

INTRODUCTION

As part of the investigation project in the 2001 Architectural Restoration Field School, we surveyed the city-owned building at 405 Cabell Street. Locally known as the Crossroads Carriage House, this circa 1853 brick and stucco building on the corner is set back from the street and is adjacent to the Dabney-Scott-Adams house for which it served as an original dependency of unknown use.

At the time of survey, interior and exterior digital photographs and measurements were taken. Interior documentation consisted of: measuring walls, windows, trim, room dimensions, and fireplaces, taking photos, taking plaster and mortar samples for analysis, attic and roof investigation, and schematic drawings. For ease of notation, the main façade of the house was determined to be the east elevation and this orientation was used throughout. North is actually located at the juncture of what we termed the north and east elevations.

Unfortunately there was no time to do any historic research to gain additional information on the property. Based on this investigation recommendations were made to the city regarding the building's future.

EXTERIOR DESCRIPTIONS

The building is a two-story dependency in a courtyard adjacent and slightly behind and east of a larger, Greek Revival style house at a distance of approximately twenty feet. The dependency is rectangular, with dimensions of 39'5 ½" x 17'8 ½". The building has a chimney at the south end and a hipped roof.

East Elevation

This principal entry elevation faces a courtyard bounded by the main house on the north and a stone retaining wall on the east and along D Street to the south. This elevation is the main entrance to the house and faces Cabell Street beyond the stone retaining wall. The landscaped courtyard has a stone with an inscription stating that it is the "Patsy Cundiff Courtyard."

The building is two stories with a central entrance door [exterior type A] and two windows with six-over-six wood sash on the first and second floors that are symmetrical to the center line of the building (Ill. 1.) The upper half of this elevation is heavily covered with ivy.

The house is constructed of bricks measuring approximately 8 ½" x 2 ¾" x 4". The bricks are apparently sand molded. The wall is approximately 1'-2" thick. The brick walls are finished in a plaster stucco material and scored to resemble ashlar stone construction; this matches the stucco finish of the main house. The plaster finish is deteriorating in two sections on either side of the entrance door.

The window glass is predominantly original with the lights measuring 12" x 14". Both lower sashes on the first floor windows have single-pane wood frame replacements. All four window frames are constructed using 4" corner blocks.

There are three holes visible in the brickwork at ground level measuring approximately 2 ½" x 5". These holes appear to have been constructed in the original masonry for ventilation of the low crawl space.

South Elevation

The side elevation on D Street has a hipped roof design with an interior chimney protruding above the eave of the hip. The elevation faces D Street, which is approximately six feet below the courtyard grade. Interestingly, a four-panel exterior door [exterior type C] on this elevation is at the same level as the courtyard entrance (Ill. 2.) There is no visible evidence on the south elevation to indicate a porch to provide ingress-egress at this entrance. Either a porch was there and is now missing or the street grade changed. No other window or door openings are located on this wall.

This elevation has the same plaster stucco finish scored to resemble ashlar stone block. Fieldstone steps lead up from the street elevation to the level of the west or rear of the house. The opposite corner is flanked by a stone retaining wall to the Cabell Street elevation. The

exterior door is particularly weathered as compared to the main entrance door, owing perhaps to its exposure to sunlight and traffic exhaust from D Street.

West Elevation

This elevation faces a small grassy area containing a current driveway and a parking area beyond. The stucco plaster finish has fallen away from the wall, revealing American bond brickwork of undetermined coursing. The ashlar block pattern in stucco is repeated here.

This elevation has four windows with six-over-six wood sash. Two are centrally located on the first and second floors, and two of them mirror the windows on the front of the house nearest the south corner of the house.

At approximately 2' below the level of the lower window sills are nine holes within the masonry (Ill. 3.) Floor joists are visible on either side of these holes upon close inspection. These holes may indicate crawl space vents. They do not appear to be mounting points for a rear porch as there is no entrance to the house on this elevation. This elevation has no rain gutter as is present on the other three elevations. A major crack leads from the corner of the lower right window extending through one of the holes described above. This area of the exterior wall contains evidence of mortar repairs using portland cement.

North Elevation

This elevation faces the main house and contains an exterior four-panel door [exterior type B] near the corner of the house at the east elevation. This wall is heavily covered with ivy, which barely reveals a centrally located window with six-over-six wood sash on the second floor (Ill. 4.) The plaster-stucco/stone pattern is also continued on this facade.

INTERIOR DESCRIPTIONS

Room 101

Room 101 is on the south off the stair hall. The room has one window each on the east and west walls, a fireplace centered on the south wall, an exterior door at the east end of the south wall, and a door at the east end of the north wall. Since the exterior door appears to be original and the door to the hall does not, it is possible that at one time this room was an independent unit accessed only from the south, along D Street.

