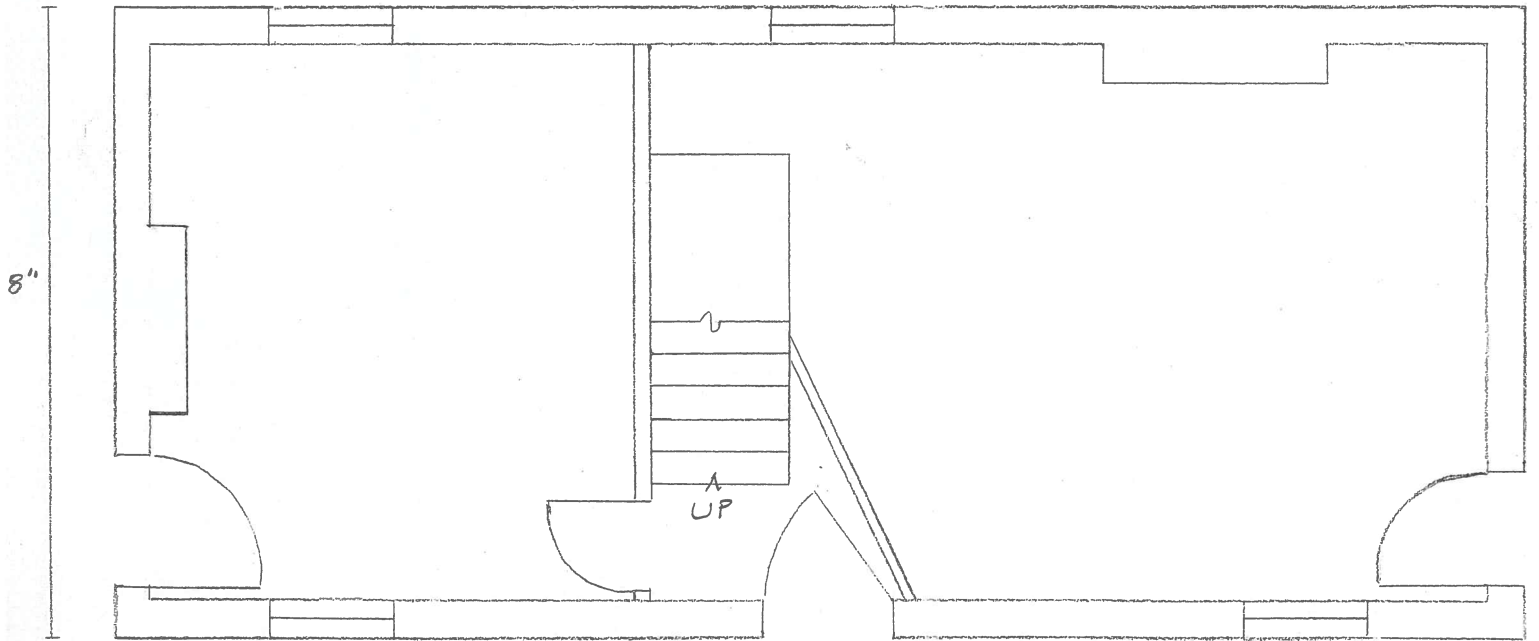


# 405 Cabell Street



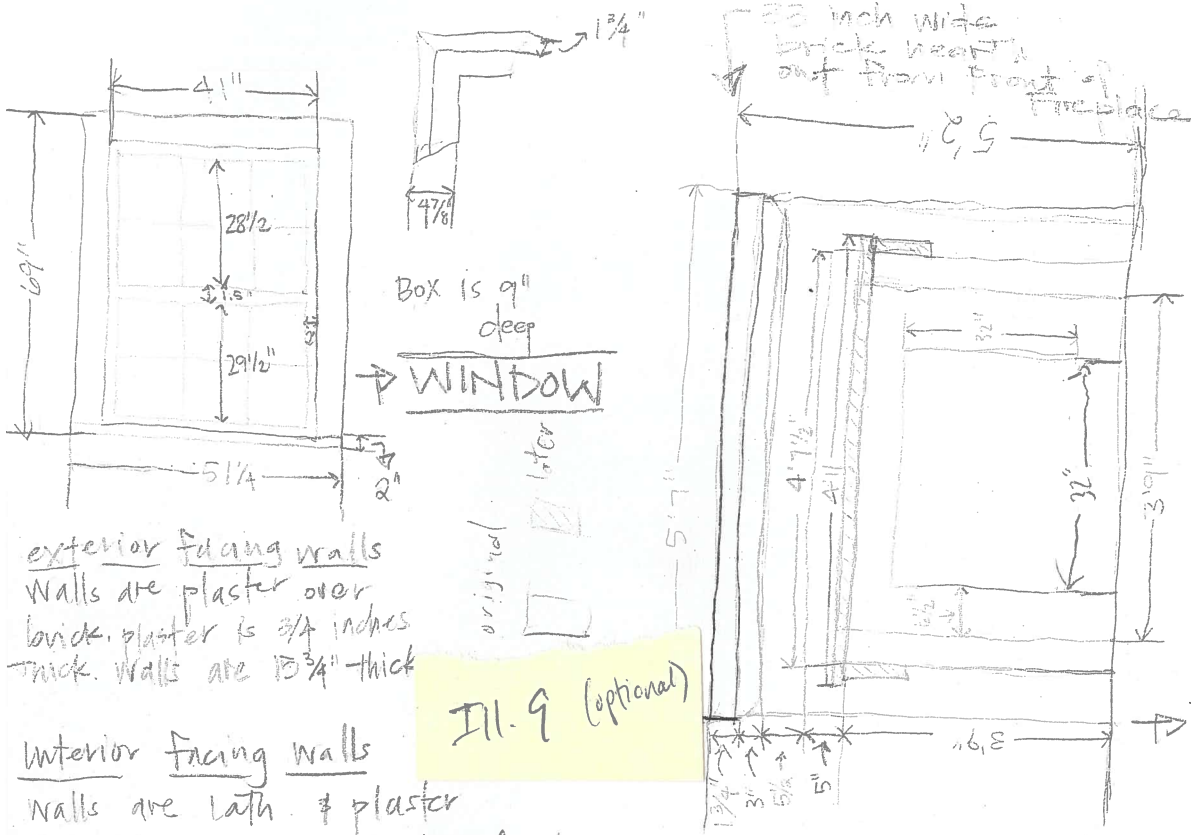


39'-6"



N →





SHOST  
4.5 in wide

Walls:  
Lath on diagonal wall contains wire nails - no earlier than 1880.

Stairs  
underside of the stairs is plaster.

doors:  
pine door  
un-original hardware  
evidence of original hinges is on the inside of the jamb.  
Door knob is also a later addition as there is evidence of older hardware below

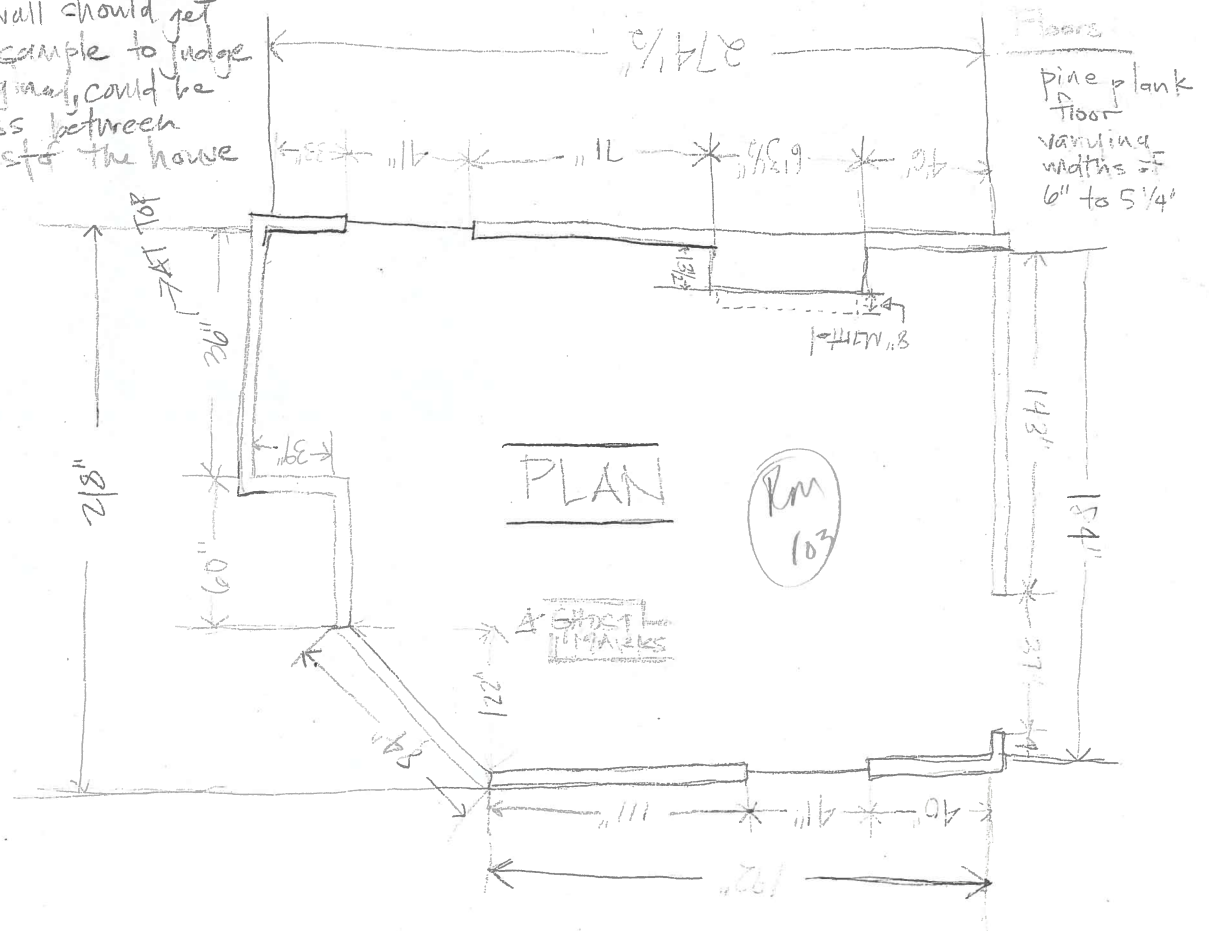
exterior facing walls  
Walls are plaster over lath. plaster is 3/4 inches thick. Walls are 13 3/4" thick

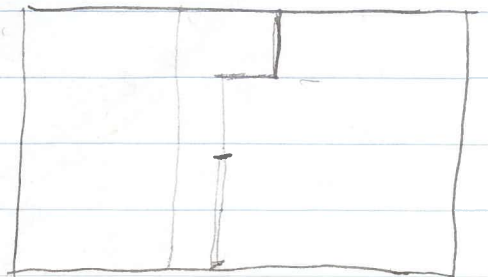
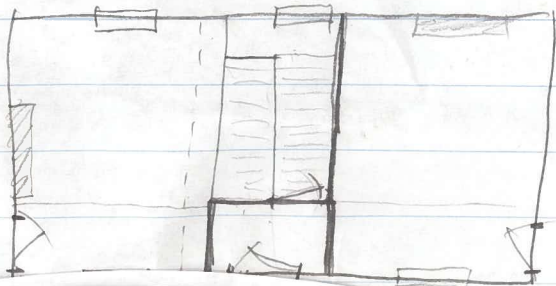
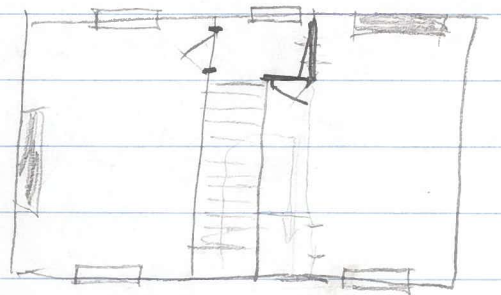
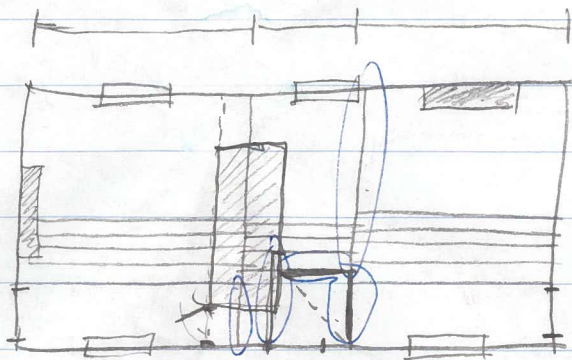
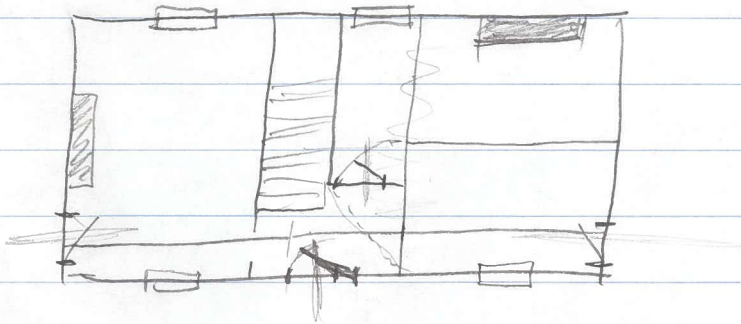
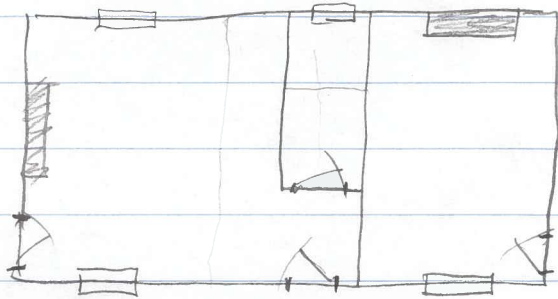
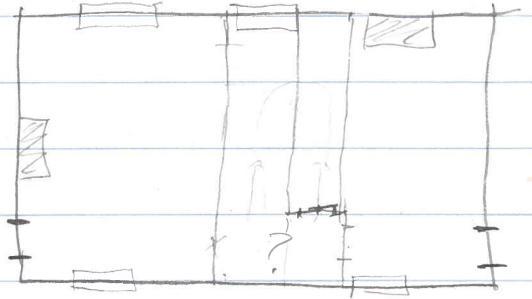
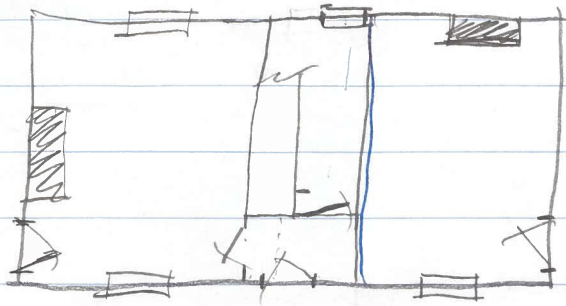
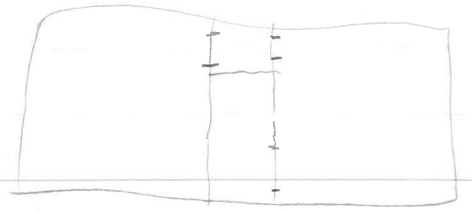
interior facing walls  
Walls are lath & plaster

