosts suggesting any alteration of floor plan.

- The baseboards are 8 1/2 inches high, are in good condition, and are painted white.

Walls
• The walls are currently painted a "lilac" color and have signs of wallpaper underneath. There is some cracking from too many layers of wall covering.

• There is a chair rail and a picture moulding that is poorly applied and painted white.

**Ceiling**

• The ceiling is painted white and is in good condition.

**Window**

• The window is a 2 x 2 double hung sash with simple moulding that is not standard for the house. It is painted shut but in good condition.

**Detail**

• The door shows signs of its original function as a window (sill exists on either side). It has a transom above and 6 pieces of glazing in the door. The lower panel of the door is a "witch door" pattern.
PHOTO DESCRIPTIONS
BREAKFAST ROOM, ROOM

1. Photo through doorway to warehouse addition, west side. It is believed this was originally a window.

2. View of window in west side, not original to the room, via casing and glass indicators.

3. Door, same as #2, however right side wall believed to have been open to kitchen for eating area.

4. East wall of room, area behind dark shutter is wallboard covering original oval window into closet of children’s bedroom next door.

5. Doorway into hall, east side of room, casings appear original.
UPPER AND LOWER SERVICE PORCH
ROOMS 109 AND 005

The service porches are located on the north west corner and are original to the house. The upper porch was originally screened in but is now enclosed. Both the upper and lower areas are now being used for storage. The stairway between the two has now been blocked off and is no longer used.

Floors
- The flooring of the upper porch appears to be the original tongue and groove planks.
- The flooring of the lower porch is dirt with octagon cement tiles.
- The stairs appear to be made from 2” x 12” planks. The top of the stairs are now covered with a sheet of plywood.

Walls
- The walls of the upper porch are made of plywood. Three glass paneled doors run along the top of the walls and are being used as windows.
- The door to the upper porch is located on the west wall of the house. There is also one two over two double hung window. This wall is covered with asbestos shingles.
- A multi pane wooden door is located on the south wall of the upper porch. However, it leads to nowhere and is no longer in use.
• Half of the west wall of the lower porch is a multi pane glass double door. The remainder of the west wall is obscured from view but is probably wood siding.

• The main feature of the north wall of the lower porch is multi pane single glass door that is no longer in use.

• A wood panel door leading into the basement is located on the south side of the lower porch.

• A granite load bearing column is located in the west wall of the house. The rest of this wall is covered wood clapboard that is in poor condition.

**Ceilings**

• The ceiling of the upper porch appears to be the original beaded tongue and groove planking. The paint on this surface is peeling very badly and is in the final stage of surface coating breakdown.

• The ceiling of the lower porch is the exposed flooring of the upper porch. The overall condition of the ceiling is poor, especially in the south west end. This is caused by extensive water damage. This may be due to the fact that the south west end of the lower porch ceiling is directly below a roof, thus making it more vulnerable to water damage.

**Windows**

• A window on the west wall of the house faces out onto the upper porch. The casing and paint of this window is severely weathered. This indicates that this wall was once open to the elements.
• The remaining three windows of the upper porch are actually multi-pane glass doors that are built into the north and west walls.

• There are no windows in the lower porch.
PHOTO DESCRIPTIONS
SERVICE PORCH, ROOM 109

1. Doorway from porch to kitchen area, with double paned transom. This is on the east side of the porch.

2. View of the south side of the porch, note the beaded board ceiling. The windows and siding are later additions.

3. View of the north side of porch, note the wooden supports not original to room.

4. Window on east wall of porch, original to kitchen, two over two double hung sash.

5. Bottom of window described #4, with original woodwork at sill.

6. Peeling and cracked paint on 4” wide beaded board ceiling of porch.
First Floor

Photo Angles

(Not Drawn to Scale)
PHOTO DESCRIPTIONS
UNDER SERVICE PORCH, BASEMENT, ROOM 005

1. Doorway on south side of porch, into garage area. Photo taken from garage. Note the Six paneled door, with sliding lock bar, and square knob backplate.

2. Same doorway from under porch, looking south. Original clapboard still exists on this once exterior wall.

3. Water damage on wood ceiling of under porch (subfloor of service porch?).

4. Sixteen pane fixed light windows and door on exterior, westerly wall of under porch area. This porch was probably open to the elements originally, and these windows were added.
Room 110 is located in the north west corner of the house and is now being used as an office. All the original kitchen fixtures have been removed and the floor carpeted. A contemporary sink has been installed on the east wall, the location of the original plumbing.

Floor
- No evidence of the original flooring is visible due to carpet that was probably laid in the 1970’s.

Walls
- The walls are a light blue/grey color, and seem to be in relatively good condition. However, there is some paint peeling off in the north east corner by the load bearing beam. This is probably a result of exposure to water caused by the continual leakage of the original built-in gutters. These have since been replaced on this section of the house.
- The east wall was added by the current owner in the seventies.
- There is an alcove on the south wall believed to have originally been a doorway to room 108. It has fluted molding which looks to be original.
- Crown molding has been added around the room.
- The fireplace in the room seems to be the original. At some point it was converted from
wood burning to gas. It has no mantle and a wooden hearth. The inside of the fireplace is half white tile and half blue brick.

- A sink has been added to the room in place of the original plumbing.

**Ceiling**

- The ceiling has been renovated with stucco and is in good condition. A brass chandelier that is not original now hangs from the ceiling.

**Windows and Doors**

- There are three windows in this room. Two are on the north wall and one is on the west wall. They are all two over two double hung windows.