Floors: The tongue-and-groove wood floorboards run the length of the room (N-S) and range in width from 4 ½" to 6". No nails are visible. These floorboards extend under the jamb of the door and into the hall (Room 102).

Base: The baseboards are 6" high and terminate in a ½" bead at the top. They are painted black and are loose on the northeast wall.

Walls: The walls are composed of plaster over riven wood lath. The plaster is severely cracked or missing in patches on all walls and on the north wall has buckled.

Ceiling: The ceiling is also plaster over riven wood lath. Settling of the building has led to an approximately 1" differential in ceiling height within the room; the north end is higher. The ceiling also has holes; the most noticeable are above the hearth, in the NW corner (below a hole in the roof and ceiling above), and above the NE window.

Doors: The room has two doors: D101-1 leads from the hall into the room while D101-2 opens onto a steep drop to the sidewalk on the D St. side.

D101-1 is probably not original. It is the only raised panel door in the house and its frame does not match those of the other doors. This door, measuring 2'5½" x 6'5", is unpainted and has four rectangular panels, two extended ones above the handle and two shorter ones below. The door has two butt hinges with removable pins (another indication that it does not correspond to the other doors). The porcelain handle is mounted on a rim lock; above this is a deadbolt.

D101-2 measures 3'1" x 6'11" and has four flat panels surrounded by a molding on each side. The lower two panels are missing and have been covered with plywood. The door frame's architrave molding matches that of the window frames. The interior and exterior frames are painted a dark green while the exterior of the door is painted white. The exterior paint is severely deteriorated. The door has two hinges and shows ghost marks of two previous hinges and a lock. (The other hardware/handle is missing.)

Windows: The room has two windows, neither of which is centered. W101-1 is on the east wall and W101-2 is on the west wall. Both windows are designed to have 6/6 single-hung sash within

a wood frame with $\frac{3}{4}$ " muntins; however, the muntins of W101-1 are missing and have been replaced with a single pane of glass. The window architraves match that of the door D101-2 [Ill. 6]

Fireplace: The firebox is brick, much of which is damaged, crumbling, or missing. The hearth is also missing; it has seemingly been cut out of the floor, leaving an entrance to a crawlspace. The fireplace opening has a metal lintel. The entire fireplace wall projects 1' 1 $\frac{1}{4}$ ".

Mantel: The wood mantel is painted black and has a simple 5" frame around the firebox. Centered above the mantel is a triangular ghost mark on the wall. The mantelpiece is detached from the wall towards the top, and the brick and mortar behind can easily be seen. [Ill. 6]

Hardware: Throughout the room a mixture of cut and wire nails are visible. Clinched nails are evident in the mantel and window frames and the north wall has a spike near the ceiling.

Room 102

Room 102 is the main entry hall. It has a steep, one-flight staircase with a baluster and hand rail along the bottom third. A doorway to Room 101 is located on the south wall, and the north wall is a diagonal partition wall (not original).

Floors: The entry hall has tongue and groove wood floorboards ranging from 4 $\frac{1}{2}$ " to 6 $\frac{1}{2}$ ". The flooring is uneven due to the break in the floorboards approximately in the center of the hall. This is unusual, since it occurs in such a visible location and it does not appear that there was ever a wall covering the break. In addition, no nail holes are visible around the break.

Walls: Based on the larger width of the wood lath and the wire nails found behind the plaster, the diagonal wall directly behind the main door is a later addition. The staircase wall (east) is also composed of plaster on wood lath with wire cut nails.

Ceiling: On the diagonal wall at a height of approximately 10 feet is a triangular projection composed of wood lath and plaster with most of the plaster gone.

Doors: The main entry door [see Ill. 7, door A] has four panels surrounded by molding. At chest level on both sides of the frame are wood brackets to receive a wood security bar. Further evidence that the door to Room 101 is not original is found at its juncture with the staircase, where the stair stringer has been hatched out beneath the door jamb and part of the stair cut-out in order to accommodate the door frame.

Staircase: The stairs leading up to the second floor are steeply pitched with rounded nosings. The staircase consists of a single flight of 12 stairs with 9" risers, 11" treads, and an overall width of 37". The first quarter of the staircase has an open string and rectangular wood balusters (1 $\frac{1}{2}$ " x $\frac{3}{4}$ "), one of which is missing next to the post, topped by an octagonal handrail. The square wood newel post is 4" x 4" and capped by a flattened ball finial with a turned 1" neck.