↳ diagonal wall should get a plaster sample to judge if its original, could be older access between this part & rest of the house

Ill. 9 (optional)

Patagonia  
Court yard





*Thomas Jefferson's*  
**Poplar Forest**

27 June 2001

Mr. Tom Ledford  
Director, Lynchburg Museum System  
901 Court Street  
Lynchburg, VA 24504

Dear Tom,

This is a brief summary of the Poplar Forest Restoration Field School investigation of the Dabney-Scott-Adams dependency building at 405 Cabell Street. A more complete report will be forthcoming.

The building is contemporary with the main house based on our examination of style, structure and materials. All of these features indicate a mid-nineteenth century construction date and match similar features of the main house. The building was constructed in one campaign. In this letter and in the report the principal façade facing Cabell Street is considered the east elevation.

The building's use cannot be definitely assigned except through documentary research, which was beyond the scope of this project. The plan, rooms and fireplaces would indicate a domestic use, most likely for house servants. It is also possible that one or both of the first floor rooms could have been used for other purposes, such as offices for the owner or staff. This non-domestic use is suggested by the fact that the first floor rooms each have two doorways. Both were accessed from the principal east façade entrance and hallway, and from a side entrance. The north room's principal entrance was later closed, leaving only the north doorway (this was most likely done in the late-19<sup>th</sup> or 20<sup>th</sup> century when the room became a separate apartment.

The relative high finish for a service building is explained by the fact that dependencies closest to the main house, and especially adjacent to the house and facing the principal approach, are frequently designed with a higher level of finish than other dependencies out-of-sight and further away. The mantels and trim in the building are comparable with the basement level of the main house.

My recommendation is to preserve the building. It is architecturally significant as a contributing part of the Dabney-Scott-Adams House and its neighborhood, especially due to its location and design as a companion building presented to the public. The fact that so many dependencies of early houses in Lynchburg have been lost, due to the prejudice that dependencies have no value, makes this building even more important. Further research might reveal the actual use of the property, enhancing the history and

interpretation of the main house and of Lynchburg's cultural, social and architectural history.

I disagree with many of the subjective "engineer's observations" stated in the Charles Parker report of May 17, 2000, particularly the conclusion that the building should be demolished. Mr. Parker's professional structural assessment of the building is acknowledged, although I find fault with some of his evaluation of structural integrity. While there is obvious damage to the roof structure, stair landing, stair structure, and first floor joists and trim, and masonry, these are small in area compared to the rest of the building and confined to one specific area associated with a hole in the roof. The extent of repairs called for in the engineering report is drastic. For instance, the entire attic roof framing and second floor ceiling joists are sound except for a small area associated with the hole in the roof (approximately  $\frac{1}{4}$  of the roof; or about 6 joists/rafters on the west side). Rather than replacing the entire west side of the roof framing on the back side of the building, rotted wood pieces can simply be repaired or replaced without wholesale rebuilding. I also disagree that 50-75% of the second floor structure would need to be replaced or that the entire stair needs to be replaced. My opinions are based on a non-occupancy status.

The other reason suggested for demolition, that the parts are plain and therefore not significant, is typical of a narrowly focused and misunderstood viewpoint of architectural and historical values. Mr. Parker's concession that his viewpoint on this subject is not professional confirms the reasons for this disagreement. While I respect Mr. Parker's experience and knowledge, my 30 years in the field of preservation have taught me that architects and engineers trained to work with modern buildings frequently do not value the inherent qualities of traditional construction or vernacular architecture and consequently recommend a non-preservation approach.

To be reasonable, the building does not need restoration work right now, simply stabilization work. To hold the building for any future work it needs: carpentry repairs for a limited roof replacement in open areas; structural shoring for the first story ceiling/second story floor; spot repairs related to structure or weathering; mortar repointing on the exterior to keep out water; minor brick rebuilding (all masonry work with a lime-based mortar); a good drainage system; removal of all vegetation off and away from the building (ivy should be completely dead before it is pulled off the building); and openings need to be secured with plywood coverings (with vents). Spending a smaller sum on emergency stabilization in the near future will keep the building standing for a decade or more, given some periodic attention and maintenance.

I recommend that the City keep this building in a stabilized and mothballed condition. The fact that the roof was allowed to remain open for a number of years has exacerbated the problems common to any buildings of this age. A little routine maintenance will prevent a larger capital outlay for this and other significant buildings owned by the City. The City is responsible for the stewardship of its cultural resources and needs to act with a long-term vision.

Sincerely,

A handwritten signature in black ink, appearing to read "Travis McDonald". The signature is written in a cursive style with a large initial "T" and a long horizontal stroke extending to the right.

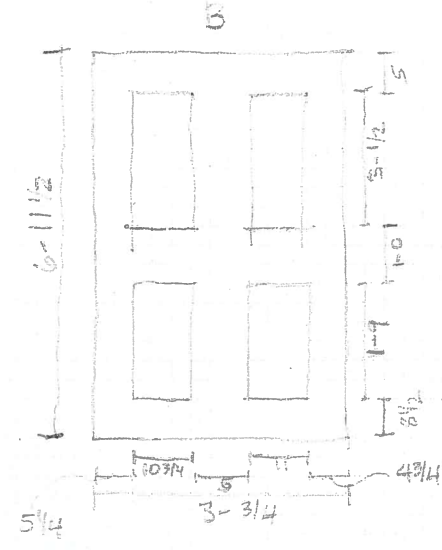
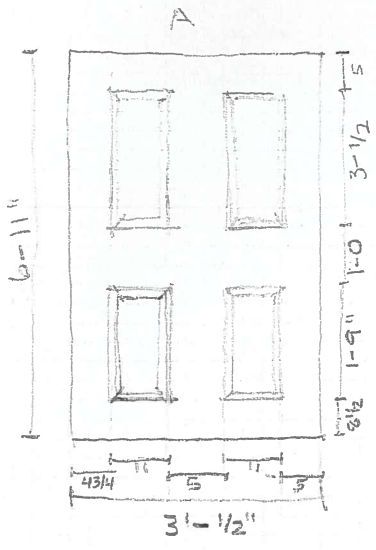
Travis McDonald  
Director of Architectural Restoration

unrotated

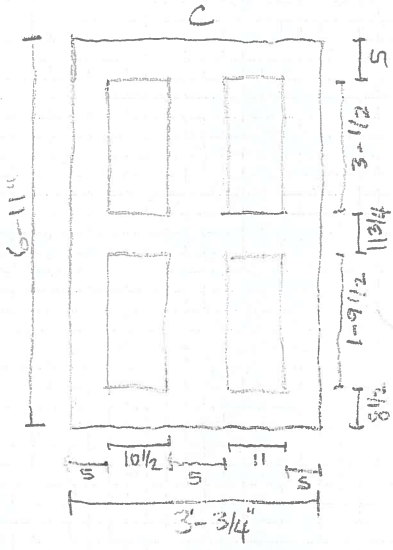
Sample #	Location	Description	Analysis?
✓ 1	diagonal wall	plaster	Y
✓ 2	diagonal partition wall	plaster	Y
✓ 3	star wall above door at foot of spar	plaster	Y
✓ 4	rm. 101 by chimney	plaster	Y
✓ 5	right side of doorway, entering	paint	N
✓ 6	roof framing rafters, fastening to joists 2nd floor landing	cut nails	N
✓ 7	north upstairs rm. (207)	lath nail	N
✓ 8	diagonal wall, rm. 103	lath nail	N
✓ 9	ceiling star wall	lath nails	N





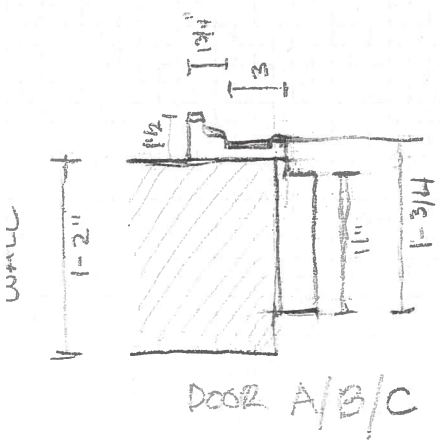


3/8" THICK



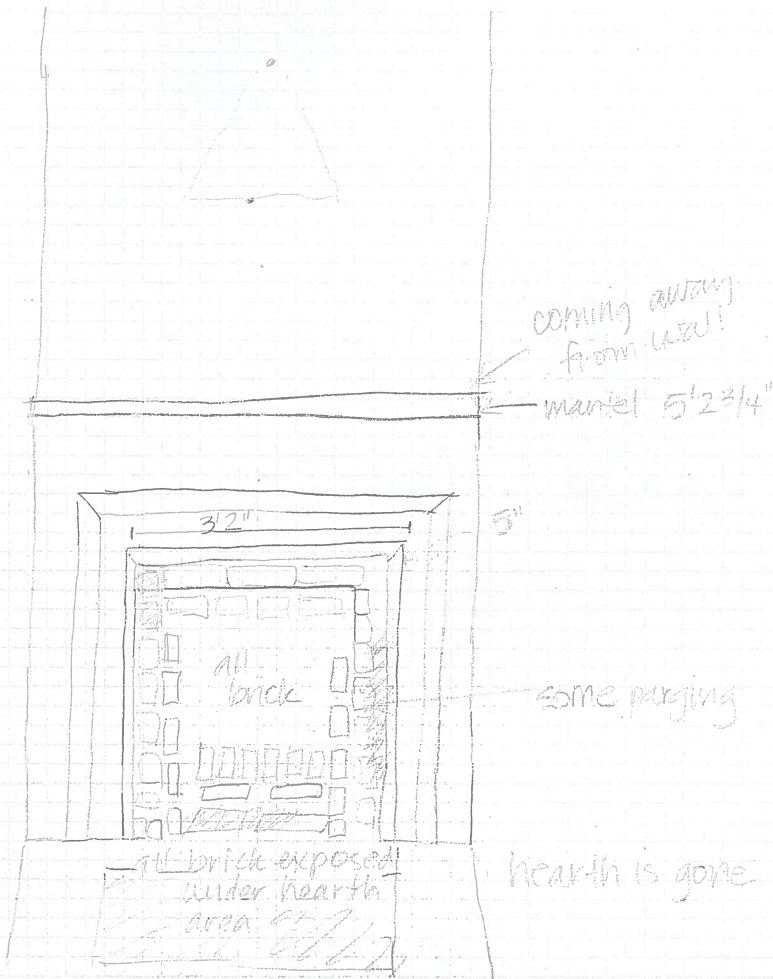
3/8" THICK

FRAME A - MOLDING AROUND DOOR PANEL = 1 1/2"  
 FLAT FRAME SURROUND = 4 1/4"