- The window in the north east corner is in bad condition. The stile looks as is it has been replaced on the upper sash. The window's fluted molding has paint flaking off. The stool and apron of this window is in very bad condition and covered with caulking.

- The window in the north west corner of the room is also in bad condition. The muntin and sealant on the sash is rotting and chipping away. The hardware of the bottom sash is missing.

- The west window still has the original hardware. The muntin on this window is damaged and cracking.

- All of the windows in this room are nailed shut.

- The east wall has a non original double door. They are possibly French in design. The
molding is not original and of plain design

- The door on the west wall has fluted molding a two pane, plain transom.
PHOTO DESCRIPTIONS
KITCHEN, ROOM 110

1. Stove or oven area of original kitchen on north wall.

2. Window on north wall and onto porch area on west wall. Note window casing is fluted, different than in main formal part of house.

3. Door with transom on west wall onto porch area.

4. Shelves on south wall of kitchen, believed to originally have housed the eating area.

5. South wall of kitchen, with modern doorway on left of photo.

SMALL SERVANT'S HALL

Room 111

The small servant's hall has been enclosed by the diagonal north wall, which was added by the present owner, Mrs. Stone. The small servant's hall was originally a hallway that flowed from the Butler's Pantry to the Kitchen. Some of the baseboards have been replaced, but some of them are original. The doorway in the south wall has original molding, yet the door is not.

Floor

* The floor is covered with a multi-purpose greenish-blue carpet.
* One heating vent is present in the floor.

Baseboards

* The baseboards are painted white and they are extremely dirty.

Walls

* The east wall has serious water damage near the ceiling. The paint has wrinkles. The paint and plaster is cracking and peeling. This area of water damage measures approximately four feet by two feet. There is a crack running, at an angle, from the ceiling to the right, and ending at the south wall. Two smaller cracks also run from the ceiling to the south wall. Paint layers reveal a green paint, wallpaper, and a blue paint. White is the current color of the entire wall. Brown spotting appears in places. Beaded board lines the area under the chair rail. The less formal molding, around the doorway, appears to have been varnished.
* The south wall has a door, with transom, which leads to the large servant's hall. Multiple layers of paint cover the door. A crack runs from the ceiling to the top of the cornice. The plaster is in good shape. There is beaded board below the chair rail.

* The west wall is made of wall board and is painted white, with some exposed wood. The entire wall is dirty. The molding around the doors is painted white, but the double doors are unpainted wood. There are a few hairline cracks in the paint.

* The north wall is angled and is painted white. The wall consists of wall board and the board is in good condition.

**Original Details**

* Original details of this room included a chair rail, beaded board below the chair rail, and paneling.
See room 102

for

Information regarding room 112
The Butler's Pantry was once open into the minor small hallway that led into the kitchen. This room has had a few changes or alterations, such as the base boards, which have been replaced. The light fixture present is not original. The window, including molding and glass, is original. There are two doorways, each with the original servant's molding. The doorway on the east wall has a transom which appears to have been replaced because woodwork around the transom does not match. Original built-in cabinets are present on the south wall. Current conditions of the Butler's Pantry are listed below.

**Floor**

* The floor is currently covered with an all-purpose carpet. The carpet is a blue-green color and appears to be in good condition.

**Baseboards**

* The shoe molding and the baseboards are painted white. The baseboards are cracked in places and dirty.

**Walls**

* The north wall is plaster and painted white, but there is evident of a green paint behind the white.

* The west wall is plaster, which is painted white. There is evidence of green paint on this wall also. Severe water damage is evident near the ceiling and therefore the plaster is failing. A major crack
exists beginning from the ceiling, and extending down into the wall. Another crack begins at outside wall and extends further into the west wall. The doorway, with molding, also has water damage. The paint on the cornice is peeling. Brown spotting is present on the wall, which is probably mold or mildew.

* The south wall contains wooden built-in cabinets. The cabinets contain two doors, inserted with glass. There are also three drawers and two extra cabinets with wooden doors. The entire wall, including the cabinets, is painted white. The paint is cracking within the recess of the cabinet area. There are also hairline cracks in this area. A crack begins at the cornice and runs to the ceiling. More brown spotting appears on this wall.

* The east wall is painted the same white. The doorway into the dining room is in this wall. The doorway has the servant's molding and a glass transom. Cracks exist in this wall from non-threatening hairline cracks to a major crack, which runs along the ceiling beginning at the southern wall.

Ceiling

* A round light fixture, with pull cord, is present in the middle of the ceiling.

* The ceiling is painted white.

* Severe water damage begins at the west wall and extends halfway into the room.

* Brown spotting is present on the ceiling.

Window
* Green paint that is evident elsewhere in the room appears also on the window.

* The window is in terrible shape due to rotting by water. The bottom rail, right stile, and sill appear to have the worse damage.

* A ghost of possibly a screen or another window is present.

* Regularly spaced holes are present on the inside of the window.

* The paint on the casement is cracking, exposing the original wood of the window.

* An air conditioning unit has been placed in the lower portion of the window.

* An electrical pipe has also been placed near the window.
PHOTO DESCRIPTIONS
BUTLER’S PANTRY, SERVANTS HALL, ROOMS 113, 111

1. View of door into kitchen, probably an added wall. Looking westerly.

2. View of added wall, looking north between butler’s pantry and kitchen, area 111.

3. Water damage to plaster all the way to lath in northeast corner of hallway, area 111.

4. Doorway between butler’s pantry and dining room. Transom isn’t original, most likely had a swinging door. Photo taken looking east.

