

EXTERIOR

West Elevation

The west elevation of the house can be divided into three sections, moving from north to south: the original house block (Section 1), a later brick addition (Section 2), and a still later frame addition (Section 3). There is also an open porch located along the west elevation which may be concurrent with one of the previous additions, but will be discussed separately. (Figure X.)

Main House Block (Section 1): The original portion of the structure appears to be the northern one-over-one center hall block, which is two and a half story high with a gable end. The pitch of the roof gable is estimated to be 1:1, to allow for rooms on the attic level. The west wall of the main house block is a solid brick wall except for a door opening on the south side of the external chimney on the first floor, and two small casement attic windows above the sloping shoulders of the chimney between the second and third floor.

No foundation is evident under this portion of the house, and the brick extends directly to ground level without differentiation.

The brick is well formed and of a red-brown color, laid in an American or Common bond with three stretchers courses to one stretcher header course. The basic brick size is 7 ½ inches by 3 ½ inches by 2 ½ inches with a ½ inch mortar joint. The masonry work is well executed with a tan mortar which contains specks of lime. The presence of these specks results from an incomplete mixing and aging of the mortar (slacking) which indicates the use of a hot lime mix. A penciled joint is evident. The brick side jambs of the doorway are carefully cut, but the simple stretcher jack arch over the first floor door, when compared to the more refined openings of window and door of the center front, or header arches on the side front windows, suggest that this door opening was added after the original construction of the house. (Arch over the west side doorway in Section 2 was obscured by the falling porch, so no comparison could be made about whether they were developed at the same time).

The only trim on the side elevation of the main house is flat gable end molding extended to cover the end of the cornice trim, and the two window frames (Figure X.) The two attic casement windows are symmetrically located on either side of the exterior chimney on a deep wooden sill which extends on either side of the window. This is consistent with the other windows of the main block (Figure X.)

One door is located on the first floor exiting the house on the south side of the chimney. The doorway is partially obscured by the falling porch and by the placement of a screen door (Figure X.) The exterior door is of a six-paneled recessed raised wooden pattern, but is unique in the replacement of two glass panels for the two center patterns. A burlwood handle is visible. The door rests on a deep wooden sill, and in a deep jamb. The storm door is a white wooden storm door with one large screened panel supplemented with a

wooden bottom kick plate. A metal grid with a separately applied decorative top is placed over the bottom half of the screened portions of the door, and three horizontal metal rods have been added for additional reinforcement. The screen door hardware is a simple butt hinge and metal handle of a later period. The doorway enters onto a porch which will be discussed later. The trim around the screen door opening is placed within the door jamb and is of a date consistent with the screen door.

An external brick chimney is centered in the end gable wall, has stepped shoulders between the second and third floor, and a stepped cap rising approximately four feet above the roof ridge. The roof is a wide paneled standing seam metal painted black, with a previous layer of red paint revealed underneath. No paint sample was taken from the roof to determine other protective layers. No other unique roof features are noted.

Section 2: Behind the Main Block extends a one and a half-story brick addition, with a gable running perpendicular to Section 1. The addition is placed flush with the western wall of Section 1, and extends the western elevation south approximately XX feet. This addition is obscured by the fallen porch believed to be of a later date. No foundation is apparent on this section, with the brick extending to ground level, but a low window located under the single opening located in along the west elevation of this addition may indicate a crawl space or cellar located underneath. Further investigation found a basement under the second addition that was reached by a winding stairway under this addition, which is documented elsewhere in this report.

The color and size of the bricks and the mortar work used in Section 2 is well matched to that of the main block, and continues to be well executed. This may indicate that Section 2 was undertaken not too long after the main block of the house, used the same or similar material sources, or may have used the same craftsman. The brick work has become somewhat less refined with an irregular pattern which is generally five stretcher courses to one stretcher header course. The granular mortar with specks of white limestone from use of a hot mix is continued, as is the penciling of the joints.