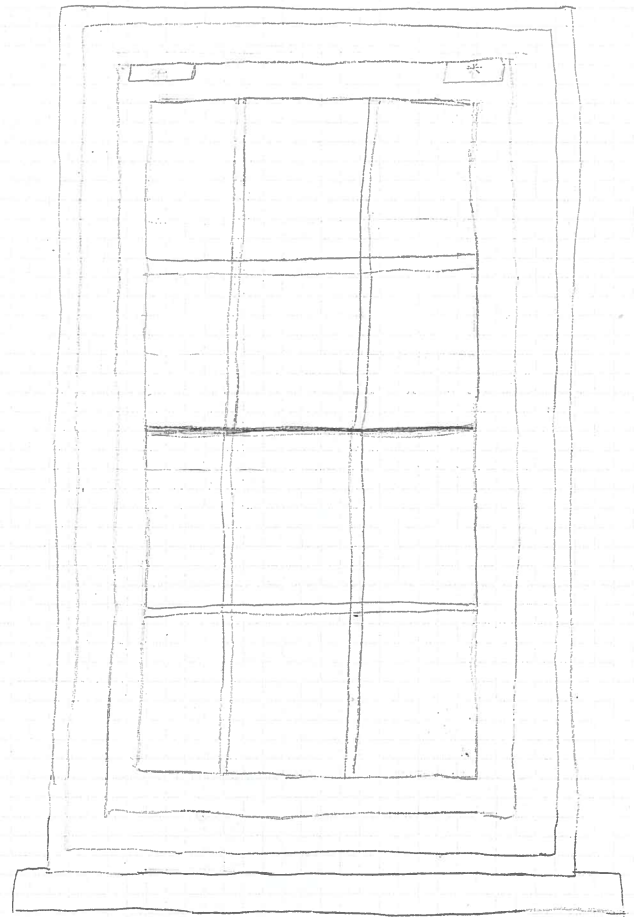
Rimoldi Details

Fireplace



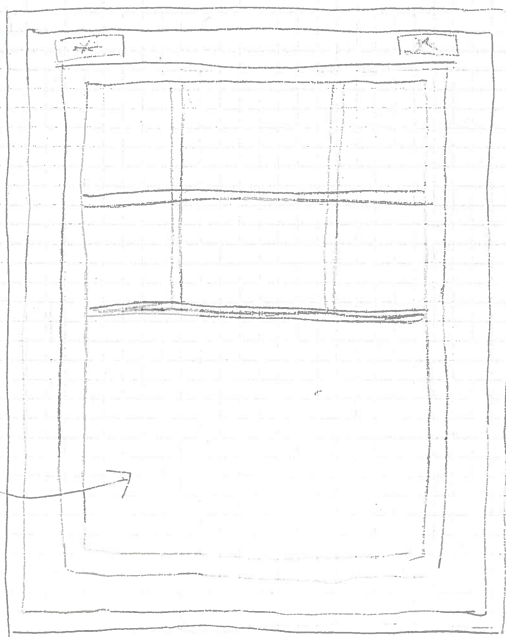
SW Window

6/6 panes



NE Window

same as SW window except bottom panes replaced w/ 1 panel of glass



many panes replaced

No ropes/pullers

Nails?

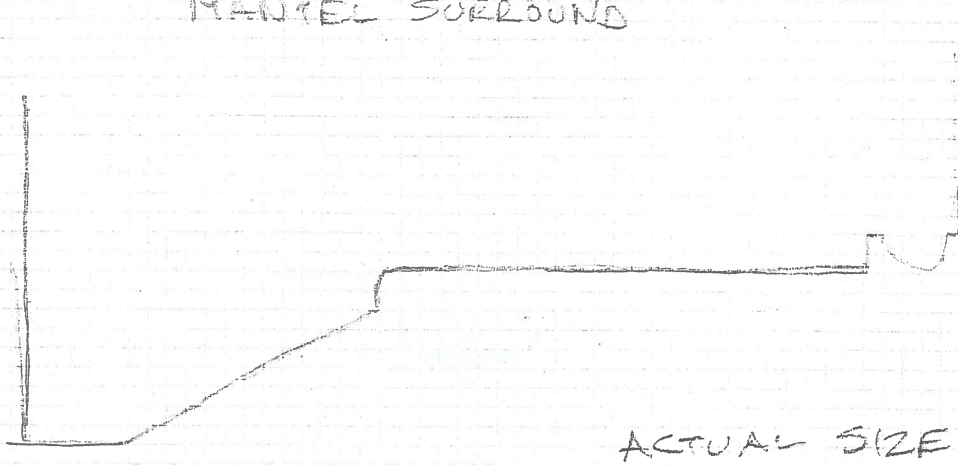
\* = wood block, milled lumber at top of window

pane size =

11 1/2" w x 1 1/2" h

muntins = 3/4"

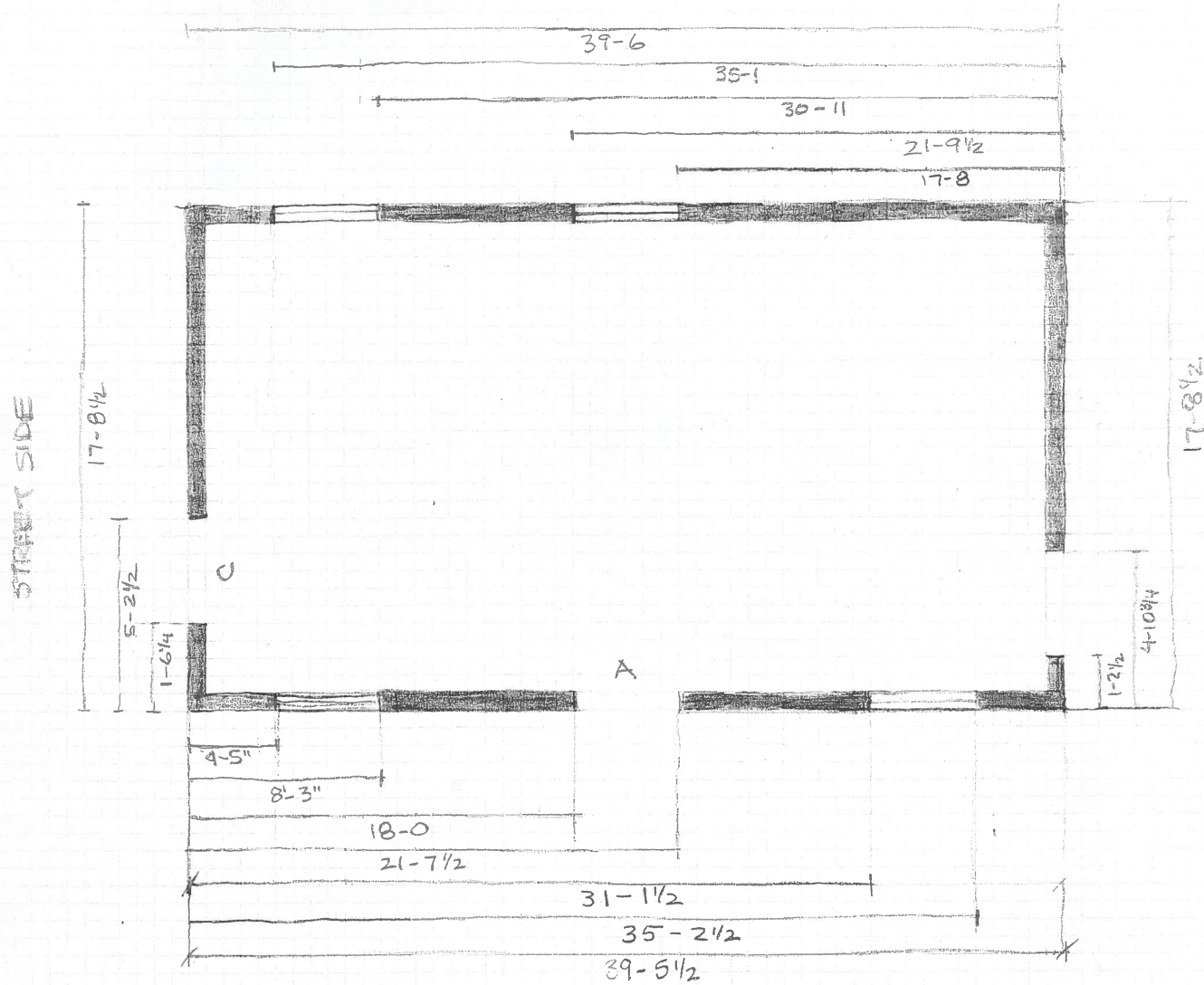
INTERIOR DOOR FRAMING  
INTERIOR WINDOW FRAMING  
MANTEL SURROUNDS



PANEL TRIM ON DOOR (which?)

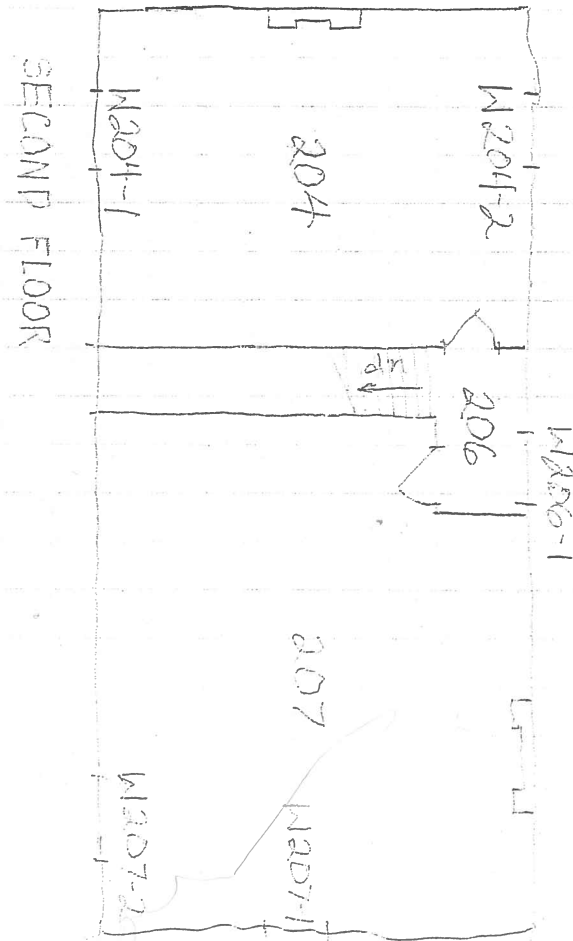
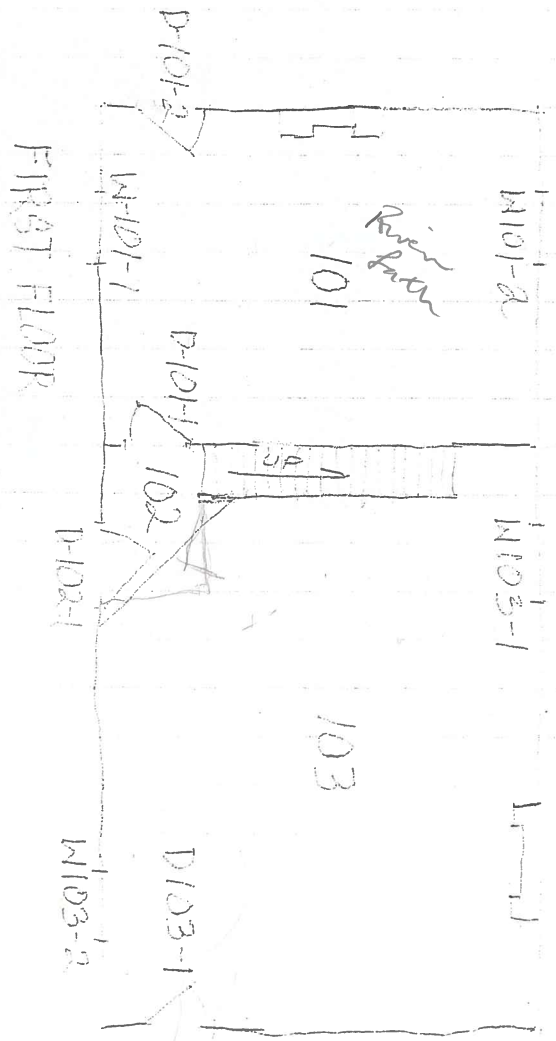


EXTERIOR DIMENSIONS



COURT YARD

NOTE: WINDOW OPENING MEASUREMENT IS BRICK TO BRICK (NO FRAME)



SUSA

847-1531 x 506

city - Dan Falen - DTA  
x-pts Pat - 847-1776  
Hse Haley

May 17, 2000

Dianne L. Davis  
Superintendent of Buildings and Grounds  
City of Lynchburg  
800 Orchard Street  
Lynchburg, Virginia 24501

Reference: Building at 405 Cabell Street  
Lynchburg, Virginia  
MEAD Project No. 262-116

Dear Ms. Davis,

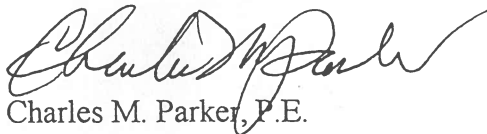
Attached is our report on the inspection we conducted at 405 Cabell Street, also known as "Crossroads Carriage House".

As we discussed when we met and inspected the site on May 3, 2000, this building has quite a few structural and appearance problems, as is documented in our report. While the building, because of its location and age, may be historically significant, it does not possess many of the nice architectural features of the Crossroads House or many of the other historic buildings on Cabell Street or elsewhere in the City. For instance, the fireplaces and interior wood trim are very plain, as is the window trim and baseboards.