Room 103

Room 103 is the north room on the first floor. It has only one current entrance, a door at the east end of the north wall. The room has one window each on the east and west walls, and a fireplace on the west wall. At the east end of the south wall is a diagonal partition wall that is not original to the room; this and evidence of hinges still attached in the corner indicate that at some time the room could be reached from the main entry hall (Room 102) from a squared wall whose ghost is seen in the ceiling. It is also possible that this wall and its door only provided access to a narrow space adjacent to, and under, the stair, lighted by the west window.

Floors: The floors are tongue-and-groove pine and vary from 5 ¼” to 6” in width.

Walls: The exterior walls are plaster over brick; all material appears original. The interior walls are plaster over wood lath. The diagonal wall is determined to be a later addition because the lath contains wire nails that are no earlier than ca.1880. There is a ghost mark on the ceiling that is indicative of an earlier wall that sets the room away from the stairs. Under the plaster on the diagonal wall at this location are door hinges; this in combination with the ghost marks on the ceiling and wall indicate that the wall formerly projected into the room at this location before returning to the east wall and forming a rectangle. The plaster is deteriorated and falling off in chunks.

Cornice: There is no evidence that a cornice ever existed in this room or any in the building.

Ceiling: The ceiling is plaster over wood lath and is badly deteriorated in the south corner under the stairs.

Doors: The room has one four-panel door on the north wall that goes to the exterior [Ill. 7, door B].

Windows: Room 103 has two windows, one on the east wall and one on the west wall. The windows have six-over-six single-hung wood sash with 12 x 14” original glass panes. They have a 5” architrave frame and a 2” thick sill. The west window originally served only the partitioned space against the south wall.

Fireplace: The fireplace is on the west wall of the room and has a simple wood mantel of a Greek Revival style similar to others in the building. The entire fireplace including the mantel is 5’2” high and 5’7” long. The mantel is plain, consisting of a 9” shelf stacked on an echinus ovolo molding. The same molding found around both the door and windows surrounds the firebox. A shelf that was added much later is hung at this point. The firebox is 32” x 32” on center and resting on the floor. The hearth is 33” deep. A grate covers the firebox.

Hardware: The hardware in this room is found on the door and in the west corner. The hinges on the door are not original, as evidenced by old ghost hinges visible on the door jamb. The current hinges are T-hinges applied on the inside. The doorknob and catch are also not original. There is evidence of others that have been filled in. This room also has evidence of some simple plumbing which is not original.

Room 206

Room 206 is the landing at the top of the stairs separating rooms 204 and 207. Room 206 measures 6' 4 ½" on both the east and west 3' 4 ½" and was used as a transitional space between the two upstairs rooms. It has a six-over-six sash window on the west wall.

Its walls are plaster on sawn lath and all other details are typical.

Room 204

Room 204 is a second floor room on the south side of the two over two I plan house. The original floor to ceiling height is 8'3 ¾". In one area, the floor framing has failed, and the floor to ceiling height has been expanded to 8'4 ½". There is no indication of how this room was used, but if we assume that the house was used as a tenant structure, then the room could have served as a bedroom.

Floors: The floors are composed of random width pine boards ranging from 3 ¼" - 10 ¼" in width. The blind nailed tongue-and-groove boards run north/south, in uninterrupted lengths of 13'6 1/8". The majority of the flooring is still very solid, with little creaking or movement detectable. However, due to a large hole in the roof, measuring approximately 3'9" by 16" above the northwest corner of the room, there is severe deterioration and rot in the corresponding floor area. The extent of the rot is unclear because of the pile of debris, approximately 12" in depth, which covers the suspect area. The debris has been formed over the seven-year life of the roof hole, and consists of decomposed brick, mortar, and wood. In the northeast corner of the room, the floor level has dropped a total of 1 ½" over the span, probably due to the subsistence of the north partition wall.

Base: The baseboard is composed of a single piece of dark painted wood with a bead on top. It measures 6 ¾" and is used on the entire perimeter of the room, with the exception of the door opening and the mantel. The baseboard's corners are mitered instead of coped.

Walls: Three of the four walls of the room are load-bearing masonry walls. The masonry is brick set in five course American bond on the interior face, which has been plastered. The bricks are relatively large, measuring 8 ½" x 4" x 2 ½" and appear to be sand-cast bricks. The north wall is non-loadbearing, and is of wood frame construction with plaster finish on lath. The plaster appears to have only 3 coats, with the first and second having hair integrated. The third finish coat is very thin. The overall texture of the plaster is very rough, and has an uneven and undulating surface. A thin coat of white paint has been applied to the plaster surface as a finish coat.