There is one door opening located in the west side of Section 2 which is well cut in the brick work, although it is raised five brick courses above the porch floor elevation, which is the elevation of the door located to the north which is at the same elevation as the porch level. Internally, this opening is located opposite a window on the east elevation of Room 103, so it might be conjectured that this opening was originally a window, which was later expanded to provide a doorway. Another hypothesis is that both doorways onto the porch were development at the same time, but that the changed floor levels between Room 102 and 103 resulted in this discrepancy. Looking at the interior plans for Section 2, it also appears that a portion of the original brick wall is now enclosed by Section 3, which is a wood framed addition added at a later date.

What may have been window on the west side of this section is now a door, 8 feet-5 inches in height and 34 ½ inches in width. Interior investigation indicates that this doorway has a transom, which is not evident from the exterior due to It is located on a substantial wooden sill 44 inches wide and 4 inches in depth and placed within a 10 inch

deep jamb. The door has the basic appearance of a six recessed raised panel door, but it appears that the two middle panels and style have been replaced with a single glass pane, located at eye level. As previously stated, this door is raised five-brick courses above the door to the north entering into the main block, consistent with the interior floor elevation for Room 103, which is raised by two steps above adjacent Room 102. There is an exterior burlled door handle and butt hinges. The door and jamb mounted trim is painted white (Figure X.). There is an empty modern metal storm door sash surrounding the the jamb.

There is an end wall chimney centered in the south wall of this section visible from the west elevation, which is now encased in the Section 3 addition,. The gabled roof is set on rafters covering with roofing planks which is visible due to the poor condition of the roof. The interior wall lathing is visible. The roofing material is wide paneled standing seam metal roofing painted black peeling to red, which is consistent in appearance with the main block.

Section 3

A third addition, to the south, wraps around the second addition to form the end wall of the porch. This frame addition is placed on brick piers. It appears that at a later time the brick piers were infilled with modern materials (cinder block) and a cement parging spread over the piers and infill. No brickwork is exposed on this section

Section 3 is clad in an asphalt shingle siding placed over an insulating board, so it's original features or date of construction are hard to discern from external investigation.

Room 105 interior has a paired double window opening, but any windows have been removed and only a modern metal storm sashes now exists in the openings. Flat board is apparent to the left, right, and in the middle of these two openings, but above and below the openings it is obscured b asphalt shingles. . Room 106 interior a double sash unhung wooden window centered on the west wall in a 4/4 configuration. A door from the third addition accessing the porch, which is one step lower than the doorway. looks onto the side porch, but further investigation would be necessary to determine if it was ever a doorway, or the wall construction material.

The VHLC survey form complete in 1974 does not indicate the presence of the third addition on the floor plan at that time, but does show a porch extending to the south end of the the Section 2 addition. Dating of this addition after 1974 need to be confirmed by further investigation.

Section 3 is covered with a shed roof, which is hipped at the southwest corner of the structure to connect to roofs over rooms 105 and 106, and the porch structure. The roof is at a lower angle that Section 2, but is consistent in material and color

Porch

Along the west side of the house from the door opening in the main block, connecting to a third addition located to the south, runs a standing seam metal roofed open porch which has fallen away the house, but a ghost line on the house indicates its original location. The porch is placed on brick piers. The roof is hipped at the northern end of the porch. The west doorway from Room 102 opens on to this side porch as well as the west doorway from Room 103. A north facing window from the third addition also faces onto the covered porch area. The ceiling of the porch is 5 inch wide rough tongue & groove lumber and colored green, while the floor is of a 2 ½ inch wide T&G lumber, which is gray. The roof is supported by three simple wooden box columns 6 inches by 8 inches in dimension evenly spaced, with the porch facing wall of Room 105 providing the final corner support. A wooden beam supports the roof framing, and the trim is simple. All porch trim is painted white.

No stairs leading from the porch to the ground elevation are evident, and there is no evidence of a railing being attached to the columns or the floor.