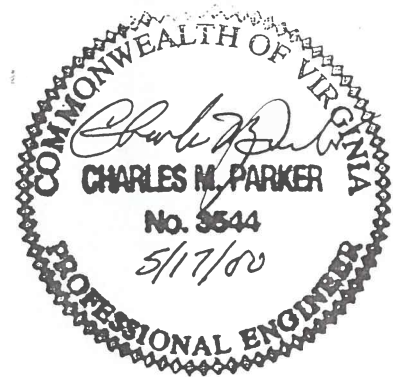
We trust the accompanying report, photographs and estimates meet the City's needs. We will be prepared to review this information with the Physical Development Committee meeting on June 6, 2000.

Sincerely,

MASTER ENGINEERS AND DESIGNERS, P.C.



Charles M. Parker, P.E.  
President



Enclosure

CMP;mm

MASTER ENGINEERS AND DESIGNERS, A PROFESSIONAL CORPORATION

1015 Miller Park Square • P.O. Drawer 2239 • Lynchburg, Virginia 24501  
804-846-1350 • FAX 804-846-1351 • e-mail Mastrengs@aol.com

REPORT ON STRUCTURAL INSPECTION  
405 CABELL STREET  
LYNCHBURG, VIRGINIA  
MEAD PROJECT NO. 262-116

The building at 405 Cabell Street is a two-story brick constructed building with stucco exterior finish. The building is approximately 18' x 39', with the 39' dimension parallel to Cabell Street. For the purpose of this report, we will refer to the Cabell Street side of the building as the north side of the building. This building is constructed with the east wall at the edge of the sidewalk running north and south. There is a rock retaining wall on both the north and south extremities of the east end of the building. This wall varies in height with the slope of the street.

The exterior of the building is partially covered with vines, which, in some cases, have attached themselves to the building and in cracks in the stucco and have grown between the stucco and the brick. Photograph 12-A shows the north face of the building and vines along the northwest corner and all along the eave at the roof level. The south wall of the building shows extensive damage where the stucco has come loose and fallen and shows the damage where the roof has been torn up by weather and allows rainwater to enter the building. Photograph 10-A shows the south and east walls of the building and, again, shows the extensive vine growth as well as the leaning of the chimney on the south wall of the building and a lesser leaning of the chimney on the east wall of the building. The east elevation of the exterior of the building is shown in Photograph 11-A, which, again, shows the growth of vines and a very perceptible leaning of the chimney in the east end wall of the building.

Based on our evaluation and tests made by tapping on the stucco, we would estimate that some 25%-40% of the stucco is not sound. That is to say, when the stucco is tapped with a hammer, it gives off a hollow sound indicating that it is not adhered to the masonry. Photograph 1-9 shows the condition of the deteriorating stucco over the front door on the north wall. This photo also shows the rather simple wood framing over the door, which is not typical of most buildings built during this time.

On entering the building through the front door on the north wall, we were able to examine part of the first floor and rooms on both ends of the building on the second floor. There are significant cracks where walls intersect each other and the ceiling, indicating settlement or movement of the building. (See Photographs 2-A and 1-5) Photograph 8-A shows an area where the interior wall of the building intersects the south wall where there is a separation of at least one inch. The same photograph shows deterioration of the second floor structure and of the inside face of the exterior brick wall.

There are fireplaces on each end of the building at each floor level. Several of these fireplaces are filled with brick dust and other debris indicating that the interior of the chimney is deteriorating. (See Photograph 6-A)

Photograph 0-A shows one fireplace where the mantel has fallen away and there is very little plaster left on the interior face of the brick wall. Photograph 1-6 shows one fireplace where the hearth has fallen through. We should also point out that the mantel on this fireplace does not compare architecturally to some of the nice woodwork found in most historic buildings in Lynchburg.

Photograph 1-7 shows one of many areas where the plaster is falling from the ceiling exposing, in many cases, badly rotted wood lathe. This same photograph shows vines, which are growing extensively through the building and have almost completely closed off one window. (See Photograph 1-A) Photographs 1-1 and 1-2 show the condition of the second floor ceiling where there has been severe damage to the metal roof and rafters and ceiling joists at the south side of the roof.

Where the plaster has fallen off of the inside face of the brick wall, we probed the brick and found both the brick and the mortar to be very soft. We were able to push an ice pick completely into the brick at several locations. (See Photograph 1-4) Photograph 1-3 shows a damaged windowsill, as well as the brick wall below the windowsill, which is severally deteriorated.

In some areas, the ground floor has settled an inch or more. This can be observed in Photograph 3-A.

Because of the roof leakage on the south side of the roof, there has been extensive damage, not only to the second floor ceiling joist and rafters (See Photographs 1-1 and 1-2), but also to the first floor joists and stair support immediately below these roof leaks. All of the floor structure and stair structure in this area would have to be replaced. Photographs 4-A, 7-A and 9-A.

The City of Lynchburg, Division of Inspections made an inspection of this property on February 24, 2000. This inspection report notes six violations. Our inspection confirmed all of these violations and deficiencies as well as others noted above.

Attached to this report are cost estimates based on the following three options on dealing with the deterioration of this building:

- A. Repairs to bring the building into compliance with the citations noted in the report by Building Inspections.
- B. Restoration to the extent that the building would be structurally sound and would prevent further deterioration.
- C. Demolition

We reviewed the Environmental Protection System's asbestos report for this building, which indicated no asbestos was detected. This report indicated that three samples were taken in this building. One at each floor level and one at the stairwell and indicated that there was mortar and plaster and plastic fibers found. We are somewhat surprised at the plastic fibers found in the samples taken, however, we are pleased that no asbestos was detected.

### SUMMARY

The building at 405 Cabell Street has deteriorated severely. The exterior masonry walls are in very poor structural condition in that some 25%-40% of the stucco is no longer bonded to the brick walls and the brick walls themselves consist of very soft brick and bad mortar. Most of the brick that are exposed on the exterior, as well as the interior, can easily be penetrated with an ice pick and almost all of the mortar is very soft and can easily be scrapped out of the joint.

The rafters and ceiling joists above the second floor on most of the south wall have failed and at least the back half of the roof would have to be entirely re-framed and re-covered. I was unable

to obtain access to examine the rafters on the north side of the roof, but would expect some degree of damage in this area as well since there has been significant falling of plaster from the second floor ceiling.

At least 50%-75% of the second floor structure would have to be repaired due to water damage along the south wall and at the support of the stairway to the second floor. The stairway would also have to be re-built because the supporting structure almost entirely rotted. — wrong

Though we could not observe much of the structure under the first floor, the fact that there has been significant settlement leads us to question the stability of this floor even though we performed a "bounce test" on the floors and they felt somewhat stable in the areas that we felt it was safe to conduct the "bounce test".

Even though the building may be of some historical significance, because of its location and proximity to other structures in the Cabell Street area, we found very little in the way of interesting architectural detail in the woodwork or trim, either inside or outside of the building. The window and door trim is very plain, the frame around the main entrance door appears to be merely a heavy timber frame and the windows and doors are not significant.

We do not claim to be an Architectural Historian, therefore, our comments noted above should be taken merely as an engineer's observations. However, we do not feel that the building, because of its deteriorating condition, can justify the funds required either to restore it to the point that it will be structurally sound and will not deteriorate further or to correct the deficiencies noted in the Building Inspection's report. —?

From a structural point of view, we feel the building should be demolished. A fill in section of rock wall should be built where the east wall of this building now exists and the building site should be cleared and re-worked as an expansion of the garden which presently exists between the north face of the building and Cabell Street.

COST ESTIMATE  
405 CABELL STREET  
LYNCHBURG, VIRGINIA  
MEAD PROJECT NO. 262-116

OPTION A

Make repairs to comply with citations listed in Building Inspections Report dated 02/24/00.

Estimated Cost: \$31,500.00

OPTION B

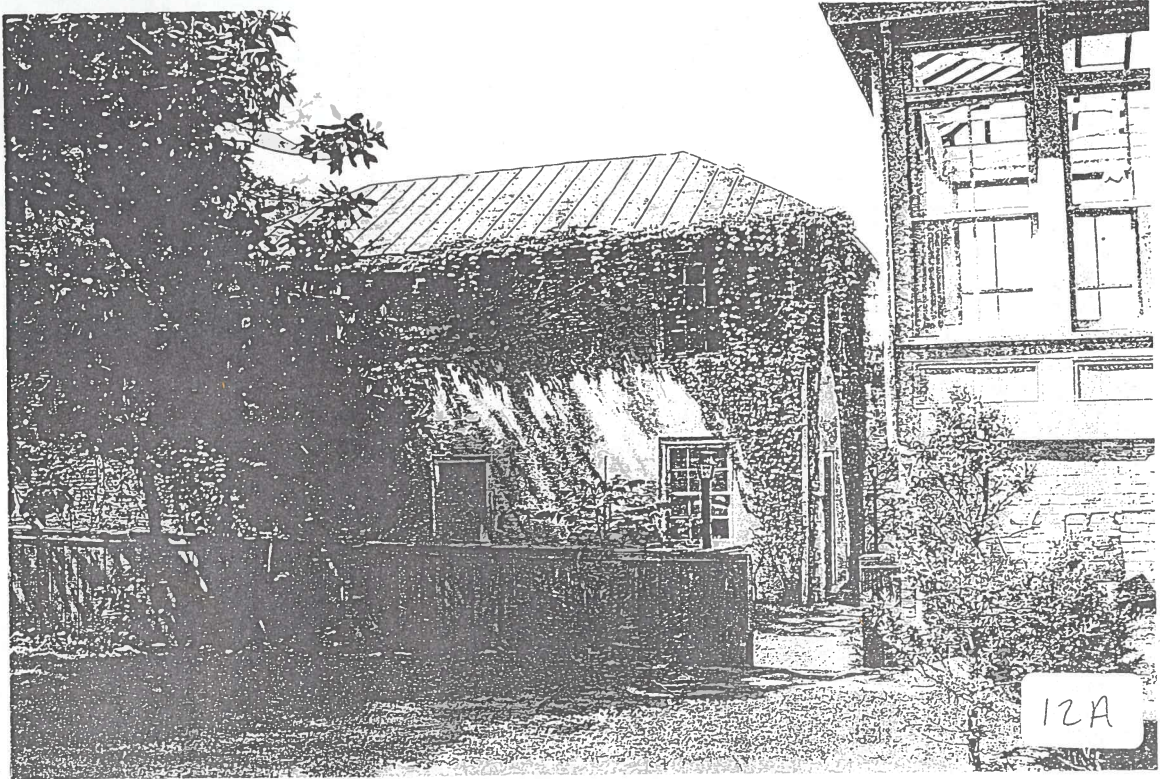
Includes all repairs in Option A plus chimney replacements, interior wall and ceiling repairs, door replacements, repairs to brick walls, exterior and interior, and shoring up and leveling of first floor.

Estimated Cost: \$83,335.00

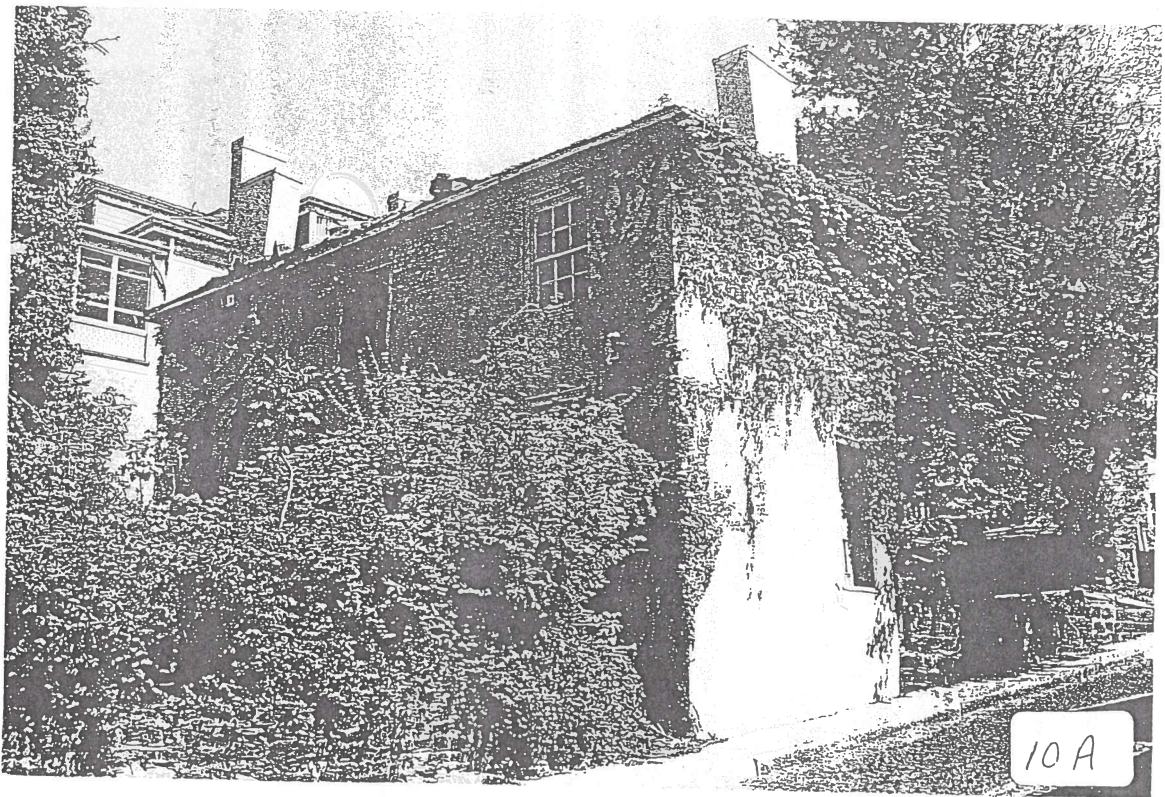
OPTION C

Includes demolition plus filling in rock wall and clearing site.