5. East wall of butler’s pantry, chimney to dining room on other side of desk.

6. South wall of butler’s pantry, with built-in storage. All seems to be original, and was originally painted.

7. West wall of butler’s pantry, kitchen sink was probably always on other side of this wall. Water damage to plaster near ceiling line.

8. Air conditioner unit in window on north wall in butlers pantry. Casing is indicative of trim in service areas of house.
First Floor
Photo Angles

(Not Drawn to Scale)
The dining room is the most intact, most original room in the house. Its shape is an elongated octagon in floorplan, created by a bay window opposite matching corner cupboards. The fireplace is a Romanesque revival, semi-circular arch, with oxblood satin glazed tile surround. The dark cherry varnished woodwork of the mantel and the corner cupboards express the Victorian taste of the times. The remnants of dark teal green original paint found behind missing woodwork is in keeping with the era's color choices. The deep teal could have been paired with Pompeian red, or salmon with gilded highlights. Evidence indicates the walls were divided in a typical tripartite system, with a base, a plate rail and a frieze. Ghosts of wallpaper or molding ridges exist 17" from the ceiling and 33" from the ceiling, forming a ghost of a frieze. A combination gasolier and electrolier probably lit the room, possibly with a ceiling rosette, although no evidence remains.

The pocket doors separating the dining room from the north parlor are in remarkably good condition, still on track with original hardware, and a rich patina. The transoms of the two windows in the bay are stained and leaded glass, with the center window bricked over. In her interview, Mrs. Rand said a baseball from the field next door shattered the center window and they just bricked it over (See appendix). It was a shorter window and was probably an ornate stained glass design. One of the lower sash windows is also a replacement, possibly baseball induced as well.
During their tenure, the Rands used this side (north) of the house mostly as their private quarters. The north parlor, the dining room, the butler’s pantry, the kitchens and the two bedrooms were their domain. They did use the dining room as a dance area on occasion, and they installed pressed particle board on the floors of the dining room. Mrs. Rand said they were terribly damaged, so they covered them (See Interview). Mrs. Stone uses the remaining wood cabinetry in the dining room for showrooms, but the particle board remains. Upon closer inspection from the basement area, the sub-flooring appears in sound shape, and question remains as to the true condition of the original hardwood.

*Existing Conditions*

**Floors**

- The floors are 4’ x 8’ particle board sections pieced over entire floor area. No remnants of original flooring can be seen, without destroying the existing floor. The finish is brown stain, now worn. The baseboards are original, dark varnished.

**Walls**

- Various coats of paint are layered on the walls. The original color, a deep teal, was found behind the plate rail molding, removed earlier on the east wall beside the pocket doors. It most closely resembles Munsell color 5.0G. color 7 D. The next appears to have been pale yellow, then off white. Below the plate rail is evidence of teal green, paper, shell pink, and off white in sequence. The wallpaper cannot be deciphered as to color or pattern.
The plaster of the walls has many cracks, but the only serious consideration should be given to the double cracks from the fireplace breast to the ceiling. They could be structural, but without destructive analysis certain identification is impossible.

The ghost of a frieze measures down from the ceiling join. The first line (molding or wallcovering border) is 17”, followed by the next line at 33 1/2”, the next line is 35 1/2”, the top of the plate rail then is 44 1/2” further. Consequently, the space between the ceiling and the plate rail was evenly divided with a 18 1/2” wide frieze. Its pattern cannot ascertained without expert analysis.

Ceiling

- Plaster and lath ceilings were originally covered in wallcovering, then later painted over. The wallcovering was installed north to south. Evidence of water damage in a 1’ x 2’ area, north, near the bay window. The paint and plaster have disintegrated, probably from a roof leakage problem.

- No original light fixture can be ascertained on the ceiling.

- Cracks from the fireplace reinforce the theory of a slight shifting of weight or stress coming from the fireplace wall. Four cracks run laterally from the chimney breast.
Windows

- Two one-over-one, double hung sash windows topped with stained and leaded glass transoms originally flanked a center stained glass, fixed window to form the bay. One of the one-over-one windows was replaced with a one-over-two at a later date. The center window has been broken and bricked in. The transom windows have a stained glass center medallion motif, with 10 diamond bevels above and below the medallion. The infill between the diamond bevels is panes of frosted glass.

Doors

- Nine foot pocket doors, original to the structure, divide the living room and the dining room. Made of cherry, they sport the original brass oval beaded door pulls. As is common they are in beautiful condition because they were protected by the walls, thus not easily damaged. On the northern door casing remains a bracket for curtains to be hung between the rooms, probably heavy velvet draperies mounted on a rod with rings.

- The door to the butler's pantry is no longer existing, however the casing is original. The transom has been added, and the area is not available for passage. The casing for the door frame by the fireplace actually is trimmed to butt against the wall, as if the architect or builder miscalculated the space.

- The door to the hallway is missing, however the frame reveals the identical transom style evident in the master bedroom. (See appendices for drawings).
Fireplace

- With its Romanesque revival, semi-circular terra cotta opening and a oxblood tile surround, the fireplace is exuberantly Victorian. Terra cotta lion heads support the mantel, which is a paneled cherrywood. The hearth has 4 1/2” square oxblood tiles, now cracked and worn in the center. The outer hearth striping is oak, possibly a different wood than the original flooring. This is the only remaining intact original fireplace in the house.