Room 102

This room is located on the west side of the main block and is accessed from the center hall by a doorway placed behind the stairwell in the far southeast corner of the room.

Floors: The flooring in the room is a regular 5 inch tongue and groove heart pine lumber running in an east-west direction.

Base and Wall Trim: The base trim on all walls is a 6 inch wide flat board with beaded top which is painted dull brown. Above the top of the base, there is 24 inches in height to the bottom of a three-part chair rail, 4 ¾ inches high, also around all four walls and painted dull brown. Placed 35 ½ inches down from the ceiling is 2 inch wide, plain board paint rail, which is on slightly raised above level of the plaster, and is painted to match the color of the plaster. The paint rail occurs on the north, west and south walls, but is absent from the east wall.

Walls: The three walls which are external to the main block are smooth plaster on brick, and the interior wall is smooth plaster on riven lathe. The walls are painted white, which may be a lime wash.

Ceiling and Cornice: The ceiling height is 10 feet- 6 inches and the ceiling is of unornamented plaster. There is a single electric cord located in the center of the ceiling, but the room is not improved with any other modern utilities. There is no cornice present..

Doors and Trim: There are three full size doors and one smaller door located in this room.

The entry door from the hall (D-E-02) has six recessed flat panels and is 108 inches high and 37 inches wide, with a 5-1/2 inch trim width which projects 1 ½ inches. The

hardware is butt hinges and a burl handle on the hall face, with a lock box and on the room interior face. The door is painted flat brown. The trim surrounding this door matches the trim around the north window in this room.

Directly to the north of the entrance is a small door (D-E-1) to a cupboard located under the staircase which was described in earlier documentation as a “candle cupboard.” This door has six recessed flat panels and is 66 inches in height by 27 inches in width with a 5 inch wide trim, and is proportional in design to the adjacent door. The interior of the door was found to be of painted grain, while the exterior of the door and trim was painted a dull brown consistent with the other woodwork in the room. This may indicate that the other doors in the house, in more visually prominent locations, could have also been treated in this manner. The interior of the cupboard is plaster painted white. There are two rough, wide boards placed in the closet supported by unpainted wood cleats, which may indicate that these were added at a later time. A narrow wooden cove edge placed along the edge of the stairway edge which is of a greenish tinge, which shows a consideration of the treatment in this space not reflected in the rough lumber. The color of this trim piece, present in concert with the grained door, may represent an original coloration for the room’s woodwork. There is no external hardware on this door, although there is a key hole present. The hinges are butt. .

There is a full-size door located in the south wall (D-S-01) with a raised sill which is reached by two steps. The bottom step is 10 inches in height, with a tread on top. The second step is also 10 inches, placed flat against the wall with no tread overhang; it butts flat with the door sill. This location appears to be consistent with an original window opening symmetrical with the window on the north wall, into which a door was later placed to reach the first addition. There is evidence in the cracking wall plaster above the door that the opening was lowered to accommodate this door. The door is 77 inches high by 38 inches in width, with 6 raised recessed panels. The jamb is 14 inches in depth and unornamented. The trim is 8 ½ inches in width and projects 1 ¾ inches, and is not consistent with any other trim in the room. The hardware is a burl knob located on the west side of the door, and butt hinges. There are two wooden curtain brackets attached to side trim at the top of the door frame.

There is a door located in the west wall (D-W-1) in the southwest corner, aligned with the entry door, 87 inches in height and 37 inches in width. The jamb depth is. The sill is. The trim width is 5 1/2 inches, and projects 2 ½ inches. The door consists of 6 recessed flat panels, the center two of which have been replaced with glass. The hardware is a lock box, but there is evidence that a larger lock box was previously placed on this door. The trim and doorway is painted dull brown. The exterior investigation of this wall suggested that this door was not originally constructed and was added at a later date. The differences between the doorway and trim in the south wall, and this doorway and trim suggest that they were not added to the structure at the same time.