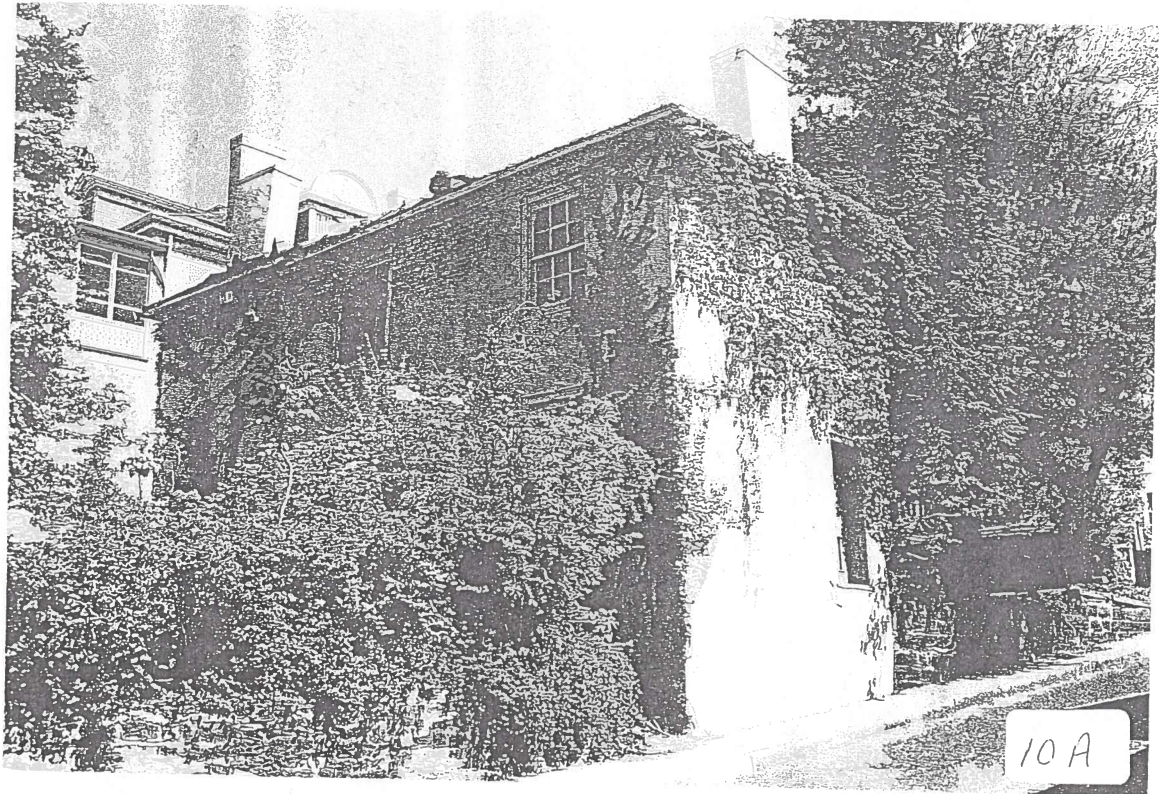
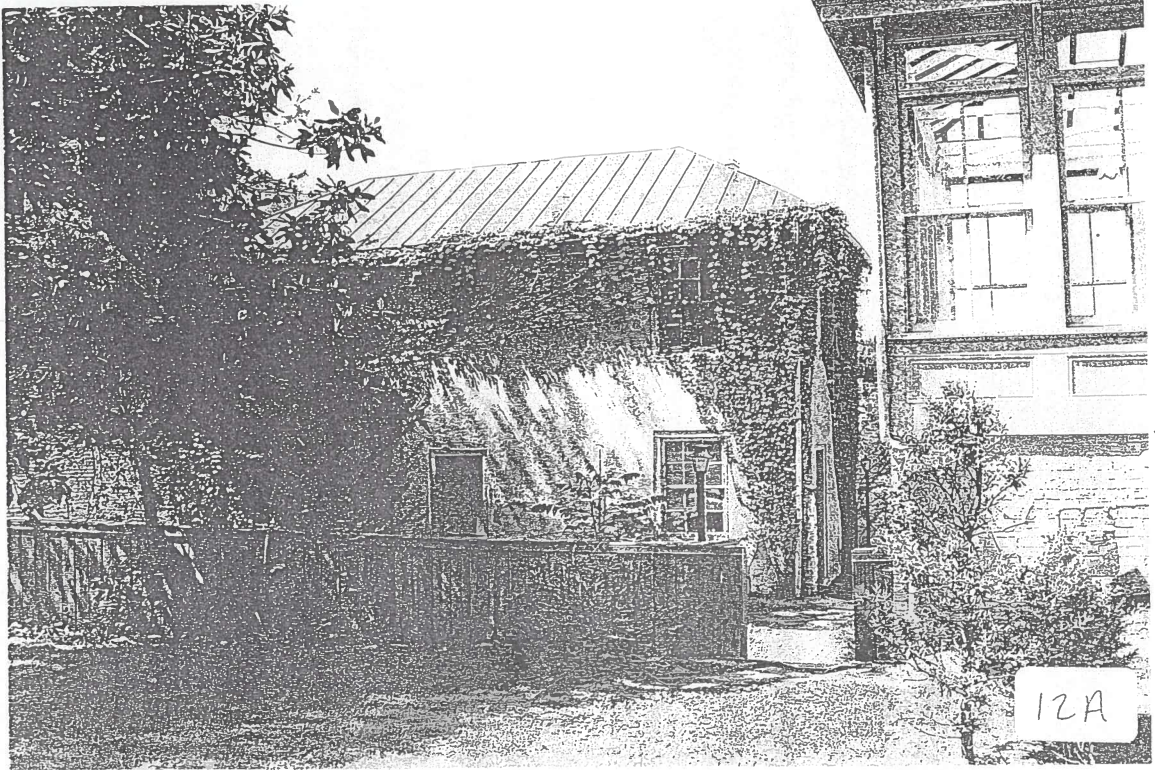
Estimated Cost: \$31,400.00

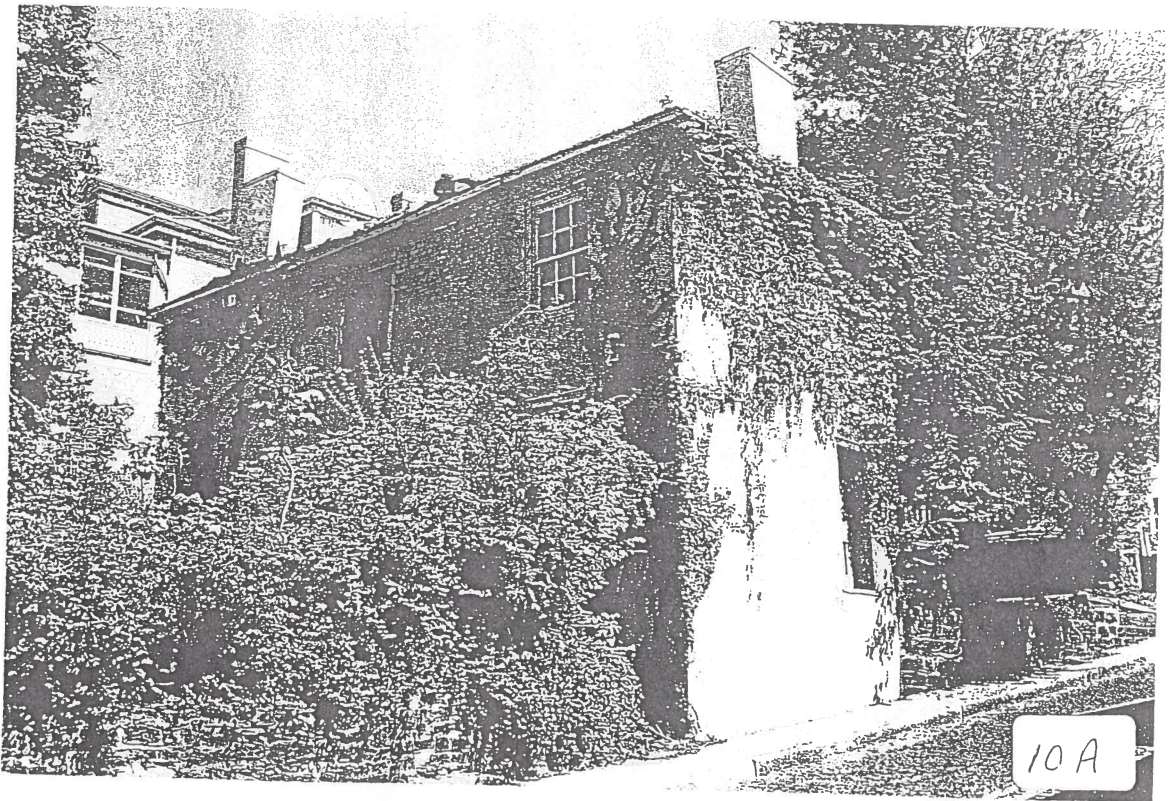
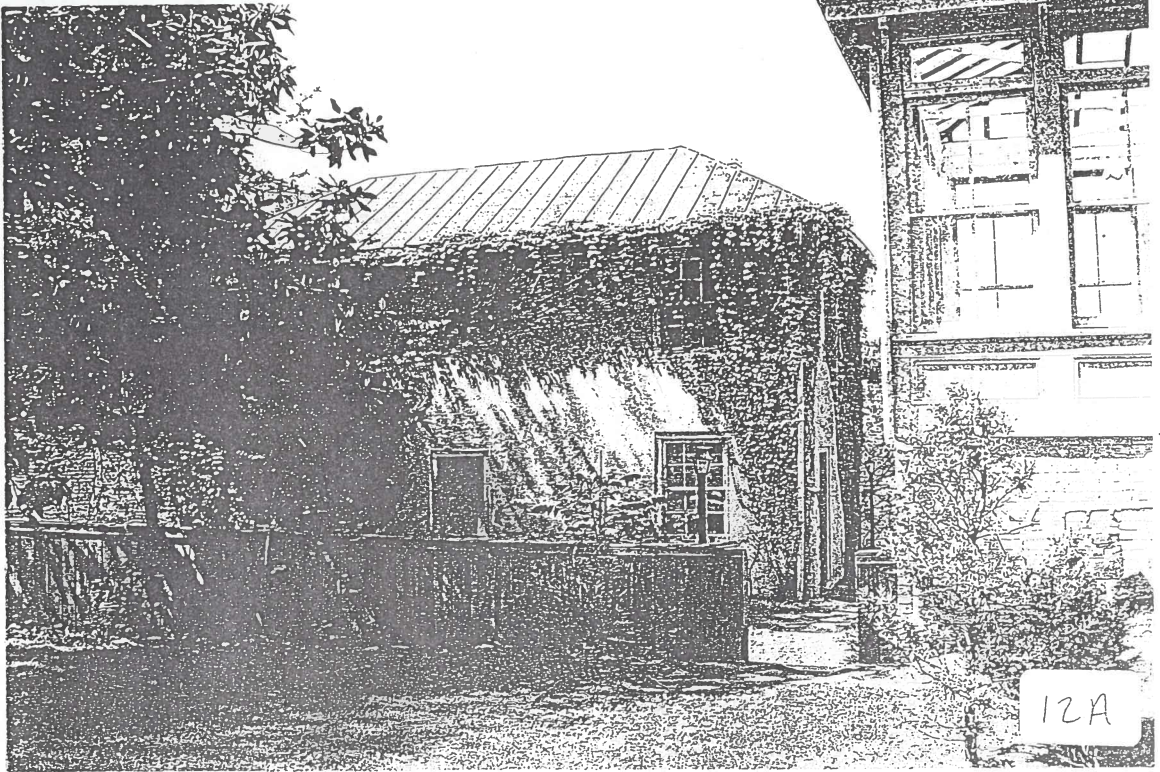