Corner Cupboards

- Built-in cherry cupboards are in the east and west corners of the room. Single doored, with four shelves, adjustable with pegs, the backs of the cabinets have beaded boarding. Below the open shelf under the door, is a double door base, topped with one drawer (the east), and two drawers (the west.) The moldings surrounding the cabinets match the door in trim style. The doors have a round pull knob and a key slot for locking. The pulls on the drawers, however, are not the original, evidence suggests they were a round pull or knob (one hole). Please see drawings and photographs for details and measurements.
The cupboards are now filled with merchandise for sale by The Wrecking Bar. The condition of the cupboards, although heavily used, is still good. The brass hinges, the moldings, the shelving appear stable and in good shape.
VICTORIAN DINING ROOMS:
Attached are photos of similar dining rooms with a frieze, and a plate rail:

Figure 148. Dining Room, Lucy Abbott Throop. Furnishing the Home of Good Taste, 1913; see Bibliography.
PHOTO DESCRIPTIONS
DINING ROOM, ROOM 114

1. Photo taken of south wall of dining room. Corner cupboards on each side of door with original transom.

2. Corner cupboard on southwest wall, note plate rail, ghost of frieze upper left of photo.

3. Original fireplace with terra cotta egg and dart decoration on west wall.

4. North wall of room 114. Note full length windows on either side of shorter center window, now bricked over.

5. Pocket doorway to north parlor. Paint analysis from area with molding removed at left in photo.
NORTH PARLOR
ROOM 115

The north parlor is in the north east corner of the house. This room was probably used the most by the family living in it. An original brass wall sconce light fixture was brought forward by the present owner. It measures 15” x 14” and is designed to be both gas and electric. This sconce is the only surviving example of the original light fixtures. The exact number and placement of the sconces is unknown.

Floor

- The tongue and groove flooring in this room looks as if it is probably original. It is scuffed and marked in various places.

- The base board of this room also looks original.

- There an original heating vent in the south west corner of the floor.

- There are ghosts on the floor of built in book cases flanking the double pocket doors to the Dinning room.

Walls

- The walls of this room have been badly damaged by constant nailing and hanging of merchandise. It is stained and cracking in many places.

- There is a ghost of a picture rail that runs around the room at about 2 1/2’ from the ceiling.
• A large crack is visible in the south east corner of the room.

• There is no evidence of the use of crown molding in this room.
• The fireplace in the room is now boarded up and the mantle has been removed. (by Mr. Jack Rand)

• The original white marble hearth is still in place.

• The room has two sets of pocket doors, both appear to be original. The molding on this set is damaged in places. The doors still have the original curtain rod holders.

• The door on the north wall is a single, wood panel, door leading out to the porte cochere. It appears to be original with original hardware. This door is no longer in use and has been blocked off by the present owner.

• Evidence remains on the east wall of an original gas/electric outlet.

**Ceiling**

• The ceiling is cracked in various places. There is evidence that it was wallpapered at one time.

• Stains are visible on the ceiling.

• Fixtures that may be original warm air vents are visible on the ceiling.

• A modern electrical socket has been added in the center of the ceiling.
Windows

- There are two double hung, one over one, original windows, one on the north and one on east wall. Both appear to have the original hardware.

- The transoms on both of these windows are original, and slightly warped from age.

- The window on the north wall is in bad condition. The moldings appear dirty and look heavily varnished. The window is nailed shut. The pulleys in the window appear to be broken.

- The east window also is nailed shut. The moldings are in better condition than the north window.
PHOTO DESCRIPTIONS
NORTH PARLOR, ROOM 115

1. View of west wall, pocket doors on left, window to porte cochere on right.

2. View of northeast corner wall, door to porte cochere in center of photo  NOTE: Small dark spot on wall to right of ladies portrait is outlet for gasolier/electrolier. See photo #11.

3. Fireplace on north wall. Mantle is missing

4. Door to porte cochere on north wall, leaded stained glass is original.

5. Window and east wall

6. Entrance from foyer into north parlor, double pocket doors. south east corner.

7. Pocket doorway into foyer, south wall. Original condition.

8. South west corner of room 115.

9. West wall with pocket doors into dining room.

10. Water damage to plaster ceiling.

11. Gasolier/electrolier original to house. Was on east wall between porte cochere door, and window on east facade. Dark spot left of shade is outlet for gas and electricity.

The upstairs south bedroom which is nice in size was probably one of the servants quarters signified by the less fancy moulding around the windows and doors. The moulding is different from the north bedroom but the same as the kitchen and butler’s pantry downstairs. In the home of today home it would be considered extremely valuable. The floors are wide plank pine appears to be tongue and groove flooring, which appears to have been painted at some point, but boards are in pretty good shape. The baseboards are lovely deep mouldings that have been painted yellow. There is a small fireplace located in the south east corner of the room that appear to have the original mantel. This fireplace probably burned coal, but now has a gas space heater located in it. There are two double-hung sash windows in the south dormer. A large round wrought iron air vent that has been painted yellow is located in ceiling as in the north bedroom. The original light fixture appears to have been replaced. Bedroom now contains a wooden frame from floor to ceiling to supporting either glass or doors that are for sale. The walls and ceiling are pained yellow.

Floors

- Painted a reddish brown with some wear showing, appear to be very dry
- Baseboards that are painted yellow are a little dirty and scratched

Walls

- Plaster that has been painted yellow
- Serious water damage especially under south dormer windows where the
plaster is completely gone from wall showing brick substructure

- The fireplace plaster is gone revealing bricks that are collapsing around the gas space heater.
- There are serious cracks in the west, south and east walls and water damage around moulding of the door of what appears to have been the servants washroom.