Windows: There is one window present in the north wall. The sill of the window is contiguous with the top of the chair rail, and the window trim butts the chair rail. The window is centered in the north wall of the room, creating a symmetrical front façade

around the front door in the front elevation The window is a nine over nine double sash and unhung, rising 79 ½ inches from the chair rail with a width of 37 inches, with a trim width of 8 inches. Striations in the glass indicate that some of remaining pains may be cylinder glass in manufacture.

Fireplace: There is a fireplace and mantle of the federal style centered in the west wall of the room, with an overall size of 60 inches wide by 64 inches high. The wooden mantle consists of a flat base, and reeded pilasters which support an entablature with flanking trusses and a central panel. The mantel shelf is 8 inches in depth and inches in height. There is a consistent 7 inch reveal around the fire box, where the parging has been lost and the brick work below is exposed. The hearth stone is missing. The firebox is shallow, topped with a metal lintel, and off a rough brick finish. The mantle is painted a dull brown, consistent with other woodwork in the room. The fireplace appears to be the only source of heat in the room.

Other: No plumbing is present in the room.

Room 202

This room is located in the second floor of the west side of the main block, and is accessed from the top of the center hall stairway.

Floors: The flooring in the room is an irregular tongue and groove heart pine lumber ranging from 3 ¾ to 4 ¾ inches, running in an east-west direction. The floors do not appear to be painted.

Base and Wall Trim: The base trim on all walls is a six inch high flat board with a ¼ inch top bead. There is 22 ¾ from the top of the base trim to the bottom of a three-part chair rail, 4 ¾ inches high, also around all four walls and painted pale gold. Placed 24 ½ inches down from the ceiling is a 2 inch wide, plain board painting rail, which is raised above level of the plaster, and is painted a pale gold color. The painting rail occurs on all four walls.

Walls: The three walls which are external to the main block are smooth plaster on brick, and the interior wall is smooth plaster on riven lathe. The walls are painted white, which may be a lime wash.

Ceiling and Cornice: The ceiling height is 9 feet- 3 inches (111 inches) and the ceiling is of unornamented plaster and white in color. There is a single electric cord located in the center of the ceiling, but the room is not improved with any other modern utilities. There is no cornice present..

Doors and Trim: There are two full size doors located in this room.

The entry door from the hall (D-E-01) has six recessed flat panels and is 79 1/2 inches high and 37 inches wide, with a 6-1/4 inch trim width which projects 1/4 inch. The

hardware is butt hinges and a burlled handle on the hall face, with a lock box on the room interior face. The door is painted flat brown and pale gold on the exterior. The pale gold trim surrounding this door matches the trim around the north window in this room.

There is a full-size door located in the south wall (D-S-01) with a above the floor level in Room 202. As in the room below, this locations appears to be consistent with an original window opening symmetrical with the window on the north wall, into which a door was later placed to reach the first addition. There is evidence in the cracking wall plaster above the door that the opening was lowered to accommodate this door. The door is 70 1/2 inches high by 36 1/2 inches in width, with 6 recessed flat panels. The jamb is 10 inches in depth and unornamented. The trim is 4 inches in width and projects 3/4 inches, and is not consistent with any other trim in the room . The interio hardware is a lock box located on the left side of the door, and butt hinges. The color of the door interior and trim is consistent with the pale gold throughout the room .

Window: There is one window present in the north wall. The sill of the window is contiguous with the top of the chair rail, and the window trim butts the chair rail. The window is centered in the north wall of the room, creating a symmetrical front façade around the front door in the front elevation The window is a nine over nine double sash and unhung, rising 67 1/4 inches from the chair rail with a width of 37 inches, with a trim width of 7 1/4 inches. Striations in the glass indicate that some of remaining panes may be cylinder glass in manufacture.