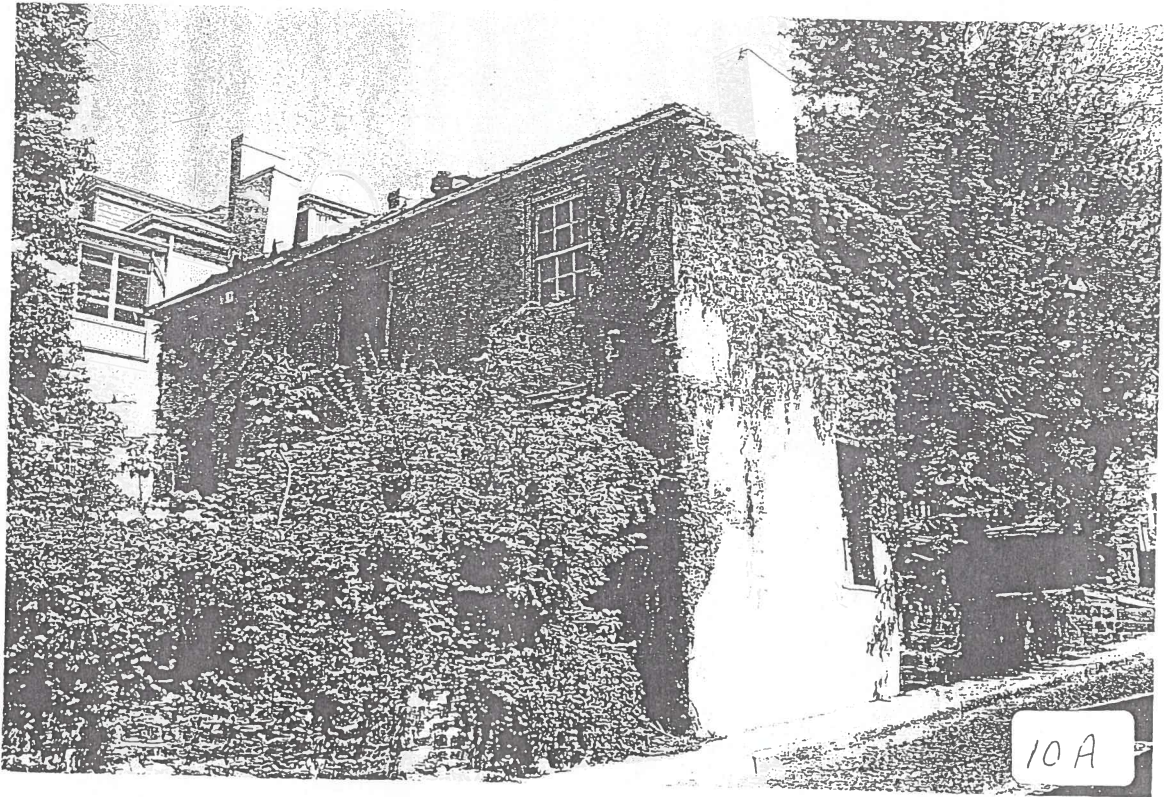
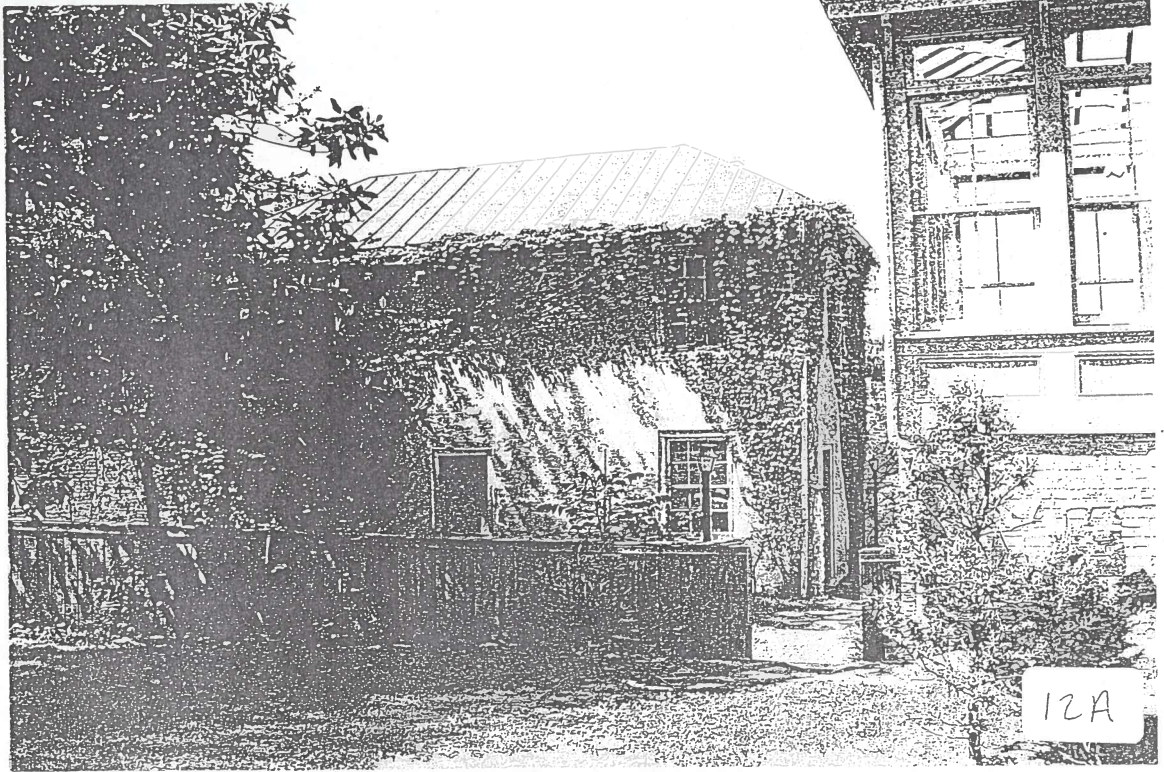
12A

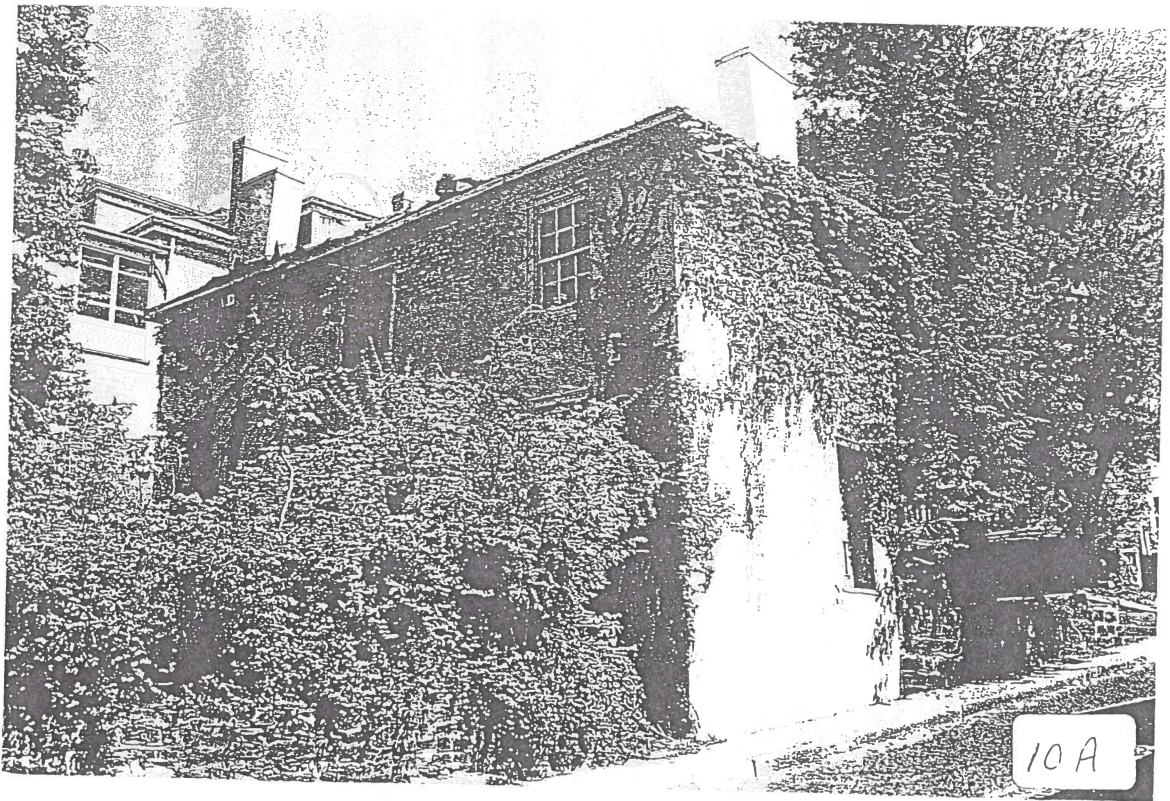
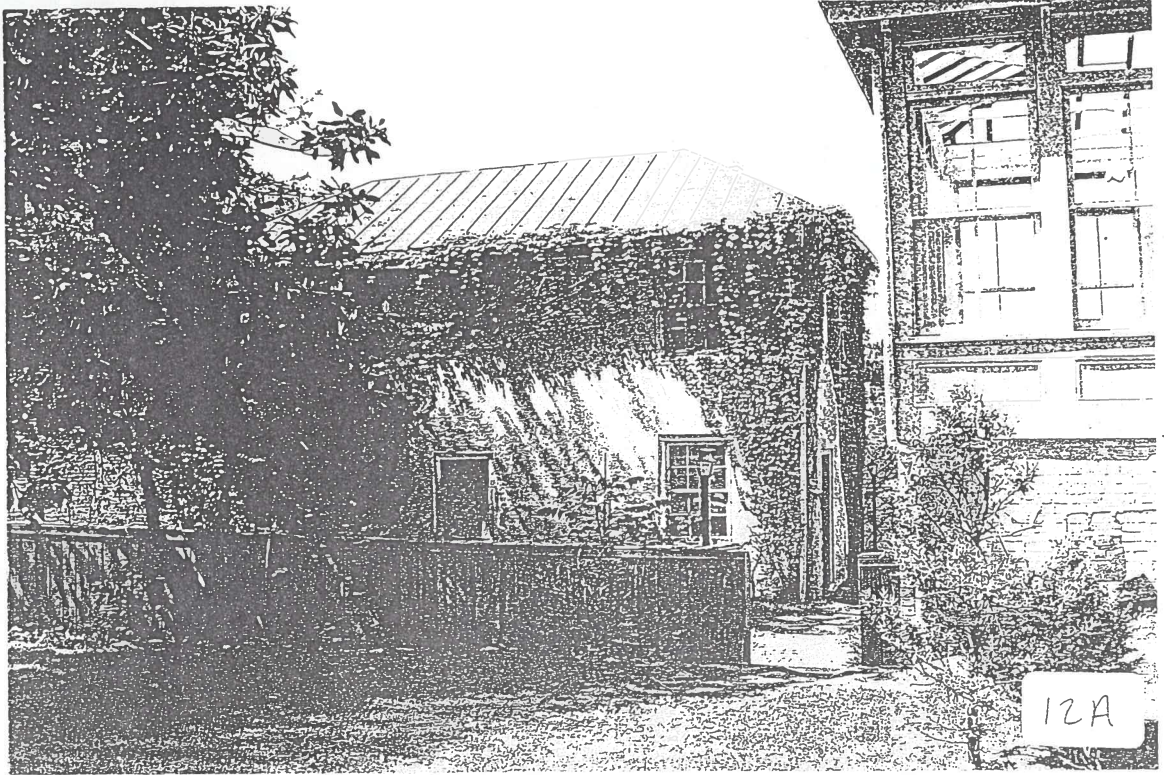


10A









# Dabney - Scott - Adams

Laura Otis

## Notes

Typed?

- floor plan w/numbered rooms
- ~~west elevation, ends~~ all elevations
- is Claudia drawing floor plan?
- ✓ - exterior dimensions
- ✓ - artist's rendering

Notes	Typed?
attic	✓
101	✓
102	✓
207	
204	✓
206	
103	✓
exterior	✓

drawings only →

## Samples taken

- partition wall, both sides

## detail drawings

- rm. 101, windows + fireplace
- door frame - 3 doors - interior door/window/mantel molding
- panel trim on door

## NEED

- ✓ photos (+ to annotate them)
- molding profiles
- ✓ class note on recommendation
- ✓ **FIX ROOM # ISSUE**

101, 102, 103 } on drawing  
 204, 206, 207  
 (202 is stair hall in typed info.)