**Ceiling**

- There is major water damage in the plaster near the south dormer even sagging, with lath showing where the plaster is completely gone.
- Some cracking and nail holes.

**Windows**

- Windows are wavy giving the appearance of old glass
- They are one over one double-hung sash windows with the cords still present although now broken
- Windows seem to have some mildew damage
PHOTO DESCRIPTIONS
SOUTH SERVANT’S BEDROOM, ATTIC ROOM 201

1. Photo of north wall in room with view through hall into facing room.

2. Fireplace on south wall, with probably original mantle and insert.

3. South wall with dormer and fireplace.

4. Dormer in south wall, note fluted moldings around windows

5. On west wall of room is a closet with stub outs for bathroom. Paneling is beaded tongue and groove.
UPSTAIRS SOUTH BEDROOM WASHROOM

ROOM 202

This small room off the south upstairs bedroom is presumed to be a washroom for the servants, there is a pipe suggesting a sink but no sign of a toilet. The whole room, ceiling, floor and walls, is wide plank pine tongue and groove paneling that has been painted yellow. Shelves have been added with wire pegs for storage.

Walls
- South wall has mildew all the way across same as dormer wall in bedroom. Door shows signs of alligating that has been painted over, without scraping, but it is a solid wood door
- Room seems to be in fairly good shape, needs cleaning

Ceiling
- Painted yellow, looks in good shape
- Has original knob and tube for electricity in ceiling
The unfinished attic space on the south side houses the pipes, duct work, and profiles the roof line over the master bedroom. It is in this area that one can see the five course brick structural system of the house. Although recent owners do not recall a servant's bathroom in the adjacent room, water and sewage pipes leading to this bathroom, can be found in this portion of the attic. Currently this area is used as storage space by the owner, as was probably the case under past ownership.

Floors:

- The 3” wide wood plank flooring runs north to south in this area. The floor remains in good condition in spite of the fact that it is not protected by paint or stain. Although dirty, signs of wear are slight, resulting from minimum use through the years of occupation.

Walls:

- There is a small area to the left as you enter this space that is finished with Upson board (Room 203). Research on this product dates this material to around 1916. In addition, tongue and groove planking covers the backside of the servant’s bathroom in the adjoining room. All other walls in this section are unfinished as would be expected for an attic space.
Ceilings:

- The ceilings here are bare, exposing the rafters. Indications of previous water leakage are evident where the roof valleys and ridges lie. On the farthest southern wall, above the bay area of the master bedroom, water leakage has created punky wood and dark stains. Chalk marks placed by professional inspectors indicate these areas.
PHOTO DESCRIPTIONS
UNFINISHED SPACE, SOUTH ATTIC, ROOMS 203,204

1. Upson board wall partition between room 204, South space and hallway, room 206.
2. Closet space on east side, 203, inside room 204, partitioned with Upson board
3. Tongue and groove partition of bathroom/closet from rear, east side of room 204.
4. Close-up of Upson board logo found in room 204. Used as wall and ceiling partition.
STAIRWELL
ROOM 205

The stairwell is located on the main floor at the north end of the rear hall, and leads to the attic level. It is a Dogleg design of wood construction and most likely original to the house. The lower banister railings have been altered several times however, the remaining wood fixtures appear to be in early 1900’s style. This stairwell’s relatively simple design and location suggests that it was originally for servant use only.

Stair Case

• Is comprised of 4’ x 1’ treads with 1’ risers, that are well worn in places suggesting that the stair case is an original feature.

• The original first flight banisters have been replaced with solid tongue and groove boarding that extends to the floor. Ghosting of the original banister posts (that match the 2nd floor banisters) can be seen on the first floor treads.

• The second flight banisters as well as the door moldings and hand rails appear to be original, although the main floor newel post has been replaced.

• The second newel post looks original.

• There is evidence that the tongue and groove siding that replaced the main floor banisters once extended to the ceiling. When asked about this, the present owner informed us that she had made alterations in this area although she could not recall the exact details. Upon
further investigation it was deduced that Ms. Stone had cut down the siding to its current height to meet commercial fire and safety regulations.

**Walls**

- The walls of the stairwell are mostly covered with pegboard.

- The baseboards are probably original, although a thorough inspection is not possible as they are mostly obscured by pegboard.

- The west wall shows signs of water damage under the windows. Plaster is cracking and falling away. On the north wall the paint is peeling badly.

**Ceiling**

- The ceiling is in poor condition. Extensive water damage to the angled eastern section has exposed a large portion of lath where plaster has been washed away. According to the present owner this section has a history of water damage. In 1970 when Ms. Stone bought the property it was repaired. Since then it has leaked several times. The last leak, in March of 1996, has been repaired and has remained relatively dry.

- Extensive cracking is visible in the northwest corner of the stairwell. This is also due to water leaking from the roof valley located directly above.

**Windows and Doors**

- There are two double hung, one over one windows on the west wall of the stairwell. They have plain molding, small sills, and a curved apron. This simple design indicates that they were for utility use only.
• The rail on these windows is badly decayed from neglect.

• On the east wall there are three transom frames all of which are missing the sash. These have the plain molding.

• There is a wooden panel door located at the top of the stairs with fluted molding which is in need of repair.