There is severe damage to the masonry on the west wall due to the unrepaired hole in roof. The plaster, bricks and mortar are disintegrating, and are very unstable. The interior bricks are very

prone to weathering because they are under-fired, as evidenced by the large visible chunks of unfired clay that has been exposed in the spalled surfaces. Much of the detritus caused by this disintegration has collected just inside of the door D-204-1, collecting moisture and rotting the floorboards below.

On the south wall, just above the fireplace there is a large dark patch on the plaster, and the plaster had begun to release from the brickwork. It appears to be from past water damage, due to the coloration of the stain. When observed, it had rained in the area in the past 24 hours, and the plaster was not wet, therefore the area is not an active leak.

The north wall, which is of wood frame construction, and is a partition wall between the upper room and the stair hall, has settled a total of 1 ½" in the northeast corner, pulling the wall frame, plaster and flooring down. This has caused diagonal stress cracks on the north and east wall, and a large fissure between the north and east wall, measuring up to ¼".

Cornice: There is no present cornice, nor is there evidence that the room ever had a cornice.

Ceiling: The ceiling ranges in height from 8'3 ¾" to 8'4 ½". It is finished in the same plaster quality as the walls, with three apparent coats of plaster over riven wooden lath. The ceiling has cracked in many places, with a concentration of cracking near the hole in the roof and also possibly following the placement of the east/west running joists above. The ceiling deterioration is so severe in the northwest corner that the hole in the roof and the rafters and joists can be clearly seen through the hole.

Door: The entrance door into room 204 is a four-panel wood sunken or flat panel door measuring 6'11 ½" x 3'7/8". The door is pegged, and is unarticulated on both sides. It is 1 3/8" thick, and is hinged on the northeast side with cast-butt hinges and swings into the space of the room. The hinges are fastened to the door with 8 early-period screws each. These screws have a center slot of slight variation from center, and a squared off end with no gimlet; therefore, they probably date to the 1850s or before.

The center rail of the door is the thickest member at 11 7/8", with the top and bottom measuring 4 15/16" and 8 7/8" respectively. The door entablature is simple, and matches the molding around the windows. The molding measures 4 7/8" wide. There is evidence of four locking mechanisms on this door, none of which survive. There is a shadow of a rim lock, two round holes that could have held deadbolts or doorknobs, and one round hole which has been plugged. The holes occur at 34 5/8", 37 3/8", 44 7/8", and 48 ½".

Windows: The windows in room 204 are similar to those throughout the structure. They have six-over-six single-hung wood sash with an overall measurement of 3'5 1/8" x 5'2". The bottom sash of each window shows evidence of being weighted, with a groove and notch for the pulley cord in each side, but the window casing does not show any evidence of pulleys. There are retrofitted stops on each window, made of wood and tacked on with cut nails.

Window W204-1 is surrounded by the same trim as was found on the door, which measured 4 7/8" in width. W204-2 is surrounded by trim that has the same profile as the other window, but

measures 5 1/8" in width. Two of the 12" x 14" panes in W204-2 are older cylinder glass with ripples, but all other lights appear to be replacement modern glass. There is no locking hardware on either window, either to hold the window open, or to secure it shut.

Fireplace: The fireplace is located on the south wall, projects into the room by 14", and measures 5' 3" in width. The firebox itself is very shallow, measuring 5" deep, and indicates a coal burning heating system. The fireplace insert is made of cast iron with geometric bas relief decoration and measures 2'8" x 2'8 3/8" on the outside, and 2'2" x 15 1/2" at the apex of the flattened Gothic arch opening. The insert is secured at the base with mortar.

The exposed masonry in the back of the fireplace is severely deteriorated, and there is a pile of debris inside and in front of the firebox covering the brick hearth. Within this pile there is a tin pan with a round hole cut for a stove pipe and a solid tin pan which indicates that at some time there was probably a wood stove in the room.

The mantel has separated from the wall, possibly due to previous water damage to the plaster above the mantel, which has been stained and has begun to separate from the brick. The mantel measures 4' 2 5/8" in height by 5'3" in width and is assembled of circular sawn wood planks, attached to the masonry with cut nails without inset nailing blocks. It appears to be original to the structure's construction because it fits the opening exactly, there are no ghosts of plaster, paint or other fasteners, and the plaster has squeezed behind the mantel at the top and sides, indicating that the mantel was secured, and then plastered around, rather than retrofitted in later.

Room 207

Room 207 is the north upstairs room. It opens off the stair hall via a north-south door. The room has two windows, one centered on the north wall and one at the north end of the east wall, and a fireplace centered on a projection from the west wall.