- hearth measurements, rm. 204
- measurements + info, rm. 202 (hall)
- check molding profile locations

## TO WRITE / TYPE

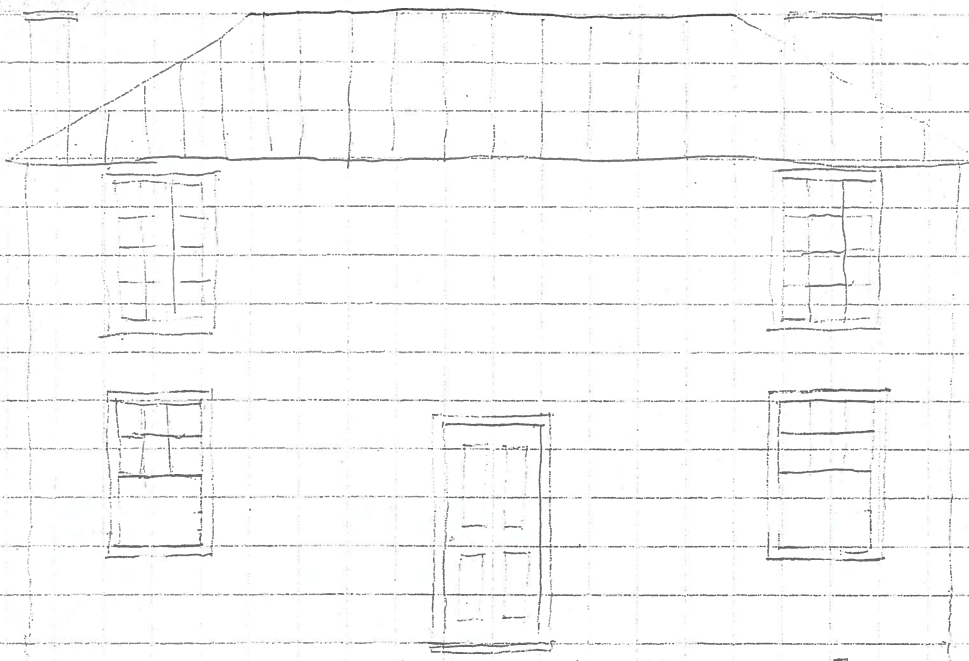
- ✓ attic
- ✓ 103 (type)
- 207 (no notes)