• The door has a low threshold and seems to have the original hardware.
PHOTO DESCRIPTIONS
STAIRWELL TO ATTIC, ROOM 205

1. View of staircase from 1st to 2nd floor, east

2. Stair treads, and original risers and balusters. Interesting block configuration on each.

3. Plaster and lath damage at ceiling for leaking water in roof valley.

4. Windows at top of stairwell, allowing ventilation into attic area.

5. Doorway to attic hallway. Varnished wood trim seems to correspond with all trim in utilitarian spaces in house.

6. View north up staircase from servant’s hall, room 107
Second Floor

Photo Angles

(Not Drawn to Scale)
The hall leads from the service stairs to the supposed servants quarters on the north and south sides of the attic. By the lay of the wood plank flooring and the remnants of thresholds, it appears to have been partitioned with fiber board and plywood early in the century, to create a more finished space. Upson board, copyrighted in 1916, was used as a wall partition material in the first quarter of the 1900's. First manufactured in 1911 by The Upson Company in Lockport, New York, this product made by gluing recycled paper layers together, is still in production. The fiber board made by Niagra Fiber Board Company, a descendant of The Upson Company, is used today as an industrial packaging product. The earlier board was usually considered as ceiling and wall material, and had a date and run number. Mr. Dick Cain, in a telephone conversation on 11/1/96, said the copyright date of 1916 is its manufactured date. Mr. Kriegshaber, with easy access as a building materials supplier, probably had this partition installed in the late teen’s.

The wall between the attic hall and the area over the porch has been opened up by Mrs. Stone, with no easy access available to previous earlier occupants. Today this opening provides entry above the porch area, also creating necessary cross-breeze ventilation.

Existing Conditions:

Floors

- The floors are 3” wide hardwood plank flooring, painted a dark brown, running the entire length of the hallway. The 8 1/2” baseboards are the same as in the servants
area downstairs, with pieces missing at the right side of the top of the staircase. The
paint is worn to the bare wood in the middle area of the attic floor.

Walls

- The walls are lath and plaster in the location of the original servants rooms facing the
  hall; the west area above the staircase in the hall is the partitioned area. The plaster
  surfaces are in remarkably good condition, showing no structural cracking, only
  hairline cracks. One large crack seems to be the result of a large 2 X 4 nailed to the
  wall. The walls are painted beige with a peach hue, similar to Munsell 5.0 YR 8/B,
  over an original white base. The paint’s condition is fair, not heavily coated.

Ceiling

- The current ceiling was obviously added at a later date in sections of plaster board of
  various sizes. Possibly this is patched over original plaster. Evidence of water damage
  is seen in the alcove area, previously covered in Upson board. This alcove area in the
  western section of the hallway, contains framed pine window casings of three
  openings. These window areas show center pivot window brackets remaining in the
  varnished casings. The windows probably were used to bring ventilation directly from
  the existing windows over the staircase.
PHOTO DESCRIPTIONS
ATTIC HALLWAY, ROOM 206

1. Hallway looking east, with area over front porch in center of photo.

2. Hallway looking west, to top of stairway.


4. Plywood and particle board wall partitions above stairway, northwest side of hallway.

5. Floor boards perpendicular to each other, possibly denoting a previous wall, on northwest side of hallway.

6. Hole in ceiling plaster board center of hallway.

7. Door at top of staircase, probably original, hardware is appropriate if so. Note ceiling echoes valley of roofline. Floor is worn to bare wood, but sound and stable.

8. Three window casings between stairway and hallway in attic on west end of hallway.
Second Floor
Photo Angles

(Not Drawn to Scale)
The unfinished attic space on the north side, like the south side, is also used as storage space by the current owner and probably previous owners as well. Three spring loaded screens have been stored here that appear to fit the dormer windows in the servant's room. A ladder is nailed on the studs of the west wall which according to Mrs. Stone was the only way to access the attic space above the porch.

Floors:

- The 3” wide wood plank flooring runs north to south in this area. However, there is a 6’ section at the east side that is covered by random width utilitarian boards. Around the chimney no flooring has been placed to allow easy access to exposed pipes.

Walls:

- In this space the exposed seven course structural brick can be seen as well as the plaster and lath used for the servant's room. It was also noted here that the chimney was constructed of eleven course brick.

Ceilings:

- The ceilings here are bare, exposing the rafters. There is evidence of water leakage in the valleys and ridges. Punky wood on the beams along the roofline to the north was also noticed.
PHOTO DESCRIPTIONS
UNFINISHED SPACE, NORTH ATTIC, ROOMS 207

1. Ladder to climb to above front porch area. On east wall room 207, North space.

2. Brick, 7-stretcher course, on north wall room 207, north space. Entire building is masonry constructed.

3. Screen found in room 207, with spring fittings for servants room's dormer windows.
UPSTAIRS NORTH BEDROOM

ROOM 203

The upstairs north bedroom which is nice in size was probably one of the servants quarters signified by the less fancy moulding around windows and doorway. The walls are of plaster that is now painted yellow, possibly over a robin’s egg blue, which can be seen around cracks in the plaster of the fireplace. The floor is wide plank pine, appears to be tongue and groove, that has been painted. It seems to be in fairly good shape, only a few signs of damage around the window and the roof valley that is over the fireplace. Baseboards are the same as south bedroom, lovely deep moulding that have also been painted. There is a small fireplace located on the north east wall that probably burned coal, with what appears to be original mantel, it now has a gas space heater in it. There are two one over one double-hung sash windows located in the dormer that is in the north wall. The windows have the same moulding as the door, but it is different from the south bedroom’s. There is a lovely round wrought iron air vent located in the ceiling which is also painted yellow. Next to it is a light fixture which may or may not be original, there is no sign of ghost of another light around it.