Floors: The floorboards are typical tongue-and-groove pine and range in width from 3 1/4" to 6", averaging 4 3/4-5". An uneven cut in the floorboards extends from the east wall approximately halfway across the room. It is located approximately 3' from the north wall.

Base: The baseboard measures 6 1/2" overall, including a 1/2" bead. It has a thin layer of white paint, except in the northwest corner (the southwest corner, on the other side of the fireplace, is not visible due to debris from the roof hole).

Walls: The three exterior walls (north, east, and west) are plaster over five course American bond brick. The interior wall (south) is plaster over wood lath.

Ceiling: The ceiling is plaster over wood lath. Visible above the fireplace are both sawn and riven lath. The ceiling height varies from 8' 2 1/2" at the north wall to 8' 4 1/4" at the southeast corner, where the interior wall has settled.

Doors: The four-panel door measures 34" x 7' and has a 6" molded frame, the left side of which is missing due to the placement of the stair wall. The door panels are recessed. On the hall side,

the stile and lock rail and the two lower panels are painted white; the rest of the door is painted brown. There is no evidence of any previous hinges on this door.

Windows: The windows both have six-over-six single-hung wood sash and a 5" molded wood frame consistent with the trim in the rest of the house. They measure 2' 10" x 5' 8".

Fireplace/Mantel: The fireplace has a decorative iron stove insert measuring 2' 8 1/4" square with a 4 1/4" surround. This is in turn surrounded by an area of exposed brick measuring 12" on the sides and 16" at the top, indicating an earlier mantel. The overall width of the area of exposed brick is 5' 6".

Hardware: The door has two butt hinges (see Russell and Erwin, p. 115, "loose joint door, or window blind butts") and a vertical box lock with porcelain handles decorated to resemble burlwood.

Attic

Wall studs:	3" x 4"	Pine
Joists:	1 1/2" x 5 1/4"	
Flooring:	1 1/4" x 4 1/4"	Tongue and groove
Rafters:		False plate, roughly aligning with joists
Intermediate lath joist:	1" x 3"	Circular sawn
Sheathing:	Random width, 6" to 14" wide, 1" thick	Circular sawn
Ridge board:	1" x 6"	Circular sawn
Rafters:	3" x 3 3/4"	Circular sawn

Additional notes

- Appears to have one set of nails in sheathing related to the current roof covering.
- Chimney end, east room: outrigger tendon and pegged through joist.
- Everything circular sawn.
- Clean attic.
- Probably only one roof.
- Combination split and sawn lath.
- Partition wall for stair, nailed off to joists in attic (and small half door??)
- Joist one side to other; lath joists also.
- Joist extends approx. 1' to cornice.

Summary

The building was found to be of one period of construction, matching the construction details of the main house and probably built at the same time or within a short period in the 1850s. The use of the building is unknown. What can be said about its use is that there appears to be three separate use areas in the building: the two rooms of the first floor, which did not communicate, and the two rooms of the second floor.

The northern room of the first floor, closest to the house, was accessed from the north exterior door. A partition wall on the south could have accessed this room, as evidenced from extant hinges against the stair wall and ghost marks of the partition on the ceiling and floor. More likely, the partition was accessed from the doorway from the stair hall and was not part of the northern most room. This small area between the north room and the stair would have had window light from the west window and might have simply served as a closet. A doorway communicating with the front stair passage doesn't make much sense for the northern room unless it was access to a domestic living space upstairs from a work space below.

The southern room of the first floor, closest to D Street, appears to only have been accessed from the south door opening onto that street. The door opening opposite that, on the north wall adjacent to the stair, was cut in later. The present grade difference at this southern door would indicate a missing set of stairs (no evidence) or that the street grade was much higher.

The two second floor rooms are similar and were accessed by the central stair.

All four rooms had a similar size heating fireplace and all rooms had similar style trim and finish. The building is finished well enough for the owner's use but it could also have served the higher status house servants. We can surmise that the two first floor rooms might have served as some type of office use for the owner or house servants. The upper story rooms were most likely domestic space for servants although the ground floor rooms could also have acted as domestic space. The façade, facing Cabell Street was unusual in this case since its doorway was for second floor access rather than to the first floor rooms. Because of this, and because of the non-hierarchical nature of the details, all rooms could be considered secondary, with no clear primary room.

Later changes in the twentieth century indicate separate domestic space when the southern first floor room became accessible from the stair hall and the northern first floor room was not accessible from the stair hall.

Further historical evidence might illuminate more specific use and history of the building and its relationship with the family, servants and site.