405 Cebel St.

Decision Sco - Forms - Annex - Dependencies

Plot - 352-5

Green Building



EAST ELEVATION

CAMPBELL STREET



NW SIDE

STREET

SOUTH ELEVATION

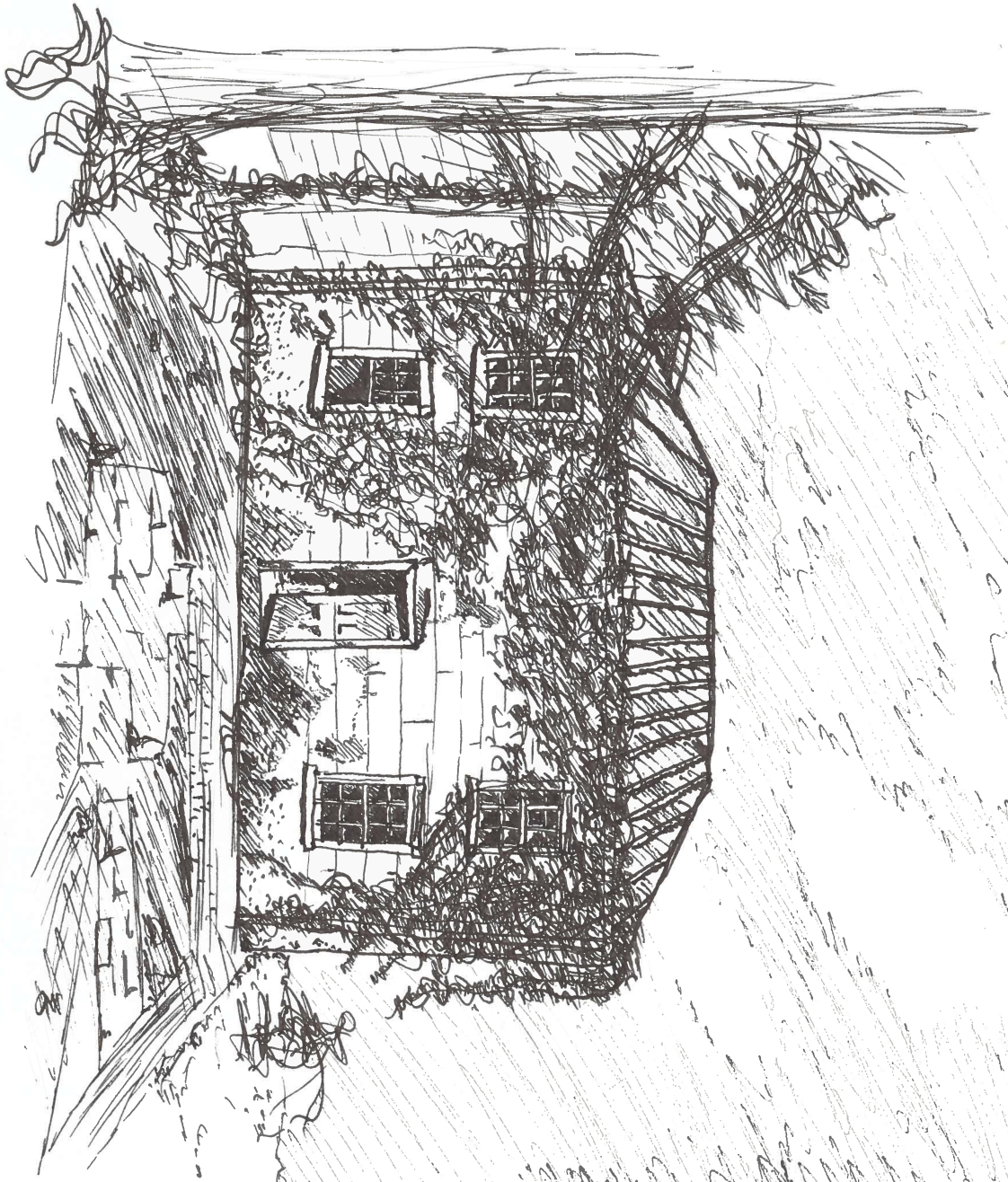
NORTH ELEVATION

Dabney

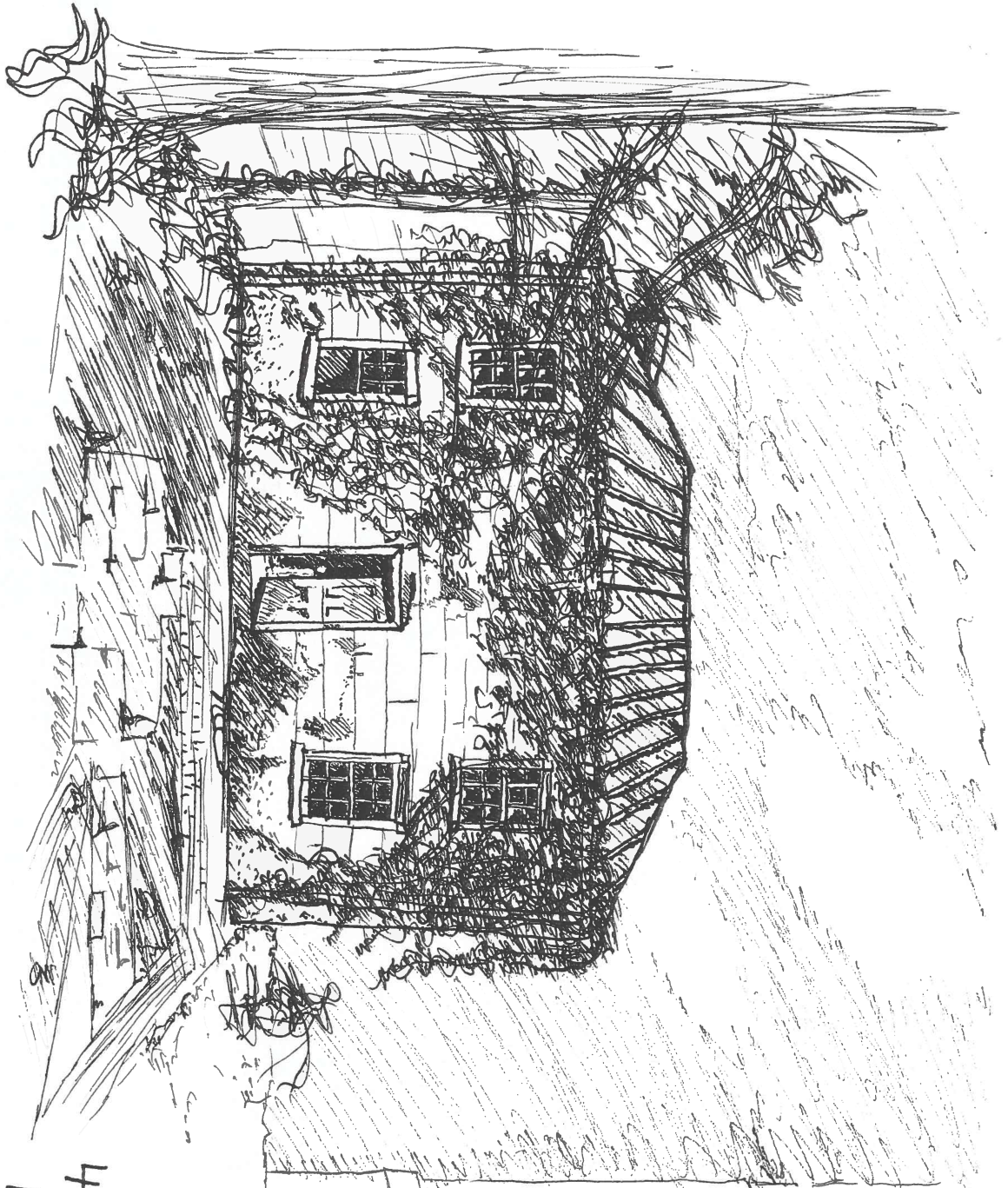
Scott

Adams

Wray



405 CABELL  
LYNCHBURG

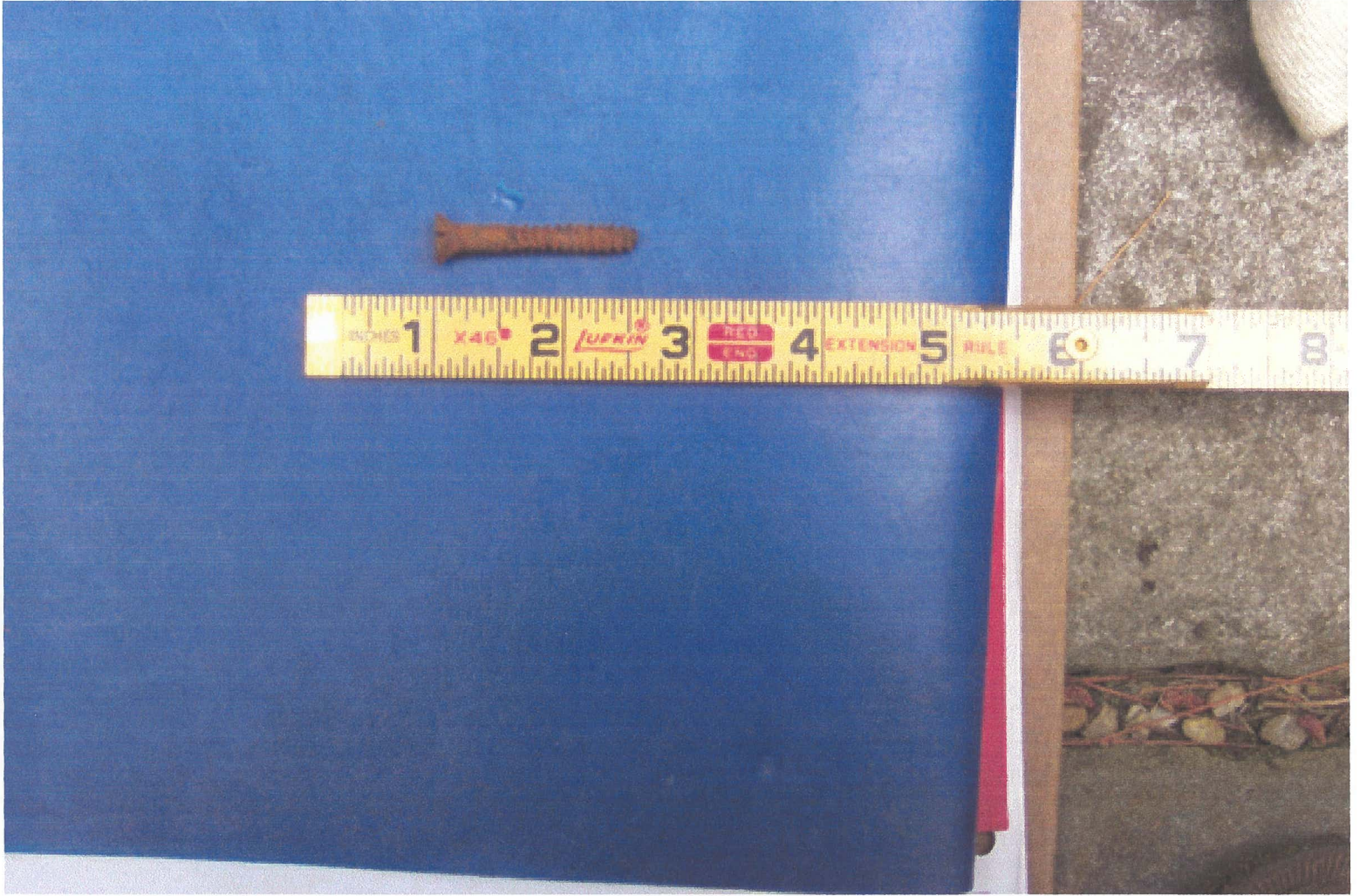


405 CABELL  
LYNCHBURG









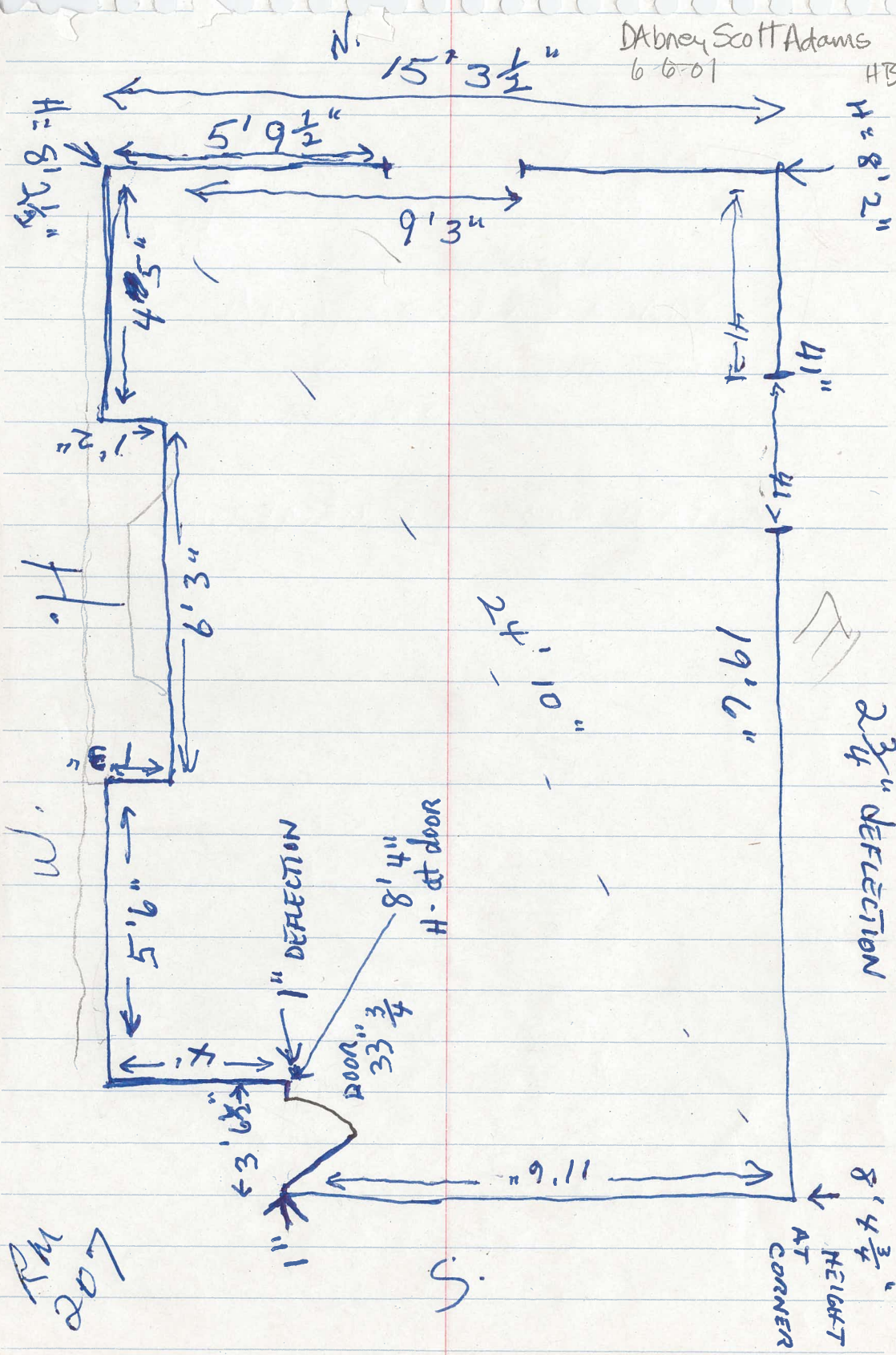






Dabney Scott Adams  
6-6-01

HB



RM  
207

LAD 6-27-01  
Dabney Scott Adams

door has cut nails. Hinges have been moved.  
Had a lock.



D-S-A

- 101
- windows - sash not replaced, just mounts gone on lower.  
evidence of lower sash being hung
  - trim around exterior door matches window trim; door to hall does not
  - bolt at chest height

- 103
- evidence of other hinges on exterior door - same as 101
  - door + window frames as in 101. Mantel do. but larger scale.
  - baseboard diff. - has large bottom - poss. gm do. in 101

- hall
- not a patch in hallway, just break in boards
  - boards go under door to hall from 101
  - boards break where other wall was in 103
  - stair stringer has been hatcheted out beneath door jamb, + bit cut out of stair
  - brick behind jamb on ext. wall sides looks clean

- 103
- knee wall under stair. Vertical boards under stair.
  - header for stair landing. Ceiling laths pass through.
  - intermediate joists for lathing in attic
  - lath goes through wall
  - funny notch in joist

- no nail holes by strange floor break in front hall

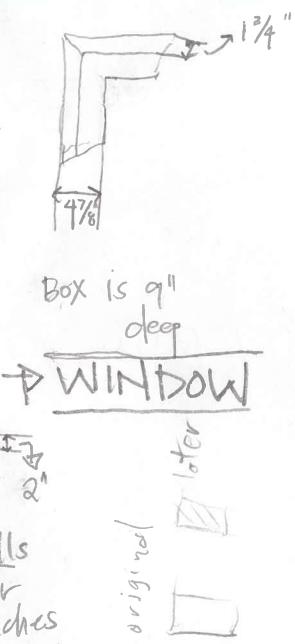
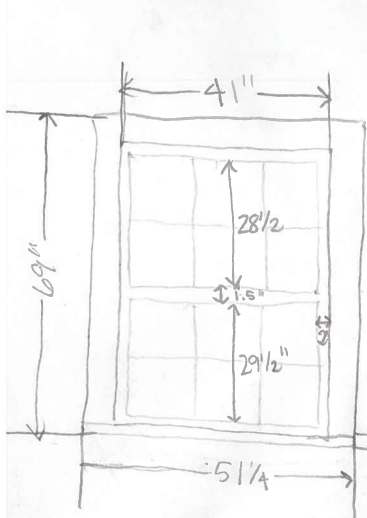
- was it a smaller bldg made larger? Don't think so.

single-hung

roof - ~~19~~ 19 1/2 x 13 (approx.)

vent holes

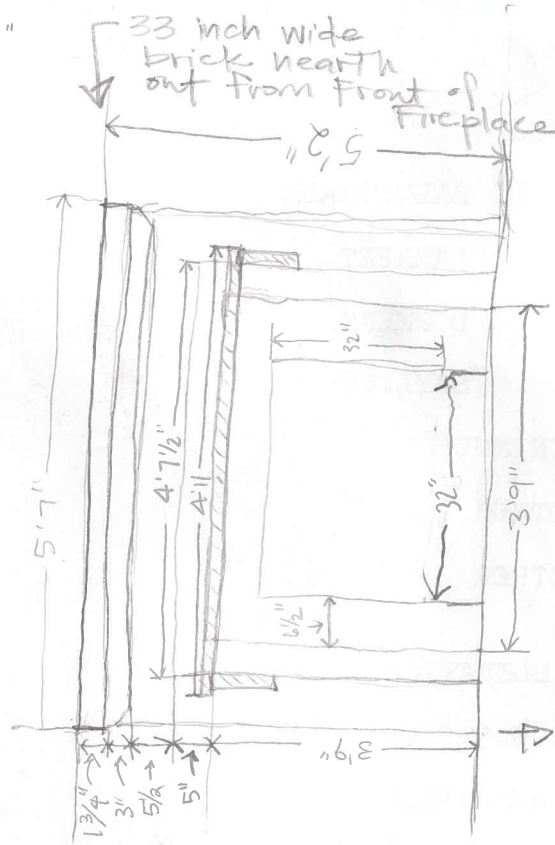
gutter missing on W



exterior facing walls  
Walls are plaster over brick. plaster is 3/4 inches thick. Walls are 15 3/4" thick

interior facing walls  
Walls are lath & plaster

↳ diagonal wall should get a plaster sample to judge if its original, could be older access between this pm & rest of the house



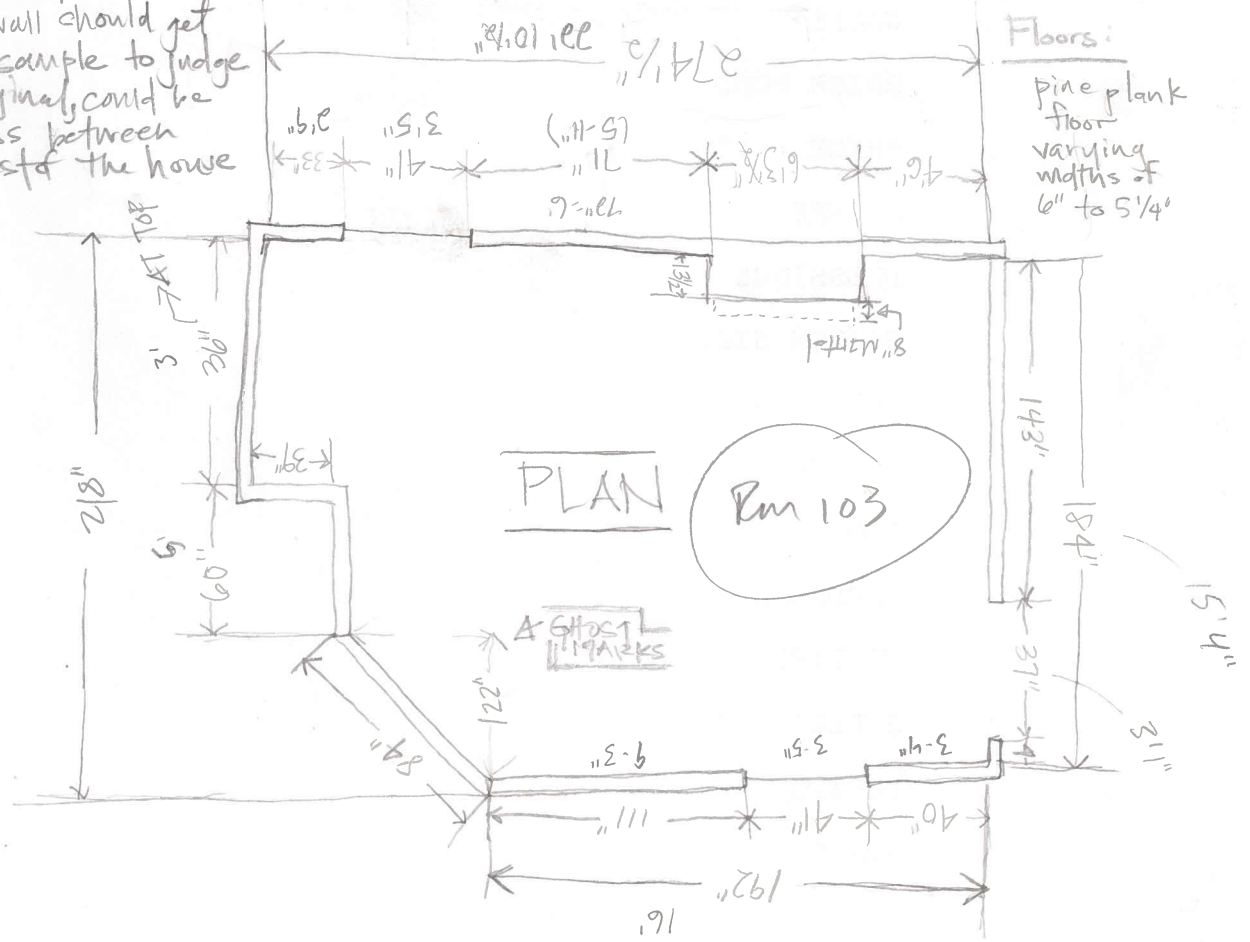
GHOST:  
4.5 in wide

Walls:  
Lath on diagonal wall contains wire nails - no earlier than 1880.

stairs:  
underside of the stairs is plaster.

doors:  
pine door  
un-original hardware  
evidence of original hinges is on the inside of the jamb.  
Door knob is also a later addition as there is evidence of older hardware below.

Patsy Gunditt  
Court yard



Floors:  
pine plank floor  
varying widths of 6" to 5 1/4"

ROOF

BALUSTRADE

PARAPET

DORMERS

SKYLIGHTS

CHIMNEYS

OTHER

OTHER

SOUTH ELEVATION

FOUNDATION

WATERTABLE

WALLS

BRICK BOND

BRICK SIZE

ARCHES

DRESSINGS

WOODEN SIDING

TRIM

WINDOWS

DOORS

HARDWARE

FANLIGHT

SIDELIGHTS

PORTICO

STAIRS





DARBY SCOTT HEAD 2 MARCH 1902

Contains <sup>nails</sup> nails that are no earlier than 1880. There is a ghost mark on the ceiling that is indicative of an earlier wall that sets the room away from the stairs. Plaster is rotting & falling off in chunks.

### CORNICE:

No evidence of a cornice ever existing.  
↳ probably means it was a very informal room(?)

### CELLING:

Lath & plaster ceiling, badly deteriorated in the south corner. They are \_\_\_\_\_ feet high.

DOORS: The room has one door on the west wall that goes to the exterior it is \_\_\_\_\_ high & 37" wide. It is a 4 panel <sup>FINISH</sup> door.

### WINDOWS:

The room has 2 windows, one on the north wall & one on the south wall. They are 6 over six pane <sup>12x14"</sup> glass. <sup>be apparent to be a 12x14"</sup> antique glass. They have a five ~~inch~~ inch trim around the top & sides. There is a two inch sill the casement is resting ~~on~~ on. ~~On the~~