Existing Conditions:

Floors

- Painted a reddish brown with some wear showing, appear to be very dry
- Baseboards that are painted yellow are a little dirty and scratched

Walls

- Plaster that has been painted yellow, can see some evidence of blue paint under the yellow.
- There is quite a bit of cracking in plaster especially on east wall under roof valley, some mildew. Some attempts at repair can be seen, taping that has been painted over
- Cracks start at ceiling running down wall at 60° angle about 1/16" wide on east wall, there is crack that runs along intersection of ceiling and east wall
- Serious water damage under roof valley, cracking all the way through the plaster that is located on north wall
- The walls around the windows shows signs of water damage, some rotting of the moulding
- Many nail holes in plaster

**Ceiling**

- Plaster seems to have had a lot of water damage, some repair work with either Upson board or dry wall, but it has not been painted. Cracking of plaster and paint on the painted beam that runs in the ceiling. Plaster completely gone in places revealing lath
- Several cracks in ceiling close to east wall

**Windows**

- Appears to be original, sashes have shifted away from moulding
- One over One double hung sash, cords still present, water damage in both bottom rails and sill
- Paint on glass
- Paint is peeling off of window sash, appears to be some mildew
- Cornice of window has pulled from ceiling
PHOTO DESCRIPTIONS
NORTH BEDROOM ATTIC, ROOM 208

1. South wall of servants room, with view into hallway and south bedroom,(room 201).

2. East wall of servants room

3. Ceiling damage of plaster near west wall

4. Ceiling vent and light fixture, possibly original to room.
PHOTO DESCRIPTIONS
OVER PORCH AREA ATTIC, ROOM 209

1. View from center looking north
2. View from center looking into rafters. This is point of cone of roofline.
3. View from center looking south, note valley of roofline.
4. Roofline on south area
5. Example of water damage on valley of roofline, southeast side.
The roof of the house, which is hipped, retains much of its original slate. It is standard grade, dark gray slate, accented with terra cotta hip rolls and terminating with terra cotta wave finials. The slates measure 10” x 14” and are approximately 1/8” thick. They have square ends and are uniform in color and 6” exposure. The slates have been fastened to the roof with two nails as noted on the damaged slates that had been removed. Damage appeared to be a result of fallen limbs or other objects and not the consequence of improper installation.

It is thought that the slate roof at one time was outlined with a balustrade duplicating that which once decorated the front porch and can presently be seen in the porte-cochere.

Slate:

- The roof has been repaired several times throughout the years, in fact most of the water damage in the house is due to roof leakage. Mrs. Stone reported that excessive water damage to the ceiling in the back hall of the house was due to inadequate repairs by a previous roofer. An extensive survey of the roof was performed by the Astro Roofing Company in December of 1995 (See roofing company diagram at the end of this section). In April and October of 1996 this company repaired all leakage areas (see this section for letter indicating all work completed). At this time they installed new pieces of slate and refastened many pieces. They also reflashed several areas with copper flashing and replaced a 20 foot valley. The roofers replaced plywood sheathing, refelted and reshingled where needed.
Gutters:

- The built-in gutters were completely sanded and repainted in October of 1996. When examined it appeared that this maintenance procedure over the years has erased any signs of a possible balustrade around the portico area.

Chimneys:

- The chimney located at the right rear of the house was entirely reflashed in 1996. It presently appears to bow in the center at the top.
- The large chimney on the south side of the house has several bricks missing. As reported by the roofing company, a cricket was built above this chimney and it was resealed and reflashed in 1996.

Plumbing Stacks:

- According to Astro Roofing Company these stacks were removed, replaced and provided with the proper flashing in April of 1996 (see attached).
He also completely sanded & repainted gutters
694' sq. ft. gutters
PHOTO DESCRIPTIONS
ROOF

1. Front box gutter of portico, east side. It is believed a balustrade once was on this edge.

2. Cornice and gutter of roof. Fascia and trim need paint. Above east portico.

3. Gutter, flashing of chimney, ridge caps and gable of north side of roof.

4. Ridge caps, metal flashing and chimney north and west side of roof.

5. Valley of roof near gable, north side

6. Ventilators, ridge caps, wave scroll, gable and fascia of north side of roof

7. Detail of terra cotta wave ridge cap finial

8. Terra cotta wave finial atop conical roof of front portico, note slate's condition

9. Detail of slates on east side.


11. Chimney of original kitchen. Center portion damaged, corbelling intact.
SYSTEMS

Electric

Ms. Stone replaced what was most likely the original wiring that was on a knob and tube system, with contemporary wiring systems and conduit. The present control box is located in the "carport" area in the basement. The system is a Murray class CTL Load Center that can carry a maximum of 200 AMPS. Every room, including unfinished attic space, is now wired and has lights. The original lighting would have been both gas and electric, as Ms. Stone still has an original sconce at her home (photo included in this report).

Heating, Ventilation, and Air Conditioning

The heating system, the "Eterno", was originally a coal burning furnace that distributed heat through vents in the floor. Public area such as the Parlors and Dining Room have wood burning fireplaces, in addition to the furnace. Private spaces, such as the bedrooms, would have coal burning fireplaces, or gas radiators (this may be a latter addition). The "Eterno" was converted into a gas burning furnace around the 1940's (see furnace interview attached) and is now controlled by Lennox thermostats in the basement (garage area) and on the first floor (room 102, near the cedar closet). The main gas line extends from the curved area in the basement to the furnace, which was connected to gas line for the street. The "Eterno" is still being used to heat the home.