Fireplace: There is a fireplace and mantle of the federal style centered in the west wall of the room, with an overall size of 60 inches wide by 64 inches high. The wooden mantle consists of flanking trusses which support an entablature and central and side panels . central panel, but the design is simplified when compared to the mantel in Room 102. A base is not differentiated from the columns, and the columns are not reeded. The mantel shelf is 8 inches in depth. There is a consistent 7 inch reveal around the fire box, where the parging has been lost and the brick work below is exposed. The hearth stone is missing. The firebox is shallow, topped with a metal lintel, and off a rough brick finish. The mantle is painted a pale gold, consistent with other woodwork in the room. The fireplace appears to be the only source of heat in the room. The shallower construction of the firebox suggests that coal rather than wood may have been burned.

Other: No plumbing is present in the room.

The southwest corner of the room's ceiling has collapsed due to water damage, revealing some framing and bracing above, but without closer inspection a determination of age was not possible, and the placement of a ladder in that corner of the room was deemed unsafe due to water damage to the floor.

Room 302

This room is located on the third/attic floor of the west side of the main block, and is accessed of a room located at the top of an enclosed winding stair leading from the second floor landing.



Figure 1 (TM Picture 216): West Elevation of Oakland, showing the three construction phases from north to south, and current condition of building.



Figure 2: (TM Picture) Oakland, west elevation, showing chimney, attic windows, eave trim and cornice.



Figure X (TM Picture): Oakland, west elevation, porch floor looking south, showing doors from Sections 2 and 3 onto porch.



Figure X (TM Picture): Oakland, west and east elevation of Section 3 showing change in materials, roofline, and construction..



Figure X (KF Picture): Oakland, west elevation showing Door-W-01 access to porch, elevation of sill plate; brick arch construction over doorway; paint ghost showing original placement of porch roof; and cornice construction of porch.



Figure X: (KF picture): Oakland, exterior door in west wall to porch, Section 2.



Figure X. (KF picture) Oakland, west elevation, showing porch column, trim, and roof construction details.



Figure X: (TM Picture) Oakland, Room 102, north wall, showing base rail, chair rail picture rail, and north window.



Figure X. (TM picture) Oakland, Room 102, west wall showing D-W-01 and mantle.



Figure X. (TM Picture). Oakland, Room 202, south wall showing location of four doorways in room. From left, D-E-01, D-E-02, D-S-01, and D-W-01. Pictures shows the inconsistency of size and design from the east wall to the south and west walls.



Figure X. Oatlands, Room 102, Hall doorway and candle cupboard, south wall doorway elevated by two steps on right.



Figure X. (KF picture) Oakland, west wall, trim for Door D-W-01.



Figure X. (KF picture) Oakland, Room 102 west wall, mantle, showing firebox, chair rail .



Figure X. Oakland, Room 102, Stair and tread detail between Room 102 and Room 103, chair rail and base board.



Figure X. Oakland, Room 102 showing doors D-E-01, D-E-02 (open to center hall beyond), and jamb of door D-S-01.



Figure X. (KF picture) Oakland, Room 102, Door D-E-01 to candle cupboard, showing graining. Note greenish trim color on left door jamb.



Figure X. (TM picture) Oakland, Room 202, west wall showing mantle and firebox, base rail, chair rail and picture rail.



Figure X. (TM picture) Oakland, Room 202, showing door D-S-01 in south wall, exposed interior brick, and existing water damage to ceiling and wall.



Figure X. (TM picture) Oakland, Room 202, hall face of door D-E-01 showing flat recessed panels, hardware, color and trim.



Figure X. (TM picture) Oakland, Room 202, showing mantle, reveal, firebox configuration, and paint finish.



Figure X. (TM picture) Oakland, Room 202, showing window W-N-01 detail including trim, and chair rail and integrated sill plate.



Figure X. (KF picture) Oakland, Room 202, door D-S-01 hardware. Note that lock is installed upside down.



Figure X. (KF picture) Oakland, Room 202, door D-E-01 showing trim, lock and keeper and painted finish. Note that lock is installed correctly