The Ventilation system is vital to the home, but has come to be ignored over time. The double hung sash windows are now painted shut, but would have been open originally
to allow air circulation in the rooms. The high ceilings, which have been lowered in some areas, would have allowed for the heat to rise above people's heads, and made living conditions more comfortable. The two bedrooms in the attic have attractive circular vents that would have opened to allow hot air to escape out of the roof, but these vents are no longer being used. This lack of ventilation may contribute to the water problem the house is facing because of our humid climate.

The air conditioning systems were added by Ms. Stone. It is also controlled by the thermostats. The air conditioning boxes are located in the attic above the north bedroom and outside on the South facade near the bay windows. The outside air conditioning unit is a Moncrief Executive, model # BTD760A100A1, and can handle a maximum of 60 AMPs.

Plumbing

Ms. Stone tells us that she replaced lead water pipes (probably original) with modern pipes in the 1970's. The original waste lines can be seen under the "garage" flooring and look like cast iron. These pipes would have led to a main sewer line that was in existence when the house was built. None of the original plumbing appliances are in the house, with the exception of the white marble sink in room 103 that is most likely original.

Structural

The foundation of the house is Stone Mountain granite, with yellowish terra cotta brick walls built on top of it. Timber joists connect the granite "pillar" foundations and support the subflooring.
Security

The house is currently protected by a Rollins security system that included video cameras and door and window alarms. The windows accessible from the front porch have decorative ironwork that may have been placed there to stop break-ins or discourage them, but the ironwork fits poorly on to the house, and offers no real security protection.
CONVERSATION WITH JIM DeMARIA OF HYDRONICS INSTITUTE

This information was obtained from a conversation with Mr. Jim DeMaria of the Hydronics Institute of GAMA in Berkeley Heights, New Jersey, whose name was learned by way of the Roberts Gordon Appliance Corporation of Buffalo, N.Y. and the Charles F. Connally Company in New Jersey.

The furnace that is in the house is called “The Eterno” built by L.J. Mueller furnace Co. of Milwaukee, Wisconsin, who is no longer in business. It was a coal burning furnace that was eventually turned into a gas burning furnace that still functions today. Mr. DeMaria gave me some information on this particular unit as well as some possible pictures of the unit. (See Appendix). This unit has two doors, the one located on top of the other, the one on top being the one where the coal was put to burn, a second door was to a grate where the ash fell and had to be removed. The coal chute is still visible on the North wall in the basement over a brick floor which could be original, bricks bear the name of the Rome Brick company and Mrs. Stone believes them to be original. Mr. DeMaria pointed out that the coal dust generated by the coal coming down the chute created a significantly dangerous period, because a spark could set off an explosion. He also pointed out that at that time there would be coal dust throughout the house. Mr. DeMaria felt that probably the furnace was converted to a gas burning furnace in the 1940's because the South was one of the first areas to have access to the gas lines coming out of Louisiana.

That procedure was to take the grate out that was located below the coal burner and put in a conversion burner, this appears to have been done by Roberts Gordon Appliance Corp., which stopped selling them in the 1980's. He was impressed that there was still a unit around.
**DETAIL DIMENSIONS AND RATINGS**

**SINGLE DOME BOILERS**

All dimensions are given in inches.

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### WATER

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### STEAM AND WATER BOILERS

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Do not bush flow pipe outlet of Steam Boilers—connect full size to main.

**STEAM AND WATER BOILERS**

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Do not bush flow pipe outlet of Steam Boilers—connect full size to main.

*Based on radiation standing in still air at 70°, and sufficient square feet of radiating surface installed to heat the building to the required temperature. It is assumed boiler will be centrally located. If located at extreme end of building, due allowance must be made in determining size of boiler.*
### Ratings and Jacketed Boilers Dimensions

<table>
<thead>
<tr>
<th>No. of Boiler</th>
<th>Grate Area, Sq. Ft.</th>
<th>Gage Diameter</th>
<th>Size Oultets</th>
<th>Size Jacket</th>
<th>Size Centers Co. Heads</th>
<th>Diameter Width &amp; Depth of Jacket</th>
<th>Height to Top of Outlet</th>
<th>Height to center of Stack</th>
<th>Diameter Stack</th>
<th>Diameter of Flue</th>
<th>Height to Top of Stack</th>
<th>Boiler Floor</th>
<th>Boiler Dimens.</th>
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### “MUELLER” STEAM BOILERS

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<tr>
<th>Boiler No.</th>
<th>Grate Diameter</th>
<th>Capacity Square Feet</th>
<th>Radiation When Fuel is Burned in 6 Hours</th>
<th>8 Hours</th>
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<th>12 Hours</th>
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### “MUELLER” WATER BOILERS

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For Vapor Jobs figure same capacity boiler as for steam.
STEAM AND WATER BOILERS

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Do not bush flow pipe outlet of Steam Boilers—connect full size to main.

S—Indicates Steam Boiler.
W—Indicates Water Boiler.
S or W—Indicates Steam or Water Boiler.

Center to center of all openings on all Mueller Boilers = 9 1/2".

STEAM AND WATER BOILERS

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PHOTO DESCRIPTIONS
SYSTEMS

1. The Eterno, original furnace center of 010
2. Ducts of the heater, center of basement 010 room.
3. Floor register
4. Remnants of knob and tube wiring in basement.
5. Gas meter in basement
6. Examples of heating, gas and plumbing pipelines in bathroom, basement 008